

# Draft Sustainability Appraisal of Waveney First Draft Local Plan July 2017

Assessing how the plan will  
help achieve environmental,  
economic and social objectives

To accompany the Waveney First Draft Local Plan Consultation document





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# 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 2014 to 2036.
- 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.
- 1.5 A consultation document known as the First Draft Local Plan has been published for comment. The First Draft Local Plan takes the form of what the final Local Plan might look like. This draft Sustainability Appraisal provides a draft appraisal of the policies and proposals of First Draft Local Plan, together with alternatives considered. It concludes by identifying the likely significant effects of the First Draft Local Plan should it be adopted as written. As such this sustainability appraisal takes a form of what the final Sustainability Appraisal Report will look like.

# Method

1.6 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.

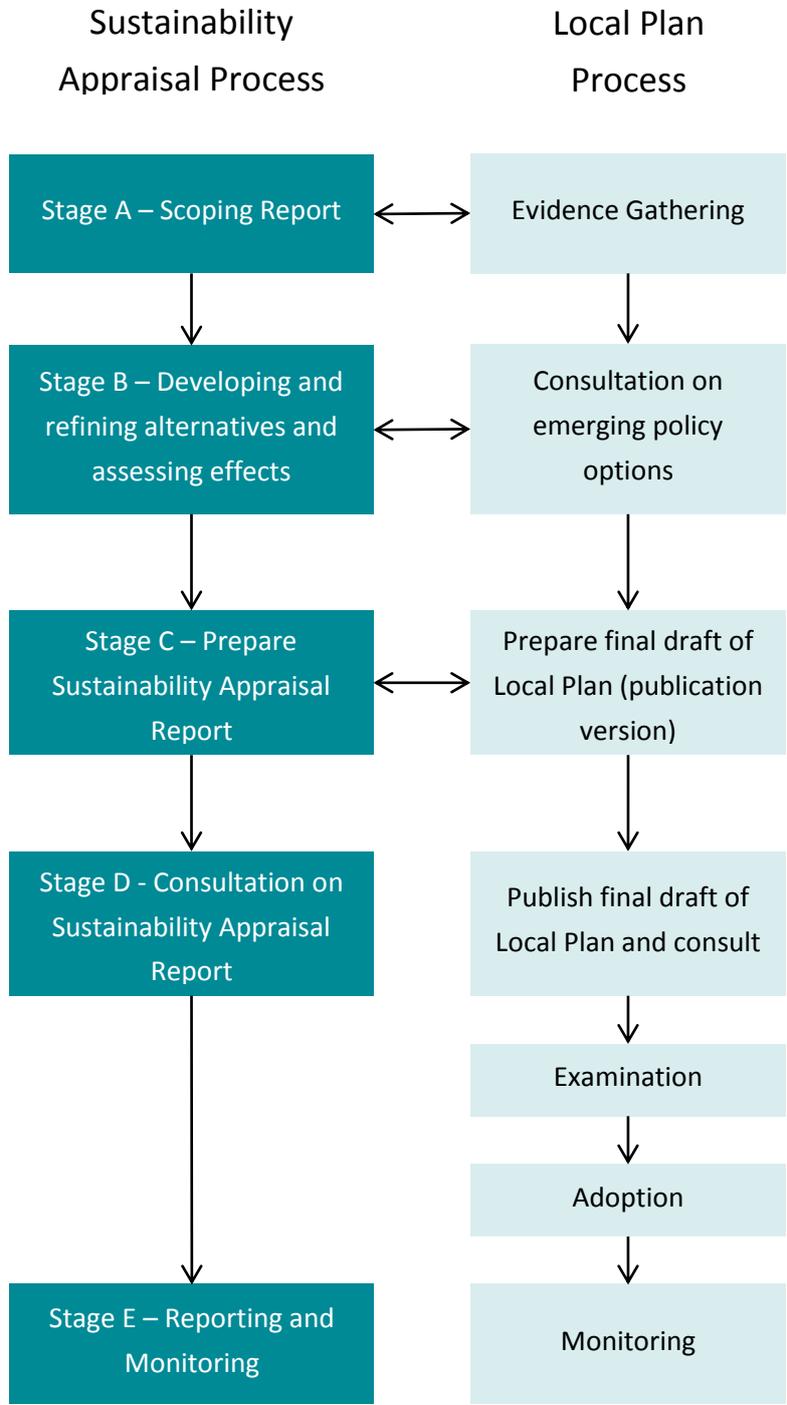


Figure 1-1 Sustainability Appraisal Process and Local Plan Process

### Stage A – Scoping Report

- 1.7 This Sustainability Appraisal Scoping Report<sup>1</sup>, 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.
- 1.8 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

- 1.9 This document presents a draft appraisal of the policies and proposals contained within the First Draft Local Plan. This represents part of ‘Stage B’ shown in Figure 1-1 above. These appraisals are presented in Appendix E. This document also presents an appraisal of alternative options considered during the preparation of the Local Plan. These appraisals are included in Appendix F. The reasons for discounting the alternative options are detailed in Section 6 of this document.

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. Figure 1-2 outlines the key to the appraisal included in this document.

++	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

Figure 1-2 Key to Appraisals

<sup>1</sup> Sustainability Appraisal Scoping Report (2015)

- 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);
  - (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 draft appraisals of the policies and proposals of the First Draft Local Plan and the reasonable alternatives considered. 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 draft appraisals as part of the Sumer 2017 consultation on the Local Plan.**

### **Stage C – Prepare Sustainability Appraisal Report**

This document takes the form of a Sustainability Appraisal Report of the First Draft Local Plan. The appraisal will be updated and refined alongside the preparation of the final publication draft of the Local Plan.

This document therefore provides initial conclusions on the significant effects of the First Draft Local Plan considered as a whole.

## 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.

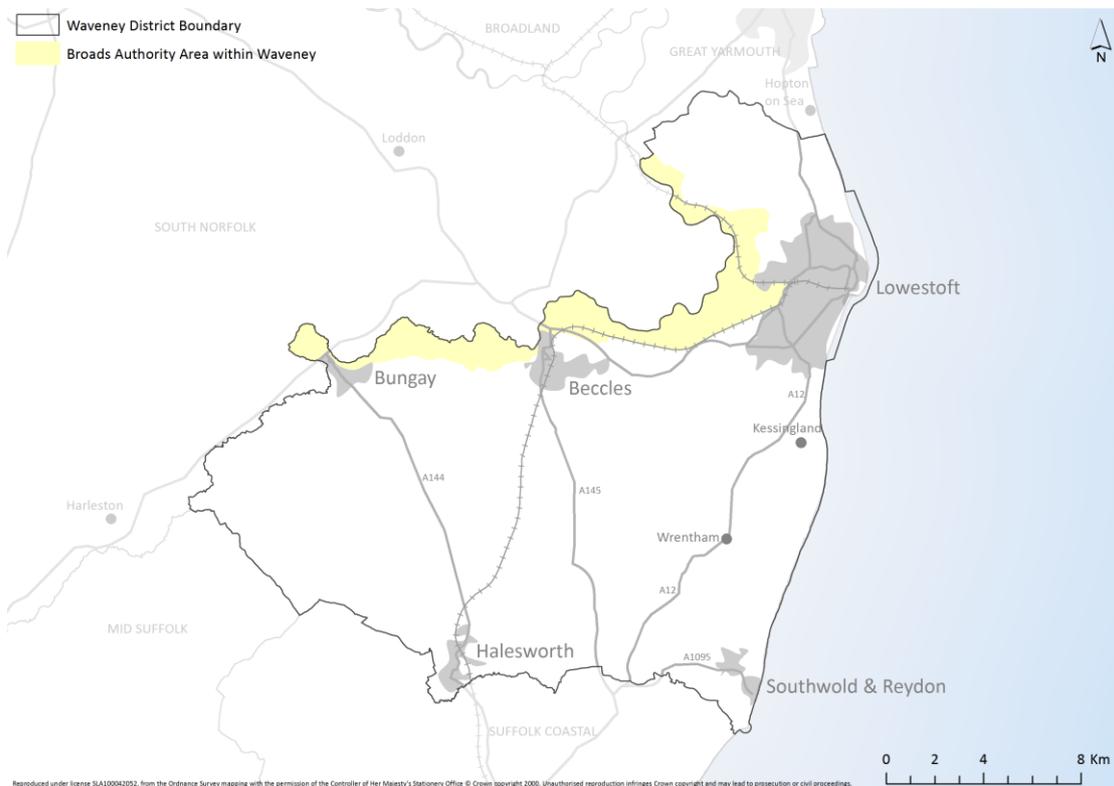
# 3. Baseline Situation

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 15 GP surgeries in Waveney District of which 8 are in Lowestoft. Beccles, Bungay and Halesworth each have 1 surgery and a recently completed health centre in Reydon serves Southwold and Reydon. There are GP surgeries in Kessingland, Wangford and Wrentham.<sup>2</sup>
- 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. Halesworth and Southwold community hospitals have recently closed (2016). It is anticipated that new care homes will be developed in Halesworth and Reydon which will include some NHS community beds within the new homes. Following refurbishment, the Minsmere Ward at Beccles Hospital will re-open on 1 April 2017 to provide an intermediate care unit. The minor injuries service at Beccles Hospital relocated to the adjacent Beccles Medical Practice from early February 2017 in line with the rest of the CCG area where minor injuries are provided within GP surgeries.
- 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 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.

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<sup>2</sup> <http://www.nhs.uk/Service-Search/GP/LocationSearch/4> NHS Choices website as at February 2017, NB with effect from 1 December 2016, patients at Westwood Surgery are relocated to Kirkley Mill Health Centre

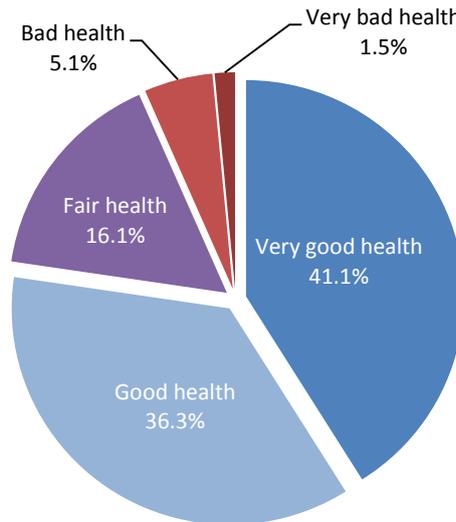


Figure 3-1 general health, Waveney population (2011 Census)

### 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 million<sup>3</sup>.

### 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).

### 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

<sup>3</sup> 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](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)

the lowest overall rate at 383.5. **Figure 3-2** shows the overall death rates for males and females by ward.

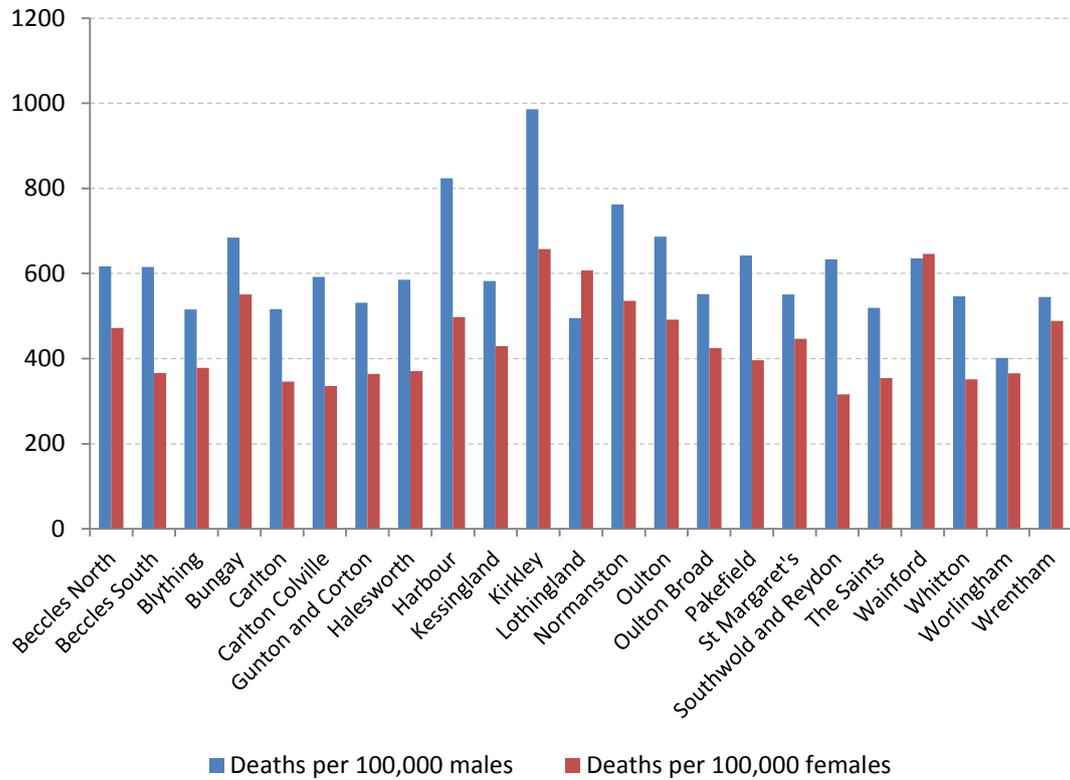


Figure 3-2 overall death rate, by ward (males and females, 2007-12)

### Obesity

3.15. Table 3.1 shows that the percentage of the Waveney adult population that is obese is the highest in Suffolk<sup>4</sup>. 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%
Ipswich	24.5%
Mid Suffolk	24.2%
St Edmundsbury	24.4%
Suffolk Coastal	22.3%
<b>Waveney</b>	<b>27.0%</b>
Suffolk County	24.3%
East of England	23.6%

Table 3.1 adult obesity

<sup>4</sup> DCLG, Association of Public Health Observatories. Percentage of adults 16+ with a Body Mass Index (BMI) of 30+, modelled estimate

3.16. Although still above the county averages, the proportion of children that are obese shows a slightly improving situation (Table 3.2)<sup>5</sup>.

Location	2010-2011	2011-2012	2012-2103	2013-2014	2014-2015
Year 6 children (ages 10 to 11) that are obese. (%)					
Waveney	21.4	18.7	17.6	19.9	19.1
Suffolk County	17.6	16.0	16.9	17.4	16.8
East of England	17.7	17.2	17.1	17.2	16.9
Reception children (ages 4 to 5) that are obese. (%)					
Waveney	10.7	11.2	9.0	10.7	9.1
Suffolk County	8.7	8.6	7.7	8.9	8.0
East of England	8.9	8.7	8.1	8.5	8.2

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 Heath<sup>6</sup>.

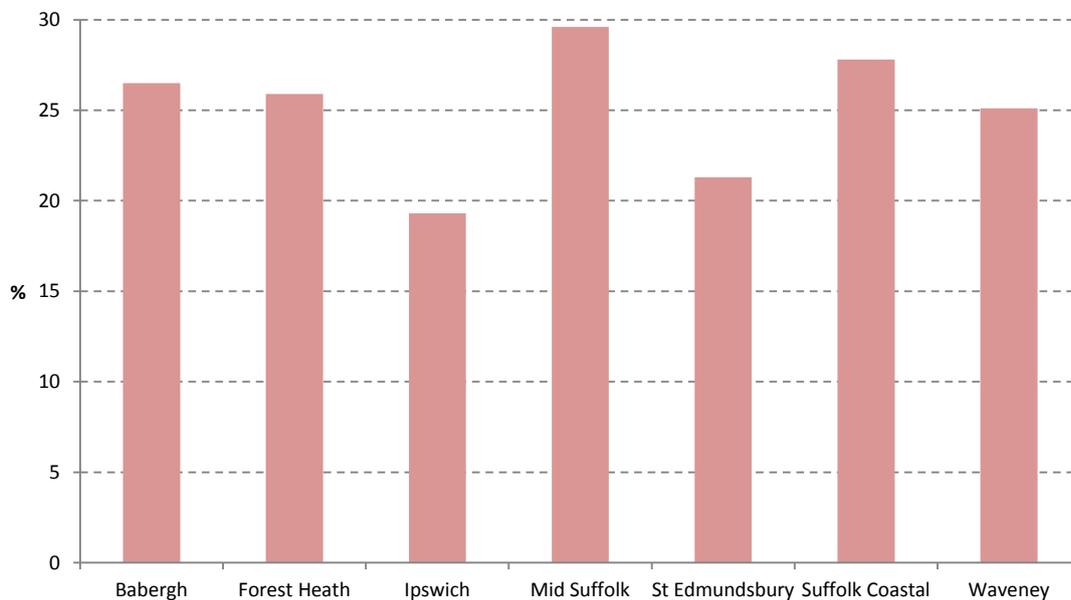


Figure 3-3 adult population participating in physical activity (financial year 2014-15)

<sup>5</sup> National Child Measurement Programme. Data based on postcode of child.

<sup>6</sup> 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).

*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 2037<sup>7</sup>. 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.
- 3.21. There are various strategies<sup>8</sup> 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 continues to be above county and East of England averages.

<sup>7</sup> ONS, Table 2: 2012-based Subnational Population Projections for Local Authorities in England

<sup>8</sup> 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

- 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**

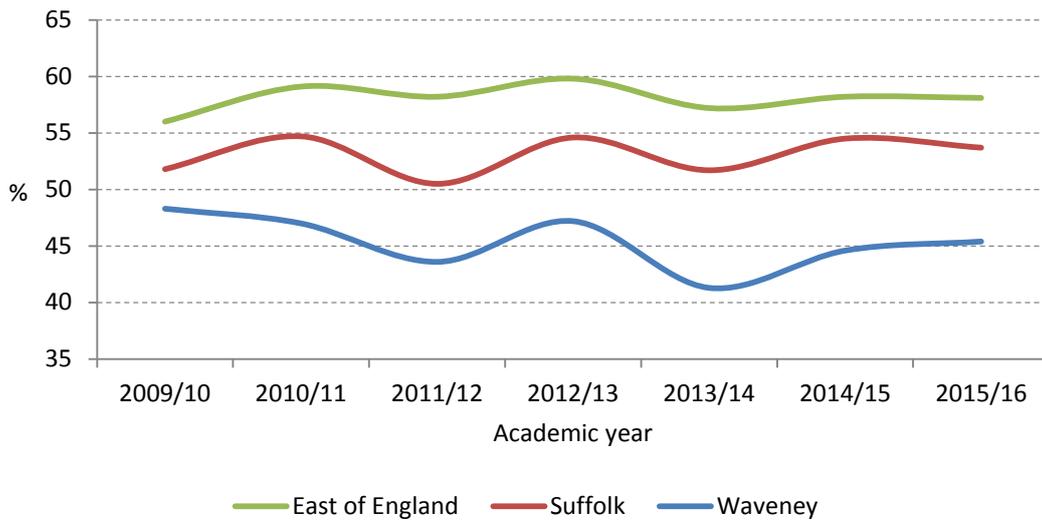
#### *Context*

- 3.22. Education provision in Waveney is 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. Pakefield High School is a new school in south Lowestoft, with the first phase of the new building opening in September 2014 and finally completed in 2016. 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. Woods Meadow Primary will initially provide a 210 place school with the potential to accommodate 420 children in the longer term with a 30 place pre-school. The first phase is expected to be open by September 2018.
- 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 the county council’s “Raising the Bar” initiative seeks to improve academic attainment in the county.

#### **GCSE results**

- 3.26. In 2016, 45.4% 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, behind Ipswich at 48%. The highest results were in Suffolk Coastal and Mid Suffolk with pupils achieving 60.2% and

59.4% respectively.



3.27. Figure 3-4 compares results in Waveney with Suffolk and the East of England (2010-2016).

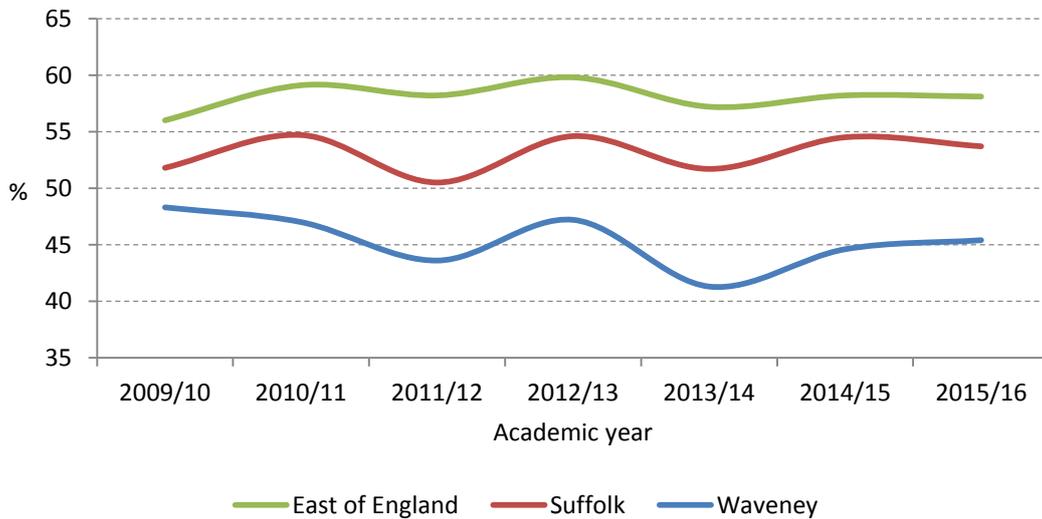


Figure 3-4 GCSE and equivalent results (including English and mathematics), Department for Education <https://www.gov.uk/government/collections/statistics-gcses-key-stage-4>

3.28. Figure 3-5 shows the results for Key Stage 4 pupils achieving 5 or more A\* to C grades at GCSE (including English and mathematics) for state funded schools in the District<sup>9</sup>. Over the period 2010 and 2016 the Sir John Leman High School and East Point Academy are the only schools to improve their GCSE performance at 6% and 23% respectively. In 2010 East Point Academy (Kirkley High) had the lowest results in Waveney at 35% but in 2016 became the second highest achieving school. Bungay High School had previously been the best performing school in terms of GCSE results, but since 2014 results have been falling. The first results for Pakefield High School and

<sup>9</sup> Department for Education, School performance tables <https://www.gov.uk/school-performance-tables>

Beccles Free School were issued for the 2014-15 academic year, with results for the following year declining for both schools.

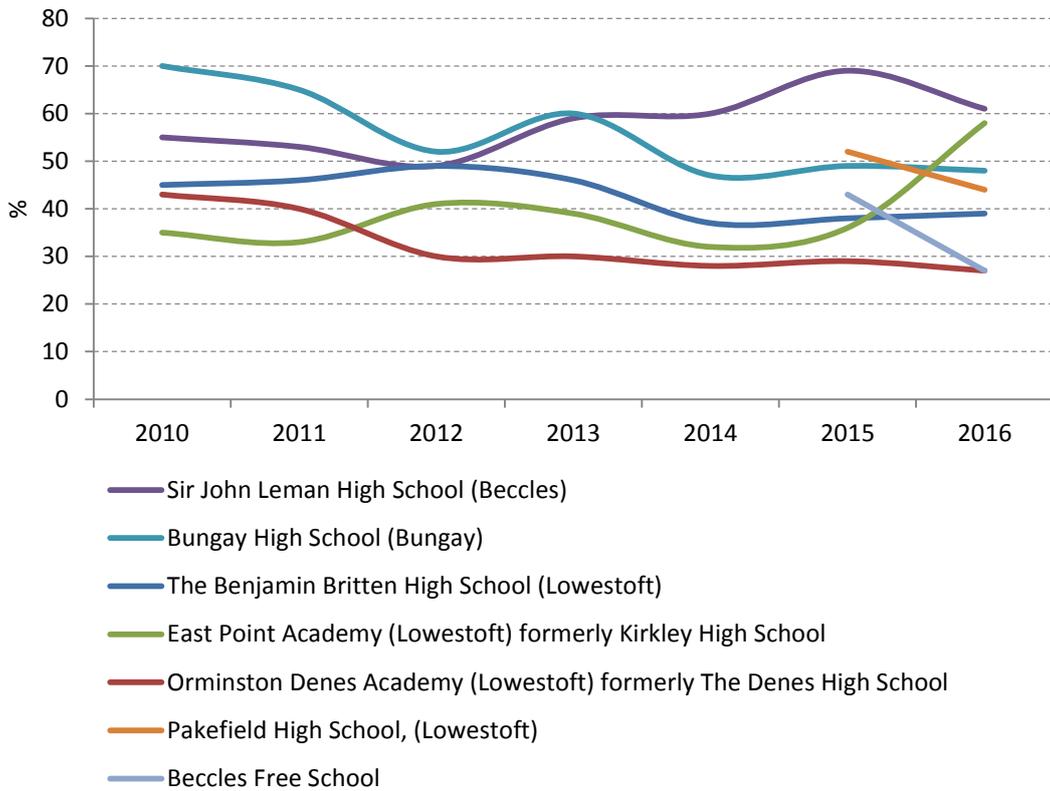


Figure 3-5 GCSE results, Waveney secondary schools 2010-2016

3.29. From 2016, the headline indicator for secondary school performance is Progress 8. This score shows how much progress pupils at this school made between the end of key stage 2 (7 to 11 year olds) and the end of key stage 4 (14 to 16 year olds), compared to pupils across England who got similar results at the end of key stage 2. This is based on results in up to 8 qualifications, which include English, maths, 3 English Bacculaureate qualifications including sciences, computer science, history, geography and languages, and 3 other additional approved qualifications.

School	Score	Confidence interval
Sir John Leman High School	0.32 above national average	+0.17 to +0.48
Bungay High School	0.16 above national average	+0.01 to +0.3
East Point Academy	-0.17 below national average	-0.32 to -0.01
Pakefield High School	-0.17 below national average	-0.32 to 0.01
The Benjamin Britten High School	-0.3 below national average	-0.45 to -0.15
Beccles Free School	-0.37 below national average	-0.66 to -0.07
Orminston Denes Academy	-0.67 well below national average	-0.84 to -0.51

Table 3.3 Progress 8, Waveney secondary schools

**School leavers**

- 3.30. 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).
- 3.31. 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.
- 3.32. 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**

- 3.33. The number of Waveney residents (aged 16-64) with no qualifications is 10.9%, the second highest in the county, compared to 7.8% for Suffolk (2013)<sup>10</sup>. 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.

*Education*

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

- 3.34. 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.
- 3.35. 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.
- 3.36. 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**



<sup>10</sup> NOMIS <https://www.nomisweb.co.uk>, Annual Population Survey, data for Jan-Dec each year

## Education

### Key Issues and Problems

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

## Crime

### Summary

#### Context

- 3.37. Suffolk Constabulary has 18 Safer Neighbourhood Teams (SNTs) with 3 covering Waveney district - Lowestoft, Beccles & Bungay and Halesworth. Lowestoft Station is open to the public from Monday to Saturday between 9am and 5pm.

#### Crime

- 3.38. The total number of offences committed in Waveney District has decreased by 1,813 during the period March 2009 – March 2015<sup>11</sup>. 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 3.4.

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 3.4 ONS recorded crime statistics

#### Anti-social behaviour

- 3.39. The number of anti-social behaviour incidents has decreased since 2010 from 7,522 (or 64.0 per 1,000 population) to 3,142 (or 27.0 per 1,000 population). Waveney has the second highest rate per 1,000 population behind Ipswich at 38.6 with the lowest rate in Mid Suffolk at 12.6<sup>12</sup> (Figure 3-6).

<sup>11</sup> ONS, Crime Statistics (12 months ending 31 March)

<sup>12</sup> Suffolk Policy Authority (calendar year)

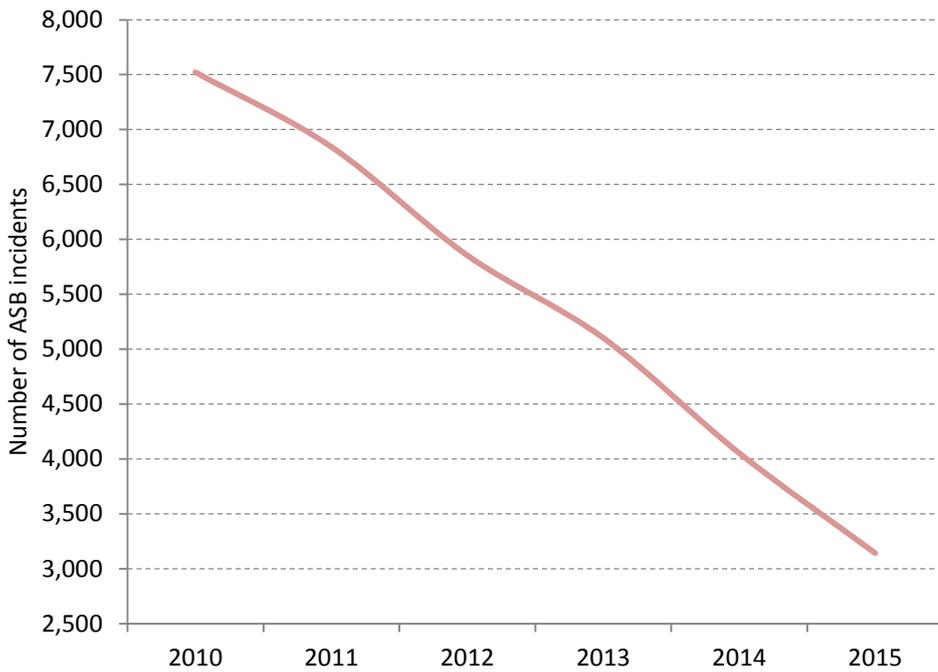


Figure 3-6 anti-social behaviour incidents, Waveney 2010-2015 (Suffolk Police)

**Crime**

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

- 3.40. 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.
- 3.41. 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 over 4,300 since 2010.

## Access to Services and Facilities

### Summary

#### Context

- 3.42. 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

- 3.43. 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 Wrentham<sup>13</sup> and 10 primary schools serve the larger villages and rural areas.
- 3.44. 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.

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<sup>13</sup> NHS Choices website as at January 2015

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

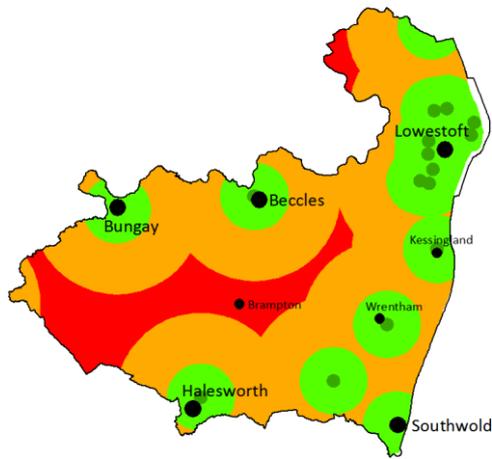


Figure 3-7 access to a GP surgery

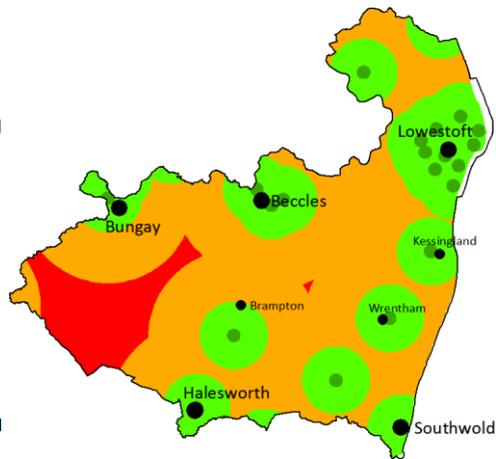


Figure 3-8 access to a post office<sup>14</sup>

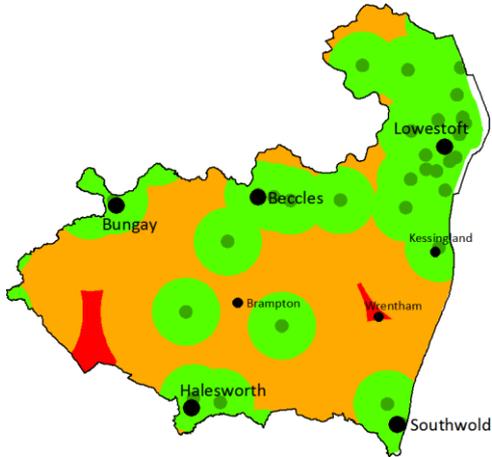


Figure 3-9 access to a primary school

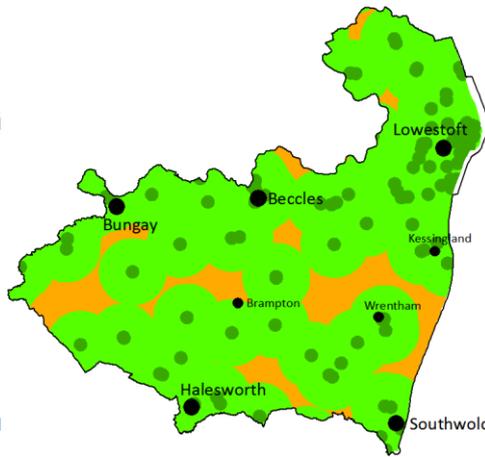


Figure 3-10 access to public houses and meeting places

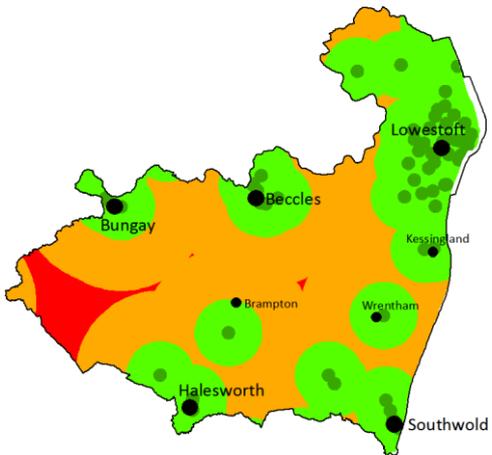


Figure 3-11 access to food shops<sup>14</sup>

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<sup>14</sup> Somerleyton Post Office Stores is currently closed - a relocated shop and post office service are expected to open during 2017

- 3.45. Table 3.5 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 3.6 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 3.5 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 3.6 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

- 3.46. 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.

### Open space

- 3.47. 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 3.7. A majority of this is provided in Lowestoft<sup>15</sup> where the largest population resides. Southwold & Reydon has the most open space provided per 1,000 people. The poorest provision is in Kessingland. However Beccles, Bungay and Halesworth all have less provision per person than the District average<sup>16</sup>.

<sup>15</sup> Including Carlton Colville and Oulton

<sup>16</sup> Waveney Open Space Needs Assessment, July 2015

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
<b>District</b>	<b>370.4</b>	<b>48.1</b>	<b>83.2</b>	<b>21.2</b>	<b>14.9</b>	<b>19.1</b>	<b>92.5</b>	<b>34.8</b>	<b>56.9</b>

Table 3.7 open space provision (excludes semi-natural areas) (Open Space Needs Assessment, July 2015)

- 3.48. The Waveney Open Space Needs Assessment (July 2015)<sup>16</sup> 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<sup>15</sup> 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)<sup>17</sup>. 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.

<sup>17</sup> LAP – Local Equipped Area for Play; LEAP – Local Equipped Area for Play; NEAP – Neighbourhood Equipped Play Area

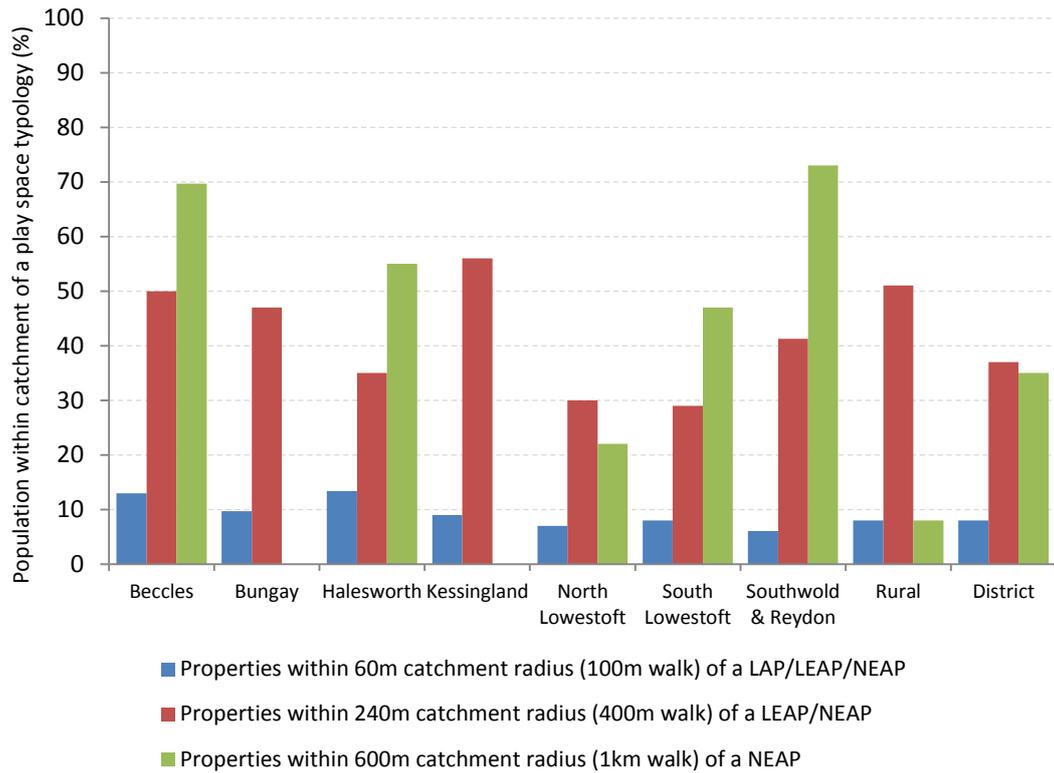


Figure 3-12 percentage of dwellings within the catchments of equipped play spaces

3.49. 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<sup>15</sup> 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.

3.50. The Playing Pitch and Outdoor Sports Facilities Assessment 2014<sup>18</sup>, 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 and facilities and there are limited quality issues. Accessibility is generally good; there are only a

<sup>18</sup> 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.

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**

- 3.51. 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).
- 3.52. 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).
- 3.53. 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.
- 3.54. Suffolk County Council’s “Better Broadband to Suffolk” initiative aimed to bring fibre optic broadband to 85% of the county by September 2015. Suffolk was the first county to sign up to the government’s “Superfast Extension Programme” which will result in over 95% coverage in Suffolk by 2019.
- 3.55. 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*

- 3.56. The [English Indices of Deprivation 2015](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015)<sup>19</sup> 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 domains<sup>20</sup>. Most of the indicators are from 2012/13.
- 3.57. 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.
- 3.58. 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.
- 3.59. 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.

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

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

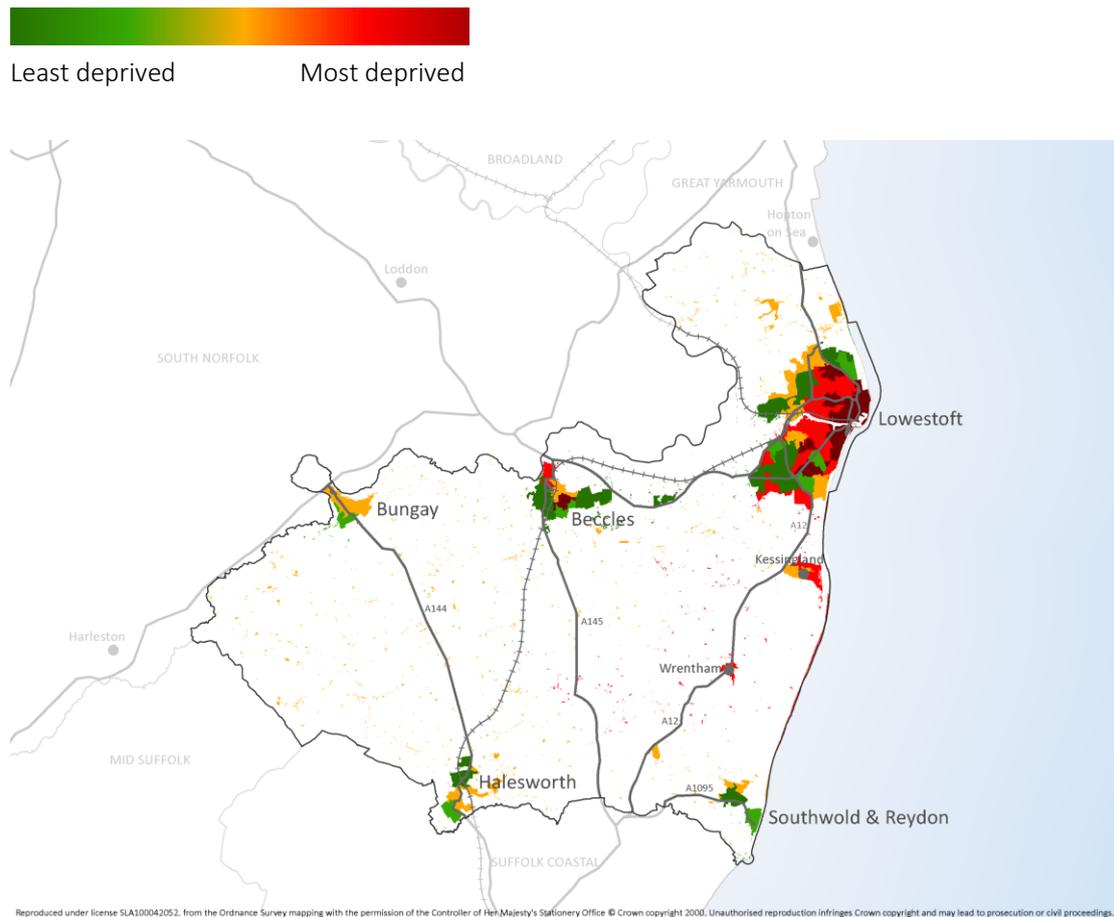


Figure 3-13 deprivation

### Socio-economic classification of households

- 3.60. 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 types<sup>21</sup>. 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).

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

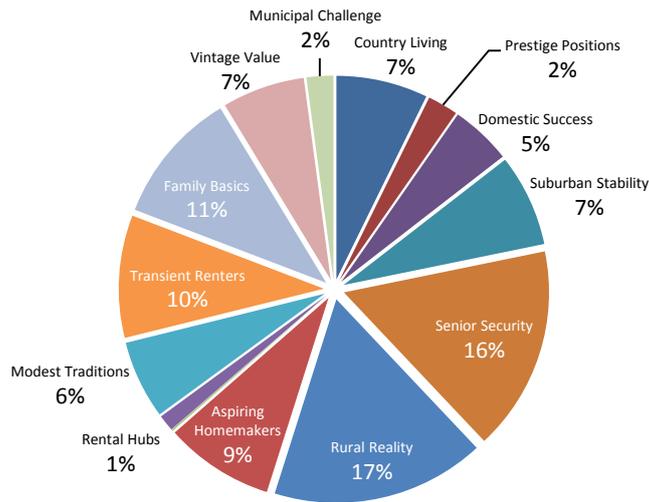


Figure 3-14 Waveney, MOSAIC UK household classifications 2014

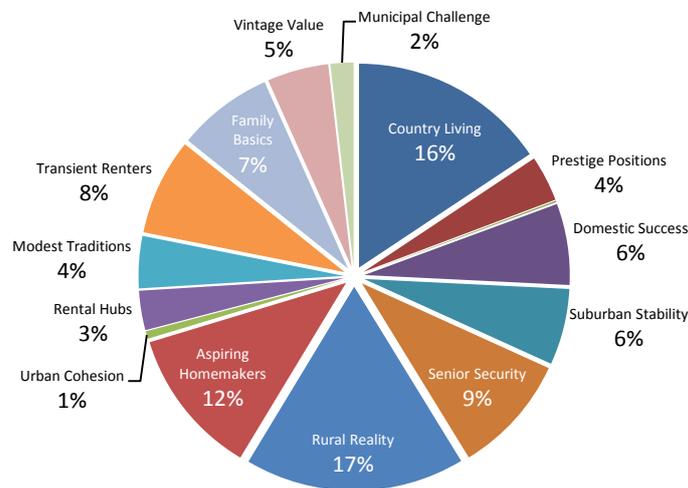


Figure 3-15 Suffolk, MOSAIC UK household classifications 2014

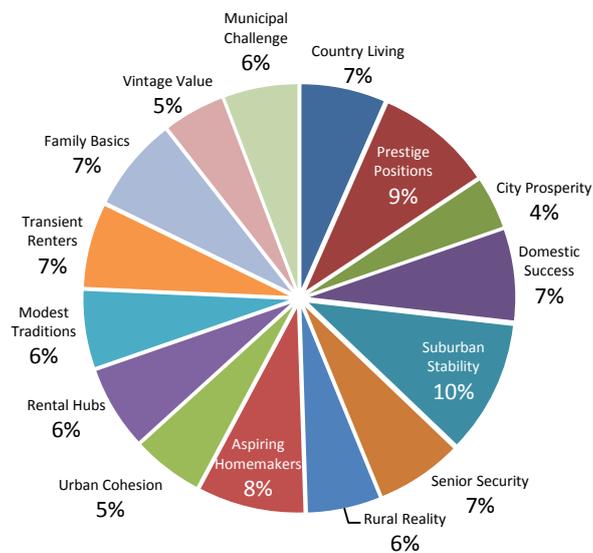


Figure 3-16 England, MOSAIC UK household classifications 2014

**Out-of-work benefits (job seekers allowance)**

3.61. 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 2016, the rate of Job Seekers Allowance<sup>22</sup> (JSA) claimants in Suffolk was 1% with all districts below 1% except for Waveney at 1.5% and Ipswich at 1.8%.

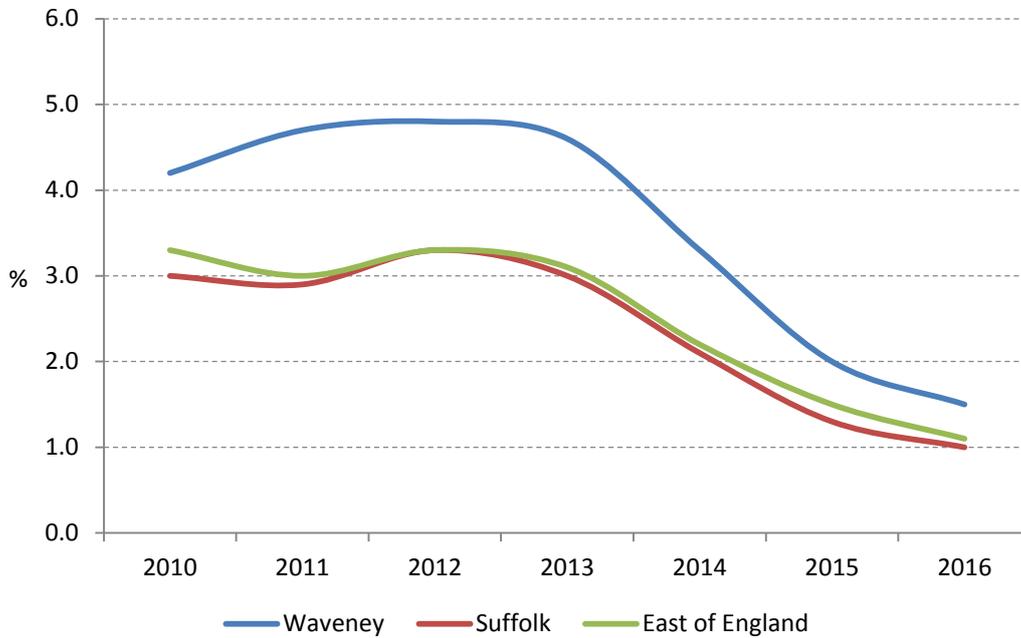


Figure 3-17 Job Seekers Allowance claimants, March each year 2010-2016 (NOMIS)

3.62. Table 3.8 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	0.7%
Kessingland	1.3%
Lothingland	0.4%
The Saints	0.4%
Wainford	0.5%
Wrentham	0.5%
Kirkley	3.4%

<sup>22</sup> 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
Harbour	3.9%
St. Margaret's	2.0%
Waveney	1.5%
Suffolk	1.0%

Table 3.8 JSA claimants, March 2016 (NOMIS)

### Earnings

- 3.63. Earnings<sup>23</sup> for those employed and those living in the Waveney area are below county, regional and national averages (Table 3.9 and Table 3.10) and are the lowest in Suffolk where figures are published. In 2016, full time earnings for Waveney residents fell below those in Great Yarmouth for the first time since 2012 at £23,964 and £25,008 respectively. Those working in Great Yarmouth earn approximately £5,000 more than those working in Waveney.

Residents location	Full Time / All	April 2011	April 2012	April 2013	April 2014	April 2015	April 2016
Waveney	Full	£23,992	£22,607	£23,419	£24,425	£24,316	£23,964
	All	£18,450	£17,941	£18,888	£19,457	£18,199	£18,148
Suffolk	Full	£25,128	£24,178	£24,820	£25,923	£26,742	£27,176
	All	£19,591	£19,782	£20,316	£20,541	£21,133	£21,920
East of England	Full	£27,799	£27,968	£28,369	£28,752	£29,259	£30,000
	All	£22,284	£22,553	£23,167	£23,259	£23,471	£24,233
England	Full	£26,500	£26,826	£27,375	£27,500	£27,838	£28,503
	All	£21,454	£21,813	£22,168	£22,350	£22,654	£23,350

Table 3.9 median earnings, gross annual pay - residents analysis

Workplace location	Full Time / All	April 2011	April 2012	April 2013	April 2014	April 2015	April 2016
Waveney	Full	£22,129	£20,970	£21,709	£22,907	£23,449	£23,869
	All	£16,299	£16,065	£17,538	£18,596	£17,338	£17,944
Suffolk	Full	£24,786	£23,704	£23,968	£25,000	£25,476	£26,208
	All	£18,872	£19,222	£19,402	£19,819	£20,134	£21,290
East of England	Full	£25,953	£26,145	£26,514	£26,817	£27,300	£27,908
	All	£20,600	£20,806	£21,393	£21,686	£21,664	£22,374
England	Full	£26,488	£26,822	£27,372	£27,485	£27,841	£28,500

<sup>23</sup> 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 (data downloaded from NOMIS 2 March 2017 and revises some previously published figures)

Workplace location	Full Time / All	April 2011	April 2012	April 2013	April 2014	April 2015	April 2016
	All	£21,458	£21,811	£22,160	£22,343	£22,656	£23,349

Table 3.10 median earnings, gross annual pay - workplace analysis

### Socio-economic classification of occupations

- 3.64. 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 3.11).

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%
<b>TOTAL</b>	<b>31.4%</b>	<b>28.6%</b>	<b>41.9%</b>	<b>37.5%</b>

Table 3.11 Managers, professional and associate professional occupations

- 3.65. 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).

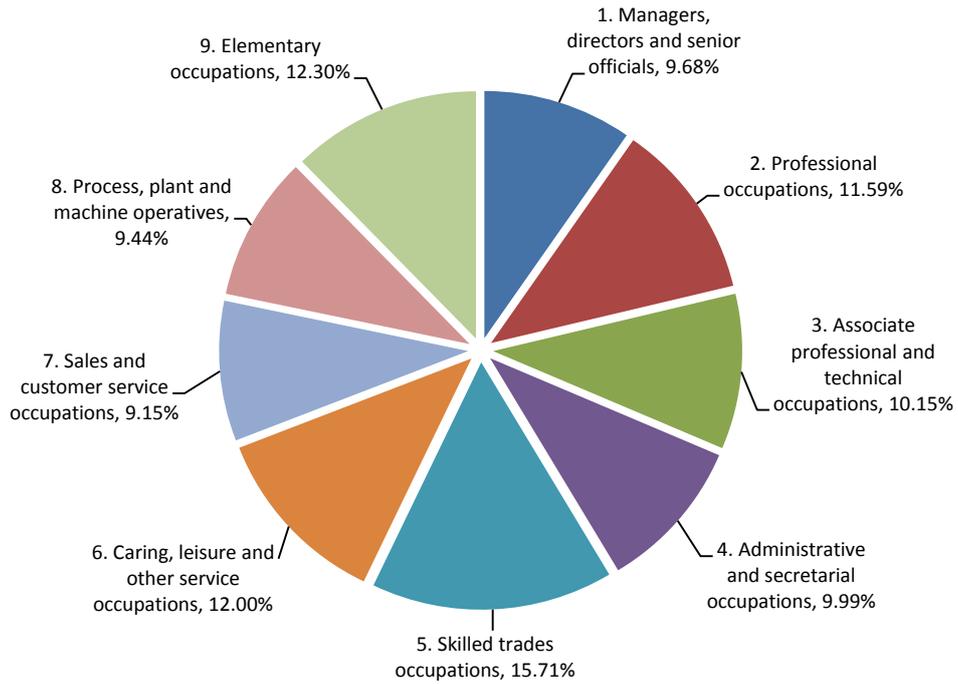


Figure 3-18 Waveney residents in employment by occupation, March 2011

3.66. 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.

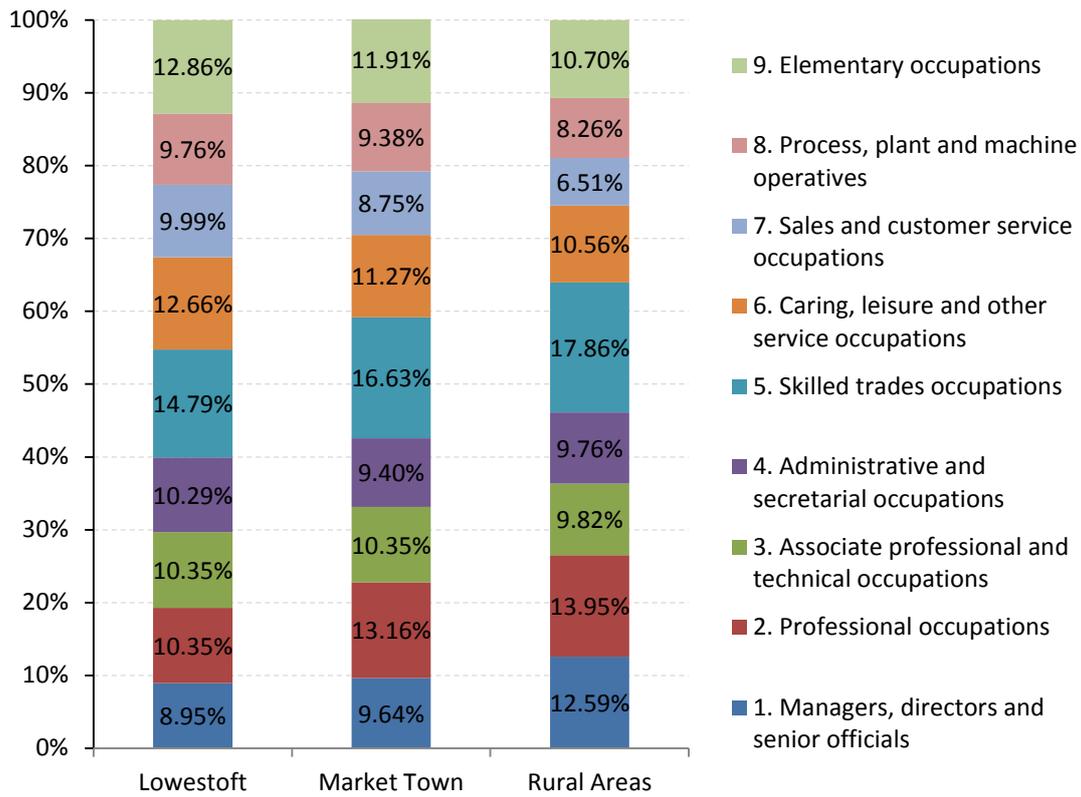


Figure 3-19 Employment by occupation, 2011 Census (NOMIS, Ward data)

*Deprivation, Inequality and Socio-Economics*

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

- 3.67. 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.
- 3.68. 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*

- 3.69. 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
- 3.70. 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.



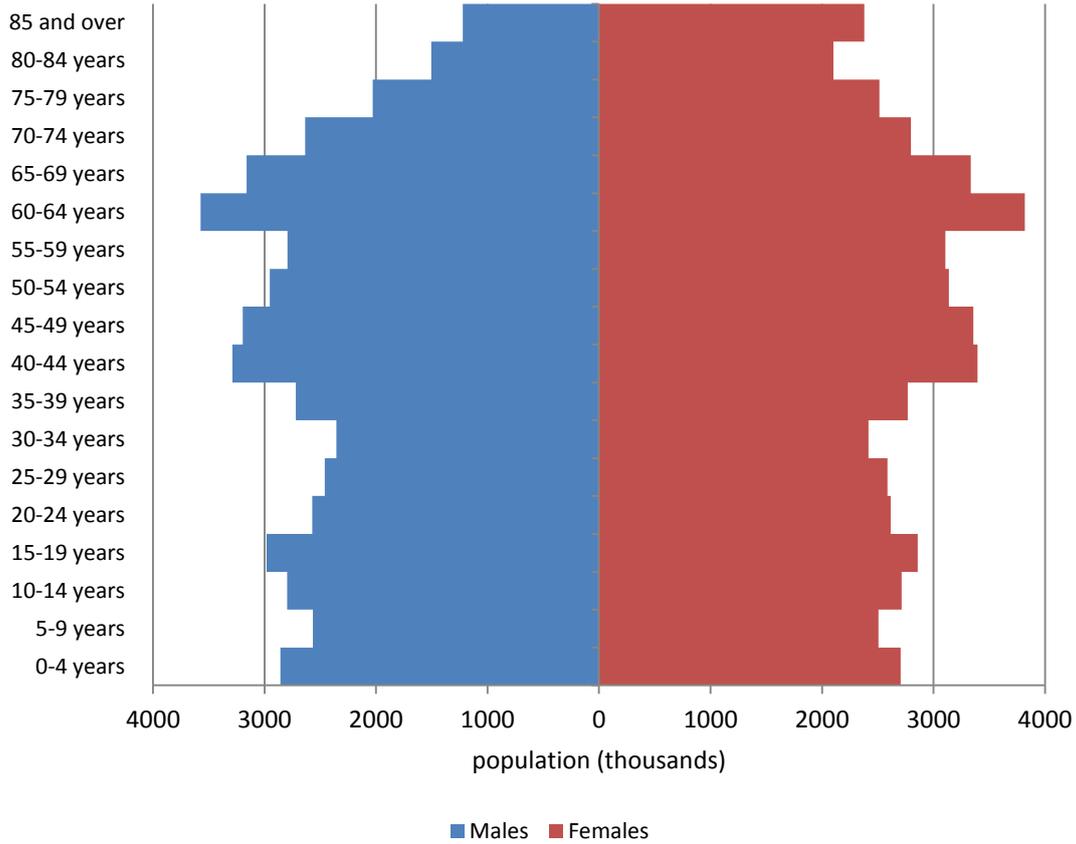


Figure 3-21 urban population, by 5 year age bands

**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

3.72. 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.

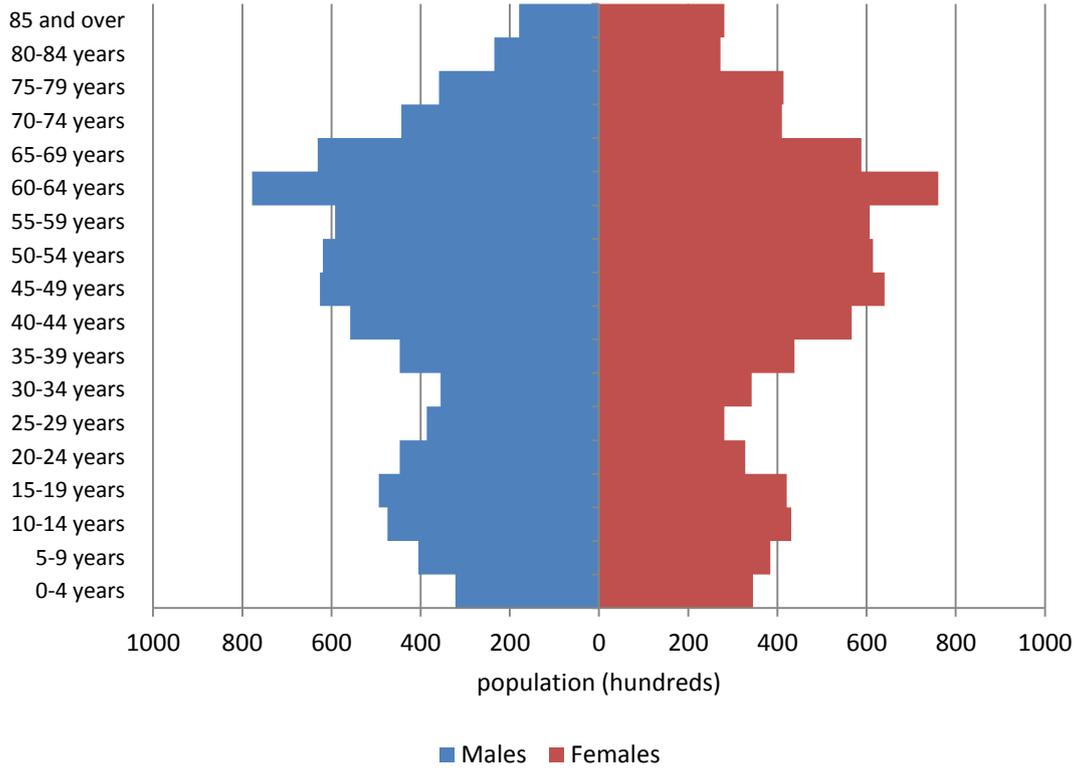


Figure 3-22 rural population by 5 year age bands

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

3.73. 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.

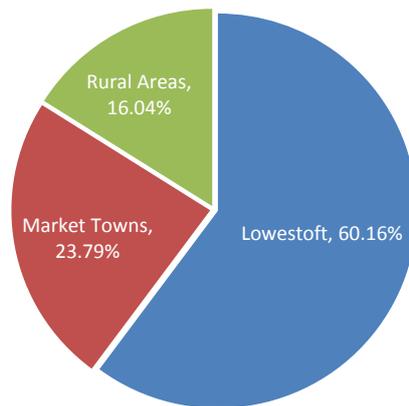


Figure 3-23 Waveney population by area

**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

3.74. Rural wards within Waveney have fewer people in their twenties and thirties, with the bulk of the population being in their fifties and sixties<sup>24</sup>. 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

3.75. 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, prisons<sup>25</sup>, defence bases, boarding schools and student halls of residence.

3.76. 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.

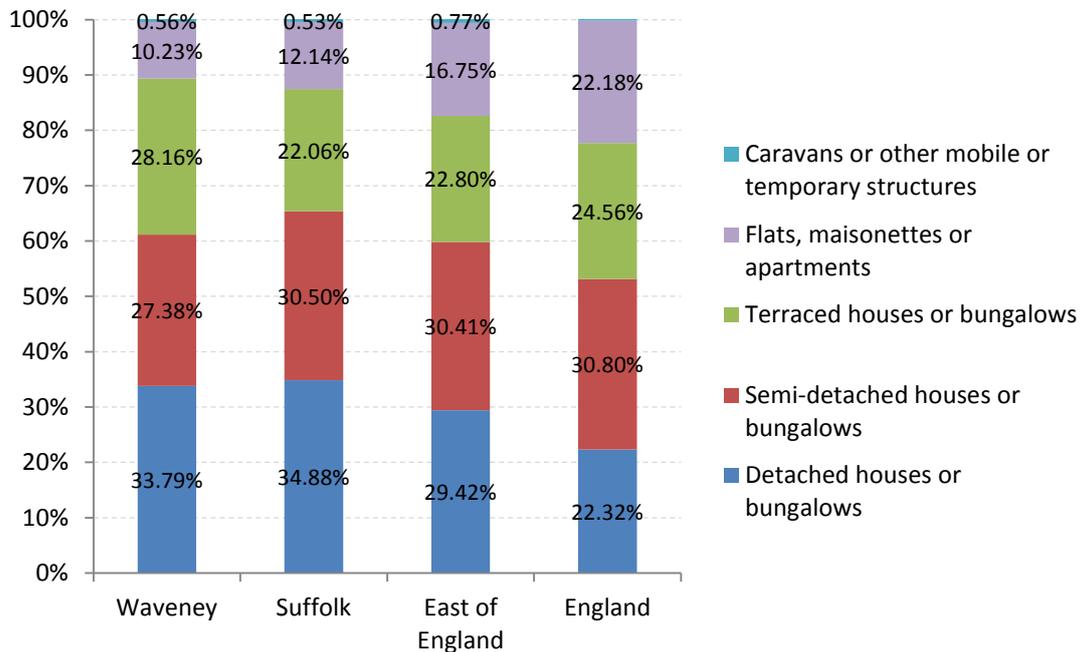


Figure 3-24 house types

<sup>24</sup> ONS population estimates by 5 year age bands, 2013 (Suffolk Observatory)

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

3.77. 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.

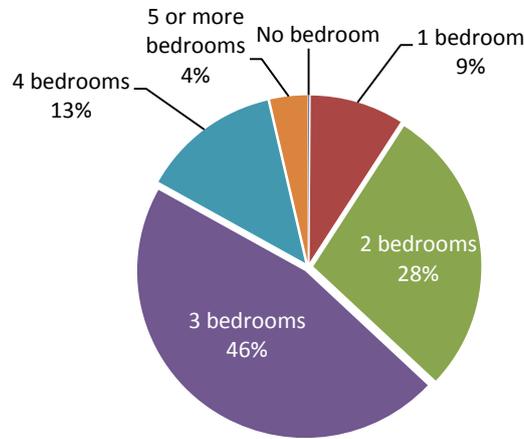


Figure 3-25 number of bedrooms (Census 2011, household spaces with at least one usual resident)

### Housing tenure

3.78. 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 3.12).

Household tenure	Waveney	Suffolk	East of England	England
<i>All Tenures</i>	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 3.12 household tenure, 2011 Census

### House prices and sales

3.79. The average house price in Waveney is £160,000 (the lowest in the county after Ipswich at £155k) compared to the Suffolk average of £200,000<sup>26</sup>. 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%).

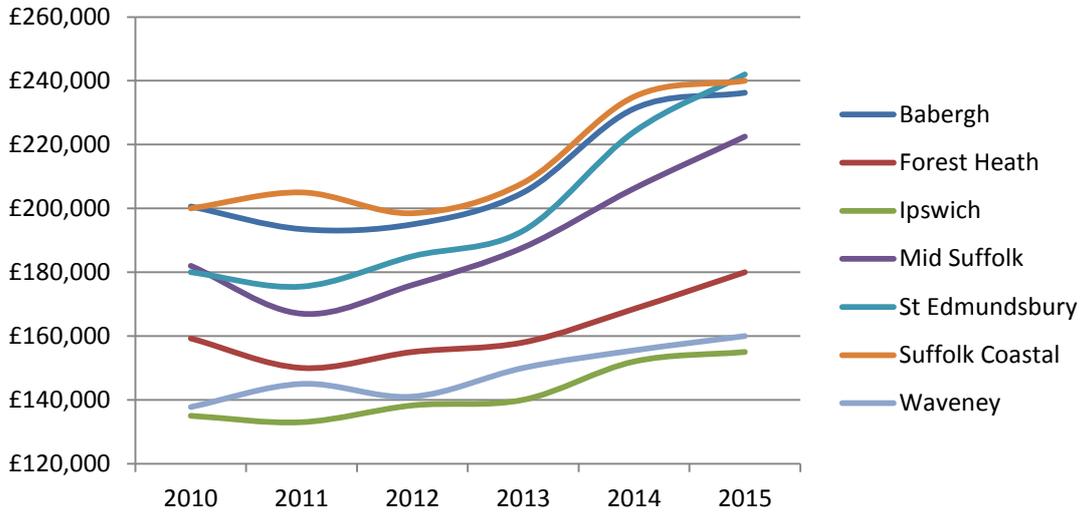


Figure 3-26 median house prices, Quarter 4 (Oct-Dec)

3.80. 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 newly built price 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).

<sup>26</sup> Land Registry, median house price sales, Quarter 4, 2015 (Suffolk Observatory)

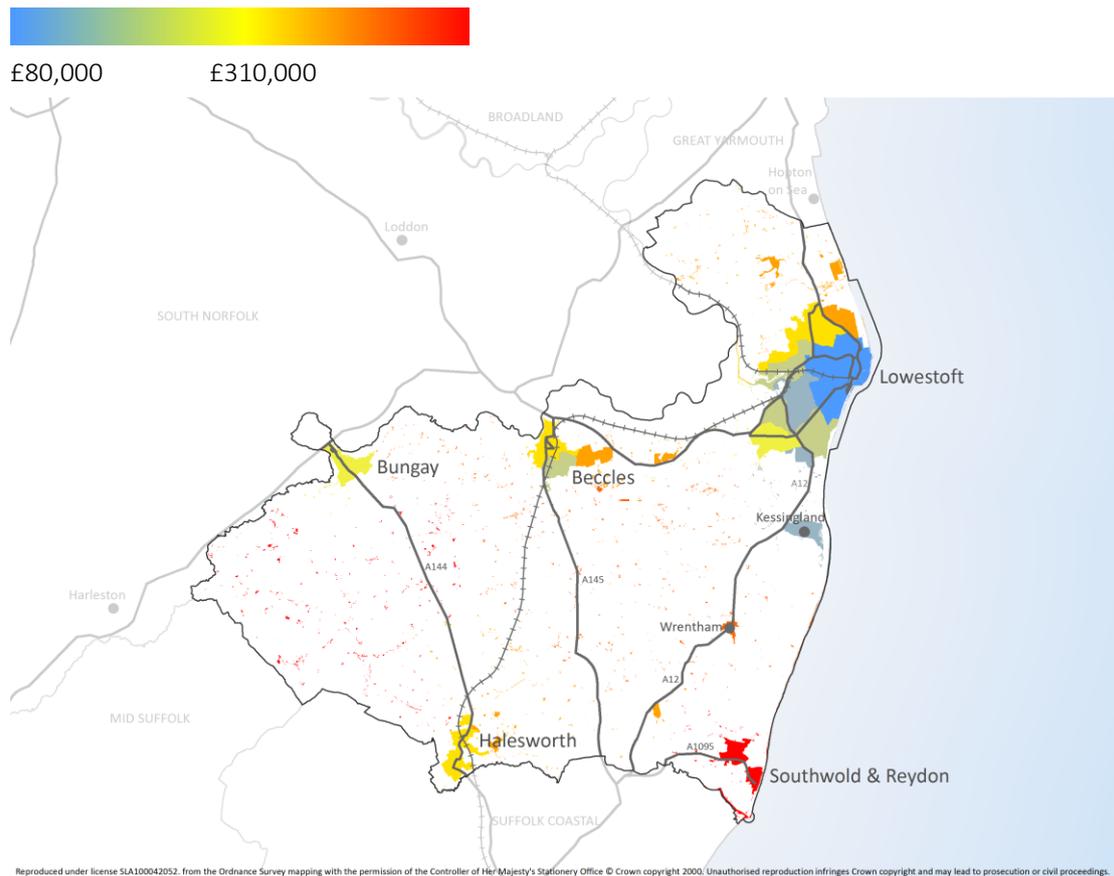


Figure 3-27 2010-2014 median house prices

3.81. House prices are 7 times more than earnings in Waveney<sup>27</sup> as shown in Table 3.13. The ratio for Suffolk ranges from 5.37 in Ipswich to 8.99 in Babergh.

Location	2011	2012	2013	2014	2015
Waveney	6.42	6.85	6.57	6.65	7.00
Suffolk Coastal	7.35	7.38	7.20	7.87	8.46
Great Yarmouth	5.34	5.10	5.22	5.78	5.55
Suffolk	6.76	7.05	6.82	n/a	n/a

Table 3.13 house price to earnings ratio, 2011-2015 (figures for 2011-2013 have been revised and may differ from those previously published). Figures at county level no longer available

3.82. The number of house sales in all Suffolk districts gradually increased between 2010 and 2013, peaking in 2014 and falling in 2015 and 2016<sup>28</sup>. Overall, the number of house sales in Waveney has increased by 28% between 2010 and 2016, from 1,536 sales in 2010 to 1,972 in 2016. In this time, Suffolk county sales have increased by 18% with the smallest increase in Babergh (2%) and the highest in Ipswich (29%).

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

<sup>28</sup> Land Registry, total number of house sales (Suffolk Observatory)

### Housing waiting list

3.83. 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.<sup>29</sup> 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

3.84. Figure 3-28 shows the number of households accepted as being homeless and in priority need has seen a generally decreasing trend from 136 in 2005/06 to 24 in 2016 (a ratio of 0.46 per 1,000 households)<sup>30</sup>.

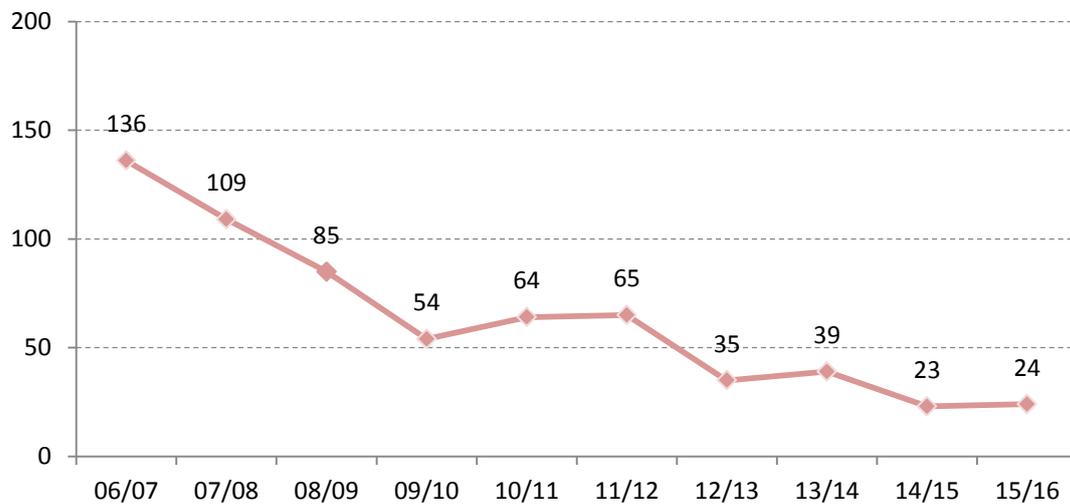


Figure 3-28 number of households accepted as being homeless and in priority need

### Second Homes

3.85. As of June 2015 there were 1327 second homes in the District representing only 2.4% of total stock<sup>31</sup>. 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)

3.86. Between April 2001 and March 2016, 4,227 new dwellings have been completed of which 751 are affordable homes (18%).

<sup>29</sup> Waveney postcodes matched to Waveney Wards - postcodes in Corton allocated to ‘rural area’ and postcodes in the unparished area of Lowestoft allocated to ‘Lowestoft’

<sup>30</sup> DCLG, Table 784: Local authorities’ action under the homelessness provisions of the Housing Acts

<sup>31</sup> Source: Council Tax base

- 3.87. The type and mix of housing provided for the period April 2009 to March 2016 includes:
- 27% affordable homes (including social rent, affordable rent, shared ownership);
  - 45% one or two bedroom homes, exceeding the current 30-40% target of homes designed for single people and couples;
  - 60% houses; 16% bungalows and 24% flats;
  - approximately 5% meet the requirements of an ageing population and those with specialist needs (including sheltered and very housing, wheelchair accessible homes and Lifetime Homes standard).
- 3.88. In line with current policy the majority of housing growth has been in Lowestoft, followed by the Market Towns and larger villages. Table 3.14 illustrates the distribution of new housing development within Waveney for the period April 2001 to March 2016.

Settlement Hierarchy	Settlement	Completions 2001-16	Percentage
Lowestoft	Lowestoft + Carlton Colville + Oulton	2,350	55%
Market Towns	Beccles + Worlingham	1,230	29%
	Bungay		
	Halesworth		
	Southwold + Reydon		
Larger Villages	Barnby + North Cove	368	9%
	Blundeston		
	Corton		
	Holton		
	Kessingland		
	Wangford		
Rural areas	All other parishes	279	7%
<b>TOTAL</b>		<b>4,227</b>	

Table 3.14 housing completions 2001-2016

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)**

- 3.89. ONS 2012-based population projections<sup>32</sup> 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).

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

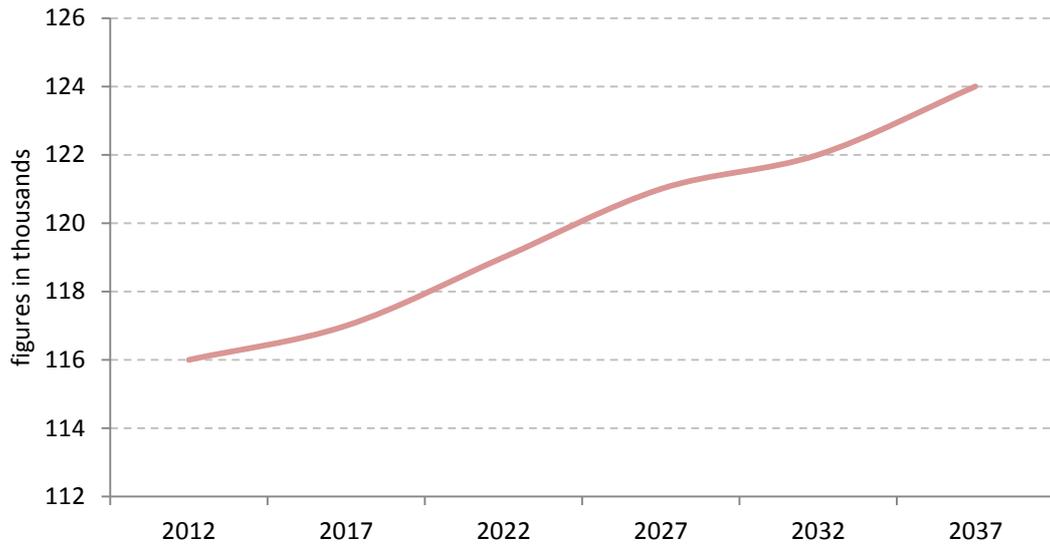


Figure 3-29 population projection, Waveney 2012-2037

3.90. Table 3.15 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 3.15 population projections, by age banding

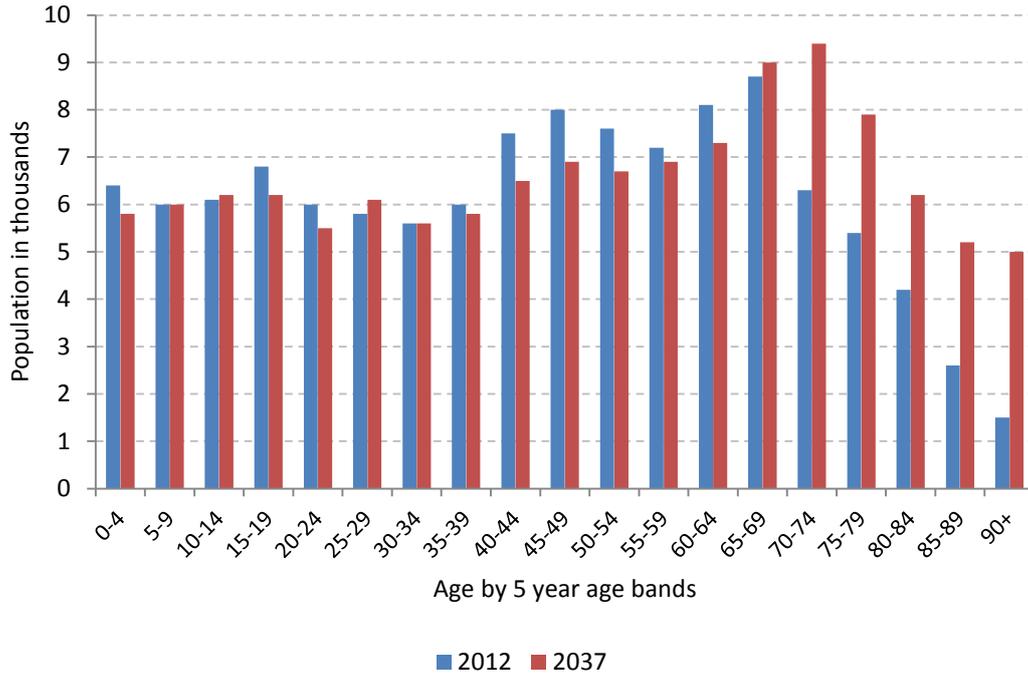


Figure 3-30 population projections, by 5 year age bandings

**Household projections (2012-2037)**

3.91. ONS 2012-based household projections<sup>33</sup> 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 3.16 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%
<b>Waveney</b>	<b>51,166</b>	<b>58,905</b>	<b>15%</b>
Suffolk County	313,306	377,904	21%
Great Yarmouth	42,388	51,444	21%

Table 3.16 ONS household population projections 2012-2037

3.92. 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).

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

3.93. Table 3.17 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 3.17 household population projections 2012-2025

**Projected housing completions 2016-2025**

3.94. The Strategic Housing Land Availability Assessment (2016) identifies 3,568 new homes which are likely to be delivered over the period 1 April 2016 – 31 March 2025. 2,174 homes are identified as deliverable in the five year period (April 2016-March 2021). A further 712 homes are expected to be delivered post 2025.

2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	Total Supply 2015-2025	post 2025
177	350	555	569	523	335	338	405	316	3568	712

Table 3.18 expected housing delivery (Waveney Strategic Housing Land Availability Assessment, 2016)

3.95. Between April 2012 and March 2025 3,872 dwellings are expected to be delivered and 3,961 households are expected to form – a deficit of 89 homes. Figure 3-31 compares the delivery of new homes to the household formation rate.

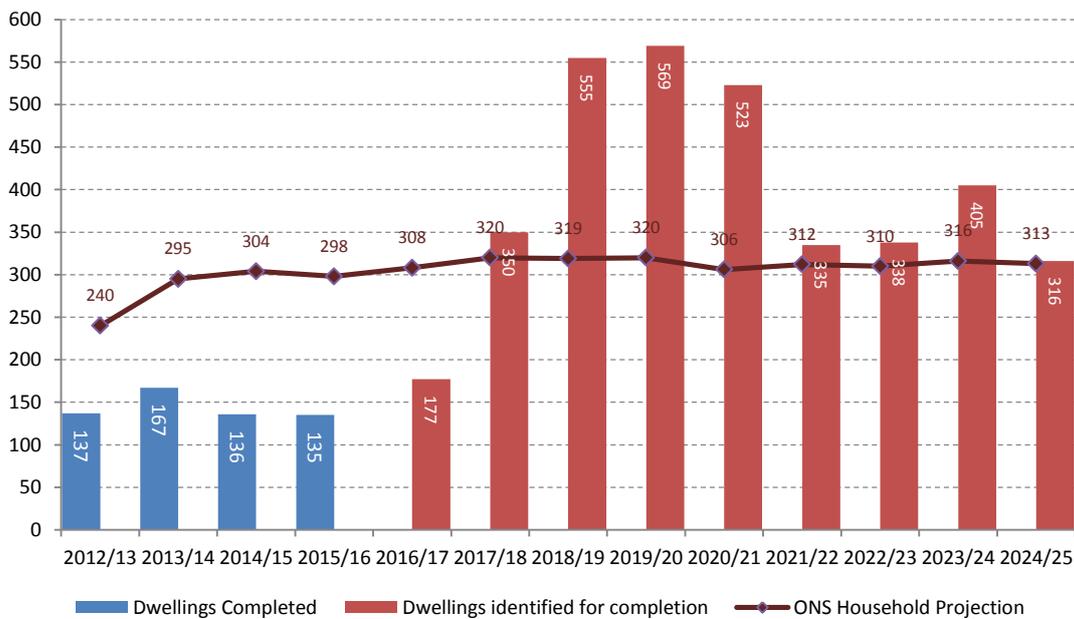


Figure 3-31 dwellings delivered compared to household projection

### Other forms of housing supply

- 3.96. 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.
- 3.97. 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 7 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

- 3.98. 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

- 3.99. Air Quality in Waveney is measured by passive diffusion tubes that measure NO<sup>2</sup> (Nitrogen dioxide) levels at 12 sites around the District. There have been no exceedances of the national air quality objectives any where in the District in 2015<sup>34</sup>. Because of this there are currently no Air Quality Management Areas declared within Waveney<sup>35</sup>, reflecting the high standard of air quality found throughout the District.

#### River Quality

- 3.100. 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 as high priority areas on the Countryside Stewardship Water Quality Priority Areas<sup>36</sup>. Countryside Stewardship provides financial incentives for land managers to look after their environment including reducing widespread water pollution from agriculture<sup>37</sup>.

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<sup>34</sup> 2016 Air Quality Annual Status Report, June 2016 (WDC)

<sup>35</sup> <http://uk-air.defra.gov.uk/aqma/>

<sup>36</sup> <http://www.magic.gov.uk/MagicMap.aspx>

<sup>37</sup> <https://www.gov.uk/government/collections/countryside-stewardship-get-paid-for-environmental-land-management>

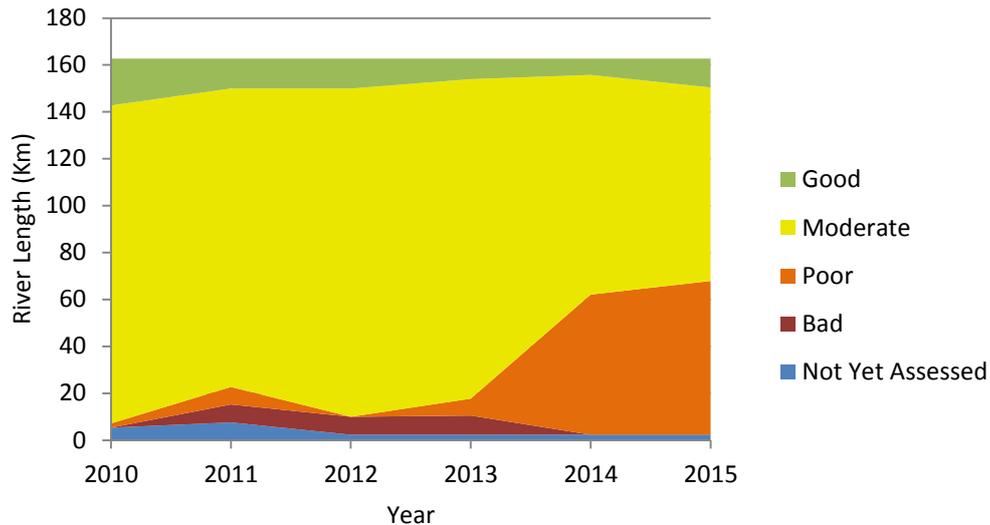


Figure 3-32 River Water Quality<sup>38</sup>

### Bathing Quality

3.101. Waveney’s coastal location provides several areas of suitable bathing water. Bathing water quality information is collected annually by the Environment Agency<sup>39</sup> on four areas within the District. Bathing water quality within Waveney is generally high; which is reflected in the two blue flag designations in the District, Claremont Pier in Lowestoft and Southwold Pier.

### Water Recycling Centre Capacity

3.102. Sewage treatment capacity varies between each town and village in the District. The Water Cycle Study (2017) identifies that most Water Recycling Centres have capacity to accommodate new development beyond which would be envisaged in the new Local Plan. Depending on the level of development there may be some issues at some smaller rural works but nothing that could not be mitigated by improvements to the works. The main issue identified was capacity at Beccles where there is only capacity for approximately 1,300 homes. Again, improvements could be made to accommodate additional flows.

### Air and water quality

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

3.103. 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 Countryside Stewardship scheme may help reverse this trend.

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

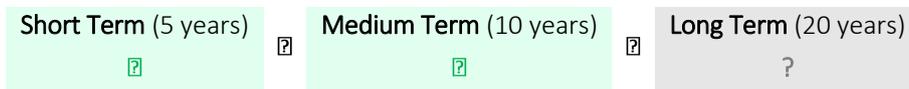
<sup>39</sup> <http://environment.data.gov.uk/bwq/index.html>

- 3.104. 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**

- 3.105. 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**

- 3.106. 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- 2016 is only 45%. Although this is below the target number, the percentages since 2006/2007 show an

improving trend. Last year, the percentage slipped due to housing completions on a greenfield site in Oulton.

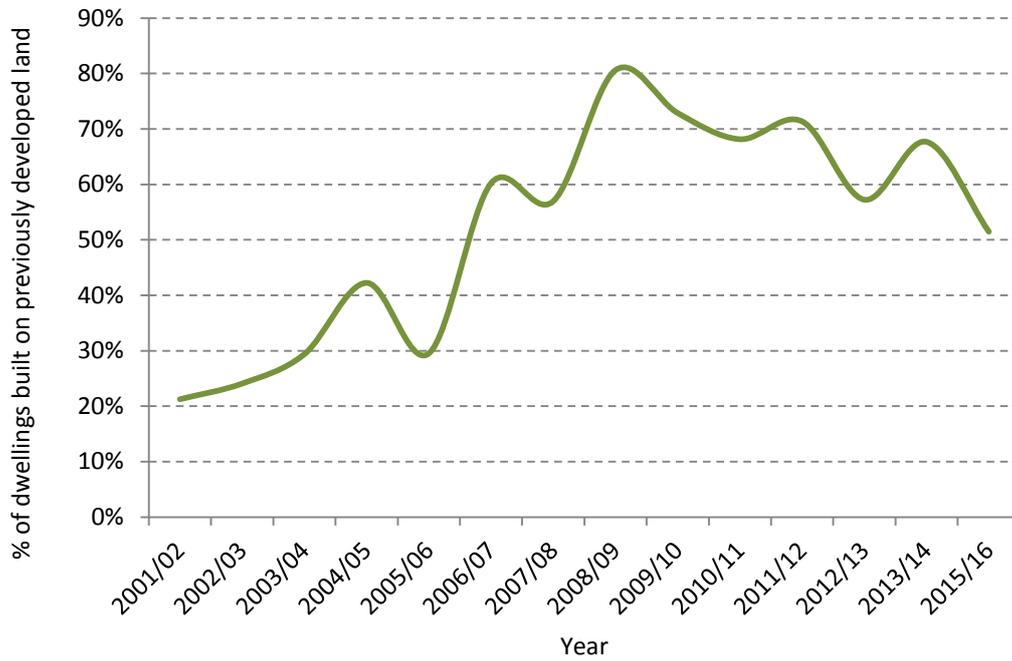


Figure 3-33 Percentage of residential development built on previously developed land

### Area of Outstanding Natural Beauty (AONB)

3.107. 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.

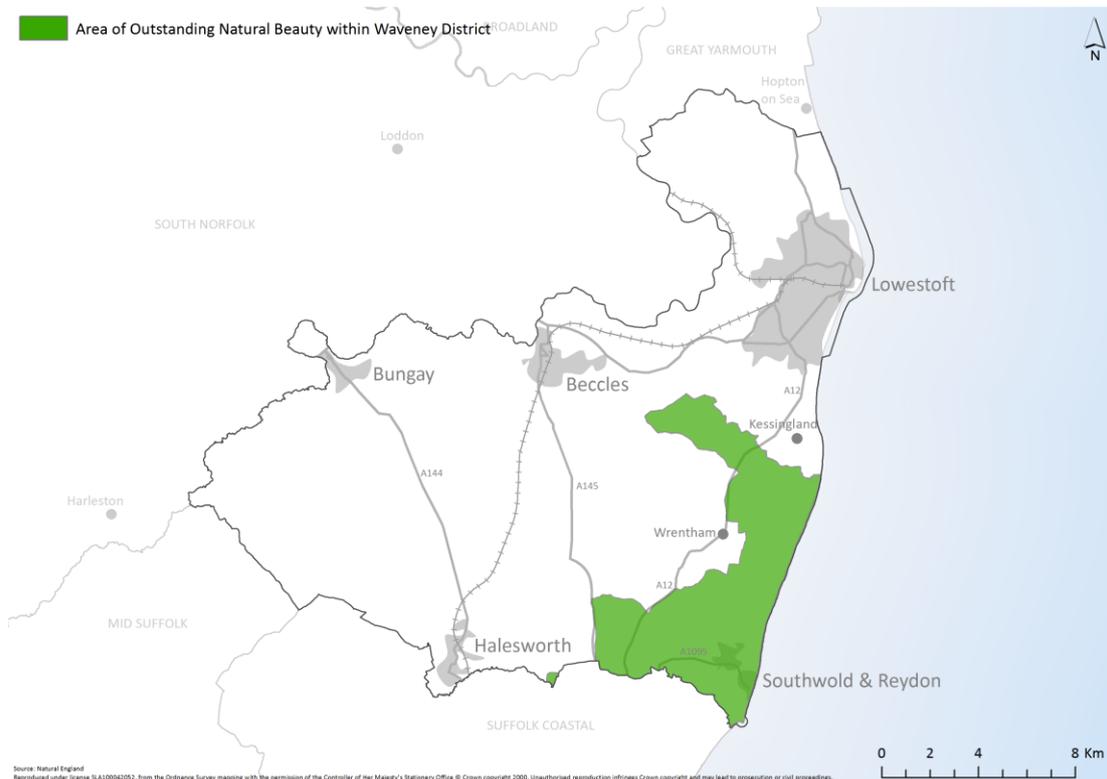


Figure 3-34 Suffolk Coast and Heaths AONB boundary

### Landscape Character

3.108. The Landscape Character Assessment<sup>40</sup> 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.

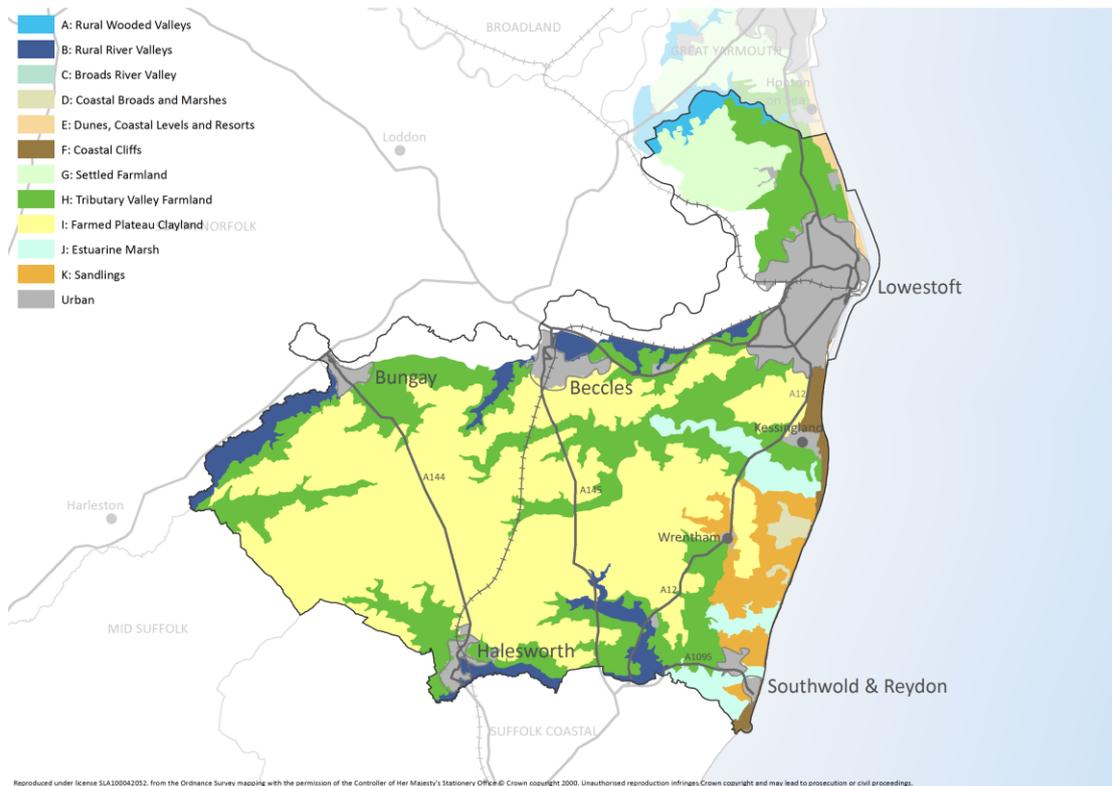


Figure 3-35 Landscape Character of Waveney<sup>40</sup>

### The Broads

3.109. 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 Assessment<sup>41</sup> and Landscape Sensitivity Study<sup>42</sup> these assess the characteristic of the Broads landscape and the sensitivity to development from wind turbines and solar panels.

<sup>40</sup> Waveney and Great Yarmouth Landscape Character Assessment, Land Use Consultants (2008)

<sup>41</sup> Broads Landscape Character Assessment (2006) <http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-character-assessments>

<sup>42</sup> 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*

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

3.110. 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.

*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**

3.111. 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**

3.112. CO<sup>2</sup> emissions from industrial, commercial and transport sectors are steadily decreasing<sup>43</sup> within the UK, including within Waveney. This is largely due to the carbon budgets set out in the Climate Change Act<sup>44</sup>. 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.

<sup>43</sup> Source: DECC <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>

<sup>44</sup> <http://www.theccc.org.uk/tackling-climate-change/reducing-carbon-emissions/carbon-budgets-and-targets/>

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.

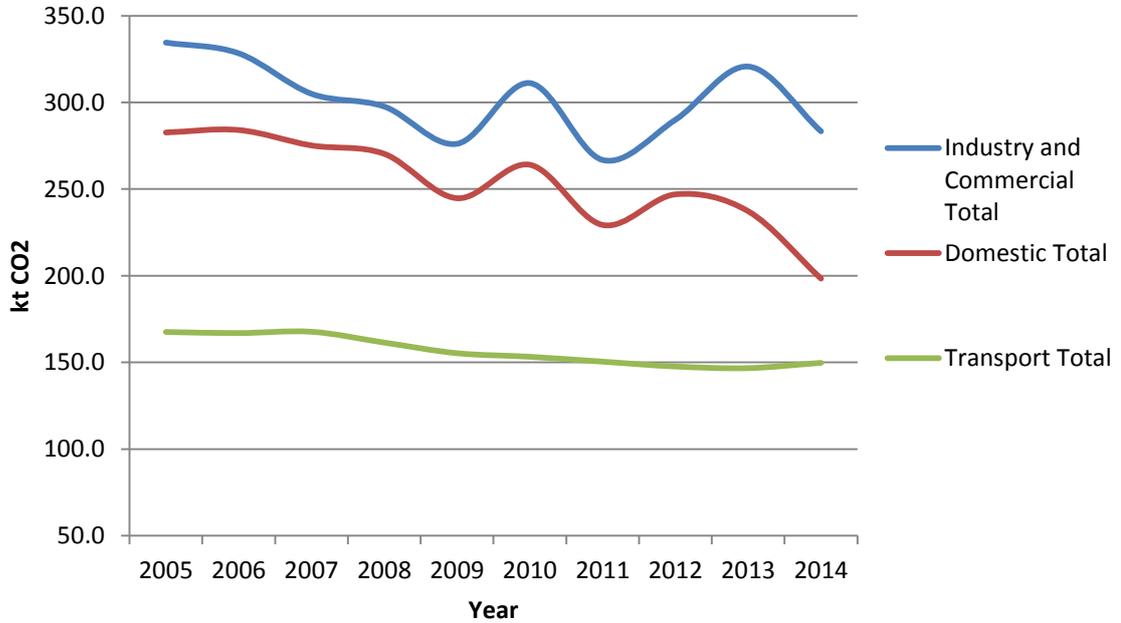


Figure 3-36 CO<sup>2</sup> Emissions in Waveney

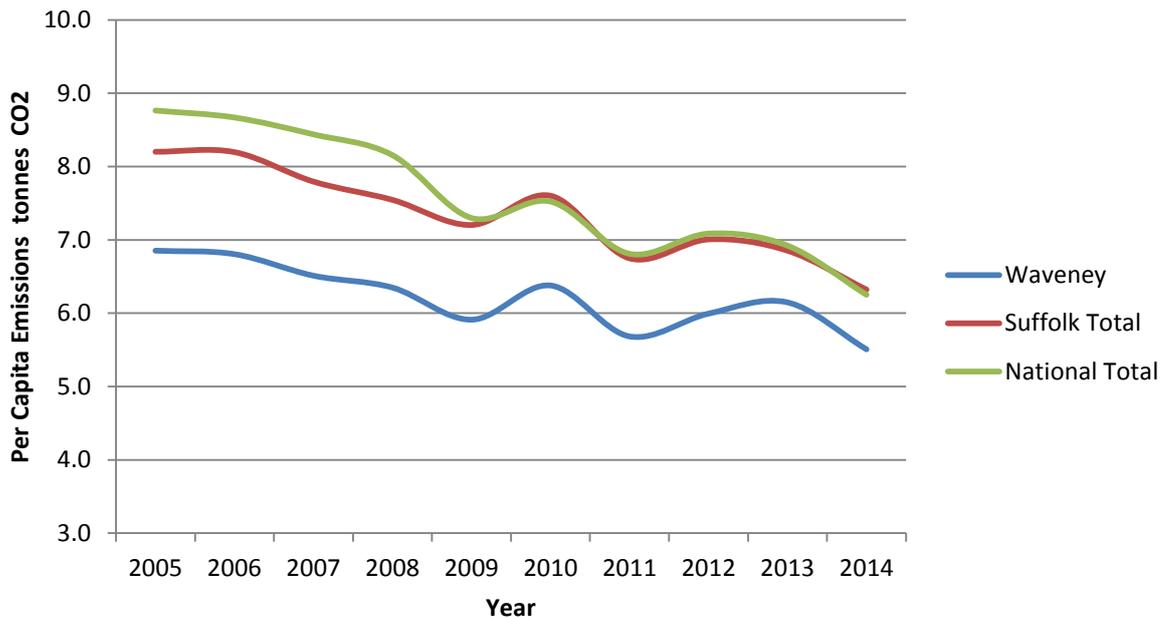


Figure 3-37 Total CO<sup>2</sup> Emissions per capita

- 3.113. CO<sup>2</sup> emissions per capita in Waveney have steadily decreased from 2005 to 2014<sup>45</sup>, whilst the data does not cover the last 3 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 CO<sup>2</sup> emissions per capita in comparison to regional averages for Suffolk are lower in all sectors, and lower still than UK averages.
- 3.114. Domestic CO<sup>2</sup> emissions per capita has seen the smallest decrease since 2005 at a local, regional and national level, whereas industrial CO<sup>2</sup> 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 CO<sup>2</sup> emissions per capita have decreased at a local, regional and national level, Waveney has a significantly lower average CO<sup>2</sup> emission per capita for industry than Suffolk and UK averages, this may be due to either a greater shift away from Industrial employment.
- 3.115. Transport CO<sup>2</sup> 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**

- 3.116. 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.

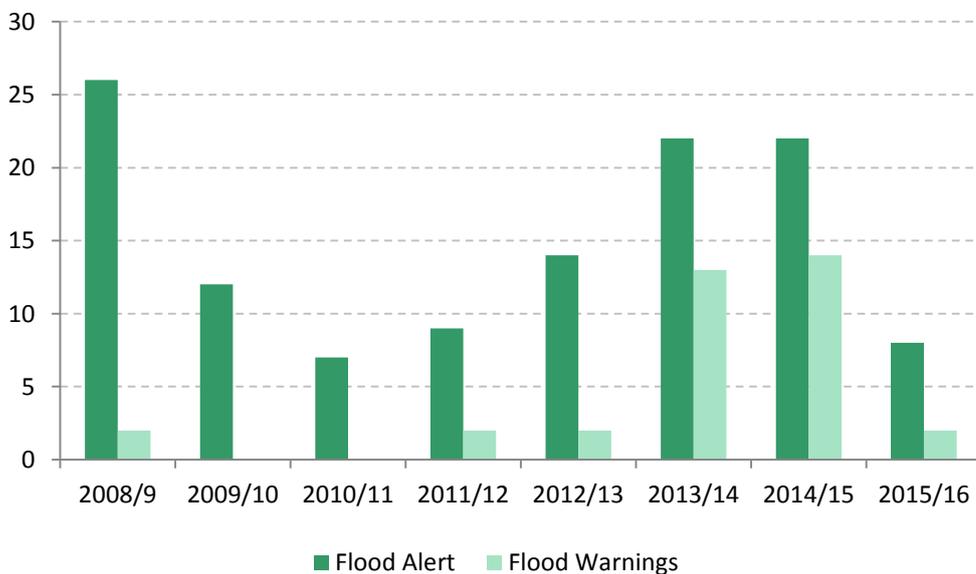


Figure 3-38 Environment Agency: Flood Alerts and Warnings (comprising tidal, fluvial and Broads)

<sup>45</sup> Department of Energy and Climate Change, UK local authority and regional carbon dioxide emissions national statistics: 2005-2012

- 3.117. 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 flooding<sup>46</sup>.
- 3.118. 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**

- 3.119. The Government has set targets, in the form of carbon budgets to reduce the amount of CO<sup>2</sup> produced by the UK by 80% by the year 2050<sup>47</sup>. Four carbon budgets have been set in law, which currently set targets up to the year 2027. Government projections suggest that the UK is likely to comfortably meet its first three carbon budgets, however it is thought without changes to current policies the 4<sup>th</sup> carbon budget will be missed by a shortfall of 205 MtCO<sup>2</sup>e (Million metric tons of carbon dioxide equivalent)<sup>48</sup>.
- 3.120. 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.
- 3.121. Providing the sustainable pattern of development continues, it could be expected that trends in carbon emissions will continue. Transport emissions will continue to decline particularly as the efficiency of car travel increases. Successful implementation of the Waveney Cycle Strategy and sustainable transport strategies produced by Suffolk County Council will encourage more people to cycle. Continuing tightening of building regulations with respect to energy efficiency will reduce domestic emissions and the continuing contraction of the industrial sector will reduce industrial emissions. If current trends continue, even with an additional 10,000 extra population as forecasted by the Strategic Housing Market Assessment (2017) it is highly likely that climate emissions will fall over all.

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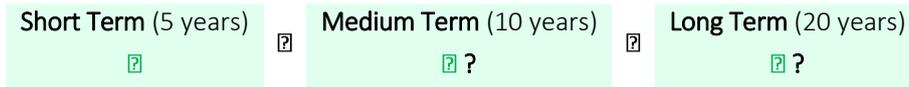
<sup>46</sup> It should also be noted that these figures are based on 'addressable properties' and may not include all properties at risk

<sup>47</sup> <https://www.gov.uk/government/policies/reducing-the-uk-s-greenhouse-gas-emissions-by-80-by-2050/supporting-pages/carbon-budgets>

<sup>48</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/65717/6660-updated-emissions-projections-october-2012.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/65717/6660-updated-emissions-projections-october-2012.pdf)

3.122. 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.

**Natural Resources**

**Summary**

**Soil Resources**

3.123. 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 Waveney. 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.<sup>49</sup>

3.124. 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.

<sup>49</sup> <http://www.bgs.ac.uk/mineralsuk/planning/resource.html#MRM>

- 3.125. 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.<sup>50</sup>
- 3.126. 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.

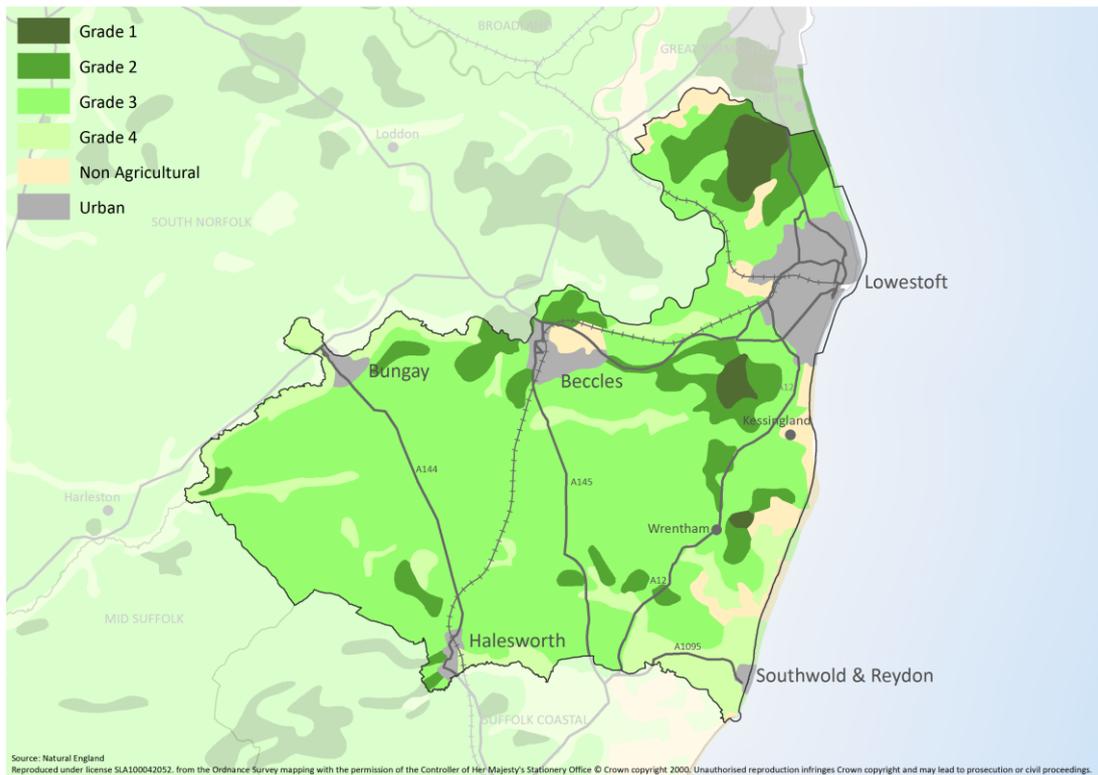


Figure 3-39 Agricultural land grade

### Surface Water and Groundwater Resources

- 3.127. 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)<sup>51</sup>. 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 70:30<sup>52</sup>.

<sup>50</sup> <http://consult.waveney.gov.uk/consult.ti/keyfacts201112/viewCompoundDoc?docid=3548020&partid=3552692#3552692>

<sup>51</sup> Environment Agency/Defra; 2008; e-Digest of Environmental Statistics

<sup>52</sup> Waveney and Great Yarmouth Joint Water cycle Strategy Scoping Study, March 2009

- 3.128. 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 Ml/d), is no guarantee that the water will be available when required upon demand e.g. during dry summers.
- 3.129. 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 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

- 3.130. 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.
- 3.131. The Essex and Suffolk Water Resource Management Plan 2014<sup>53</sup> 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

- 3.132. The Minerals Core Strategy Development Plan Document (2008) 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

- 3.133. 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%<sup>54</sup> of

<sup>53</sup> [https://www.eswater.co.uk/\\_assets/documents/ESW\\_Final\\_Published\\_PR14\\_WRMP\\_Report\\_-\\_V3\\_-\\_08OCT14.pdf](https://www.eswater.co.uk/_assets/documents/ESW_Final_Published_PR14_WRMP_Report_-_V3_-_08OCT14.pdf)

<sup>54</sup> <http://www.greensuffolk.org/about/suffolk-waste-partnership/>

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.

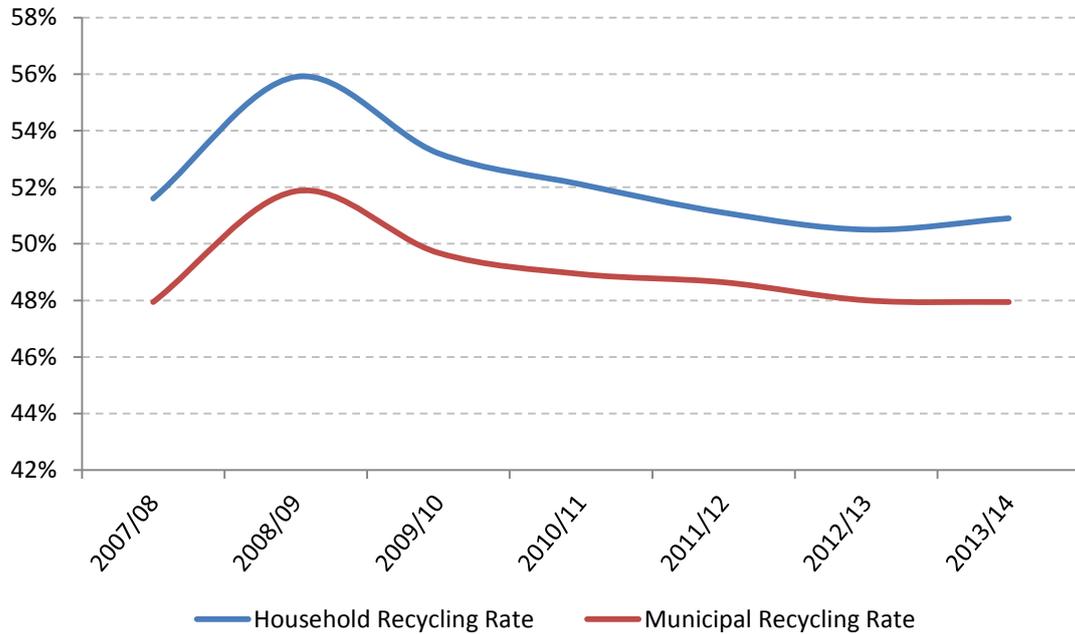


Figure 3-40 Recycling Rates

*Natural resources*

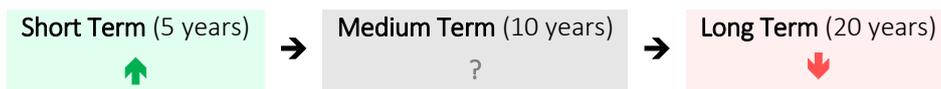
**Future Trends which are likely to continue without the new Local Plan**

3.134. 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.

3.135. 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.

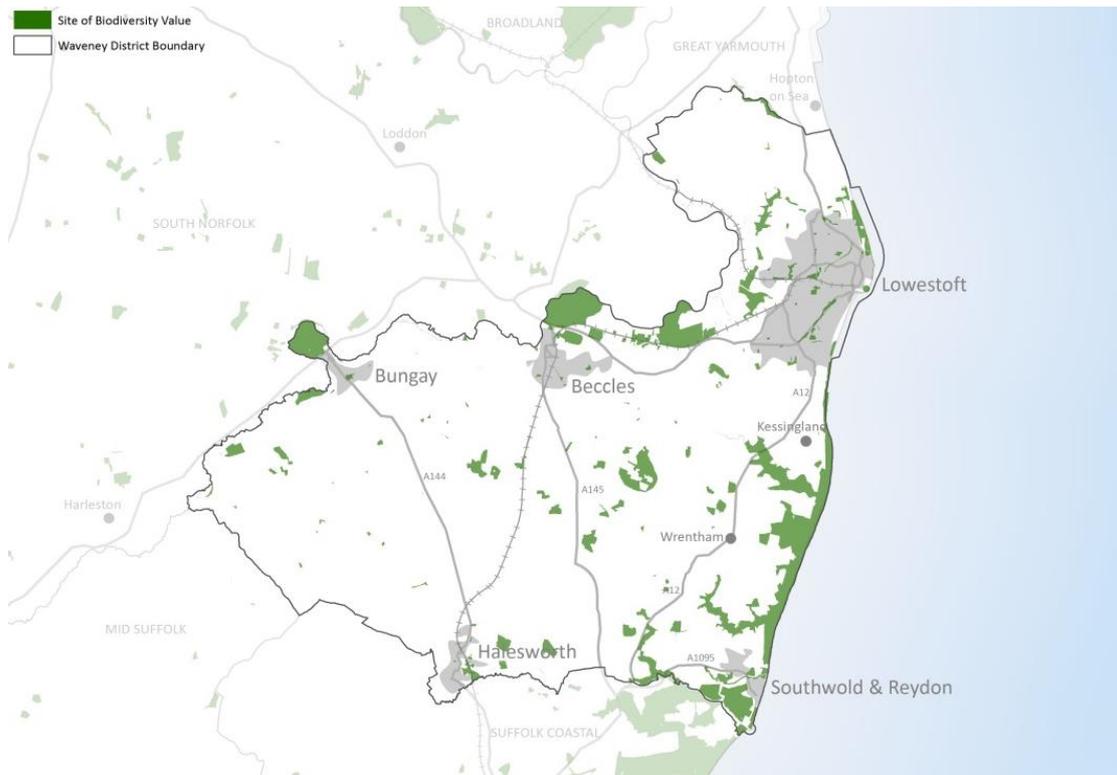
- Household recycling statistics are below the 60% target deadline set out in the National Waste strategy.

## **Biodiversity and Geodiversity**

### **Summary**

#### **Context**

- 3.136. 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.
- 3.137. 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.



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Figure 3-41 Sites of biodiversity value

### Internationally and Nationally Protected Sites

3.138. 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.

3.139. 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 2020<sup>55</sup> 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

<sup>55</sup> Biodiversity 2020: A strategy for England's wildlife and ecosystem services

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%
<b>Total</b>	<b>95</b>	<b>100%</b>	<b>105</b>	<b>100%</b>	<b>105</b>	<b>100%</b>

Table 3.19 Condition and number of Sites of Special Scientific Interest

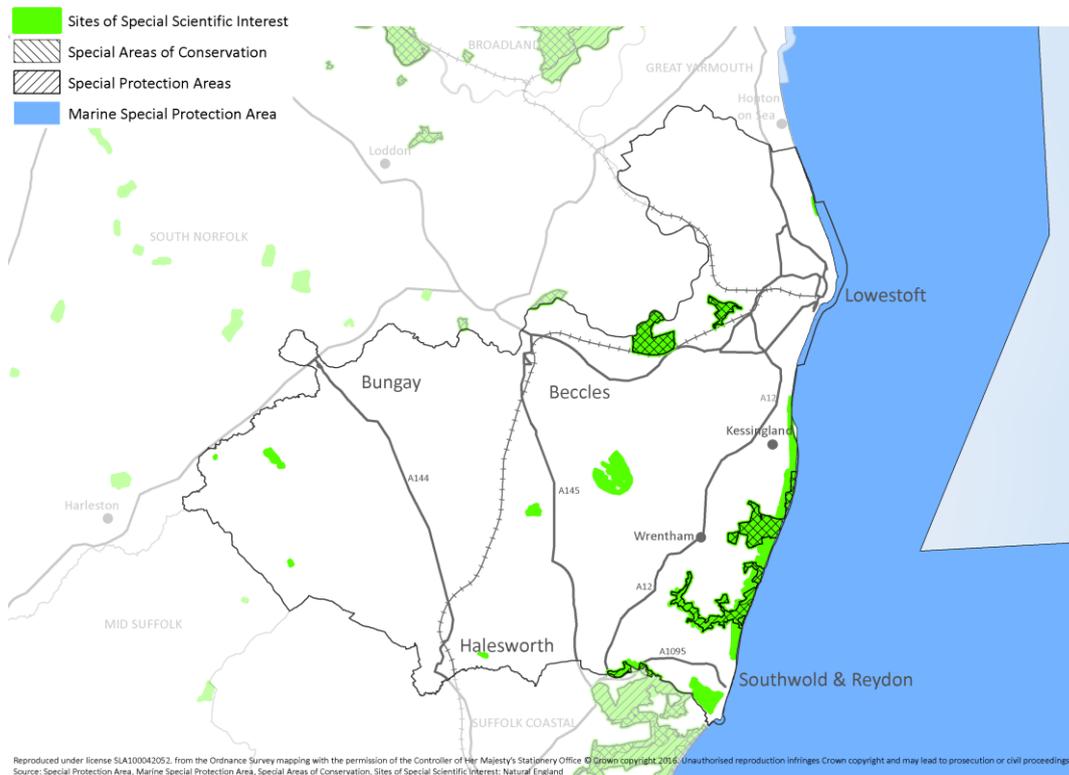
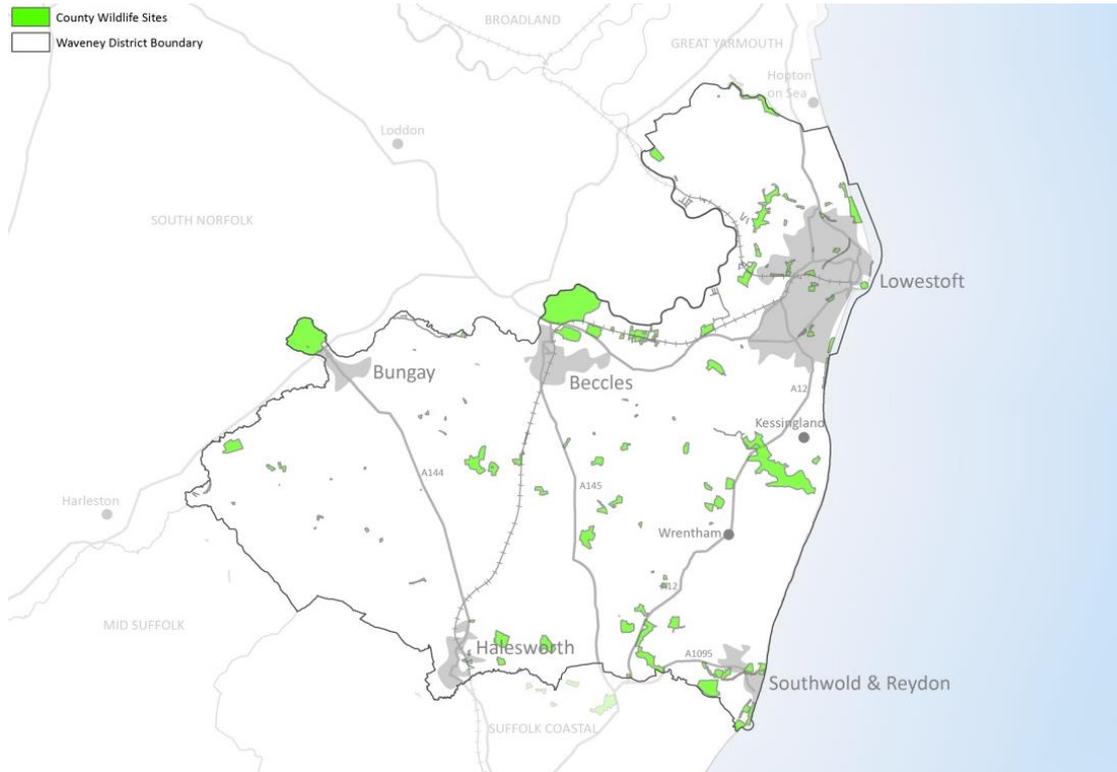


Figure 3-42 Internationally and Nationally Protected Sites

### Management of County Wildlife Sites

3.140. 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.



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Figure 3-43 County Wildlife Sites

3.141. Suffolk County Council is responsible for monitoring conservation management for local sites<sup>56</sup>. Table 3.20 below shows a positive trend in the management of these sites in Suffolk.

Year	Total number of sites	Number of Local Sites in positive conservation management	% sites in positive management
2015/16*	964	645	66.91%
2014/15	968	618	63.90%
2013/14	957	608	63.53%
2012/13	926	544	58.75%
2011/12	926	525	57%

Table 3.20. Local sites in positive management conservation (Suffolk county)

\*Number of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2016

<sup>56</sup> <https://www.gov.uk/government/statistical-data-sets/env10-local-sites-in-positive-conservation-management>

*Biodiversity and geodiversity*

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

- 3.142. 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)<sup>57</sup>.
- 3.143. 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.
- 3.144. 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 an unfavourable but recovering condition.

<sup>57</sup> [http://jncc.defra.gov.uk/PDF/BIYP\\_2013.pdf](http://jncc.defra.gov.uk/PDF/BIYP_2013.pdf)

## Historic Environment

### Summary

3.145. There are 16 conservation areas within Waveney district (two of which fall within the area of Waveney District which is covered by the Broads Authority), 1,602 listed buildings, 29 scheduled monuments and 3 historic parks and gardens. There are also 1,420 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.

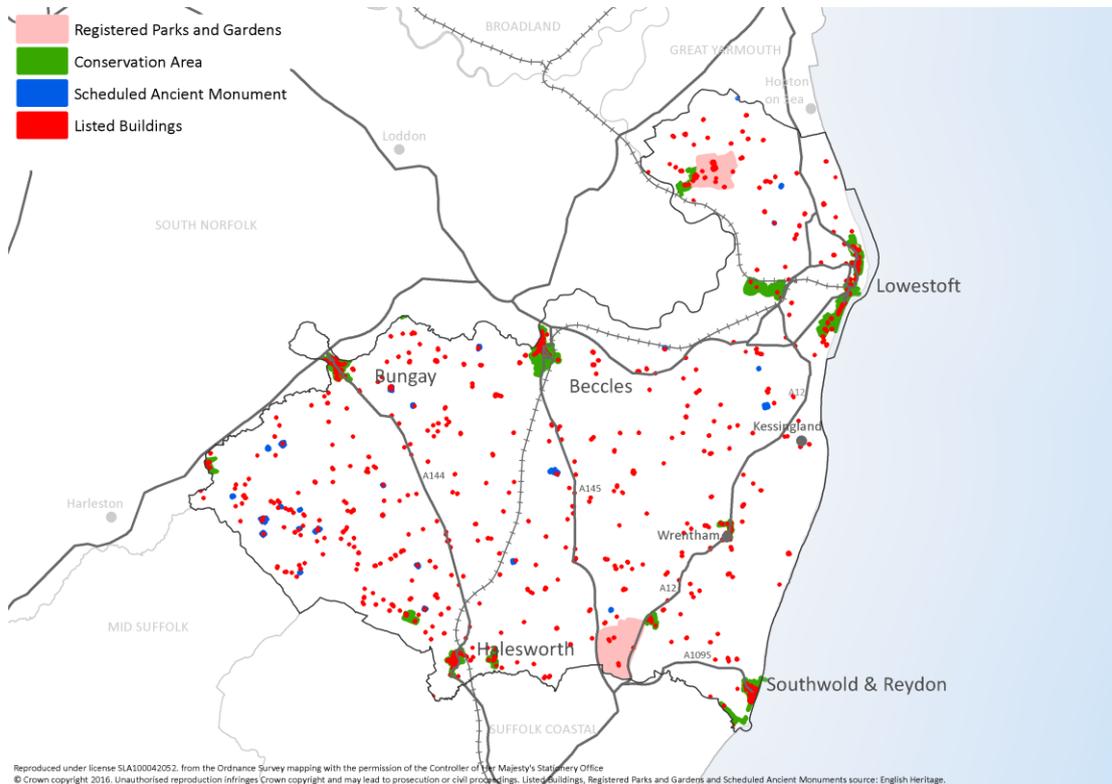


Figure 3-44 Heritage Assets

### Conservation Areas

3.146. Table 3.21 below lists the conservation areas within Waveney.

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

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

Table 3.21. Conservation Area Sizes

### Listed Buildings

3.147. Table 3.22 breaks down the number of listed buildings by grade.

Grade	Number
GI	49
GII*	75
GII	1478

Table 3.22. Number of Listed Buildings

3.148. 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 18. Of these 18 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 work<sup>58</sup>.

Year	Number
2015	18
2012	14
2009	13
2006	15
2003	14

Table 3.23. Number of Listed Buildings at Risk

<sup>58</sup> <https://www.suffolk.gov.uk/planning-waste-and-environment/buildings-in-suffolk/buildings-at-risk-in-suffolk/>

### Historic Parks and Gardens

3.149. Waveney has 3 historic parks and gardens<sup>59</sup>. 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 registered on the National Heritage List.

Name	Area (ha)	Registered 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
<b>Total</b>	<b>451.16</b>		

Table 3.24. Historic Parks and Gardens

### Archaeology

3.150. 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.

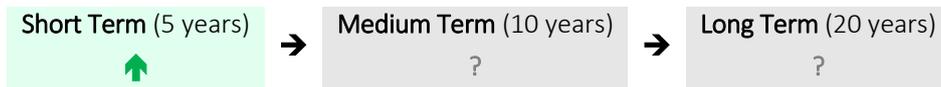
### Historic environment

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

3.151. 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



<sup>59</sup> <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

### *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

- 3.152. 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 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)<sup>60</sup> by the Government is evidence of this.
- 3.153. The New Anglia Strategic Economic Plan<sup>61</sup> 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<sup>62</sup> sets a target for some 10,000 new jobs across East Suffolk (Waveney and Suffolk Coastal) and 900 new enterprises.

#### Employment

- 3.154. The number of jobs in Waveney has decreased over the five years, 2009-2013 from 48,702 to 47,109<sup>63</sup>. 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.
- 3.155. Table 3.25 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	33	29	43	49	45	+12

<sup>60</sup> <https://www.gov.uk/government/publications/building-offshore-wind-in-england-core-centres-for-offshore-renewable-engineering>

<sup>61</sup> New Anglia Strategic Economic Plan 2014 - <http://www.newanglia.co.uk/wp-content/uploads/2014/03/New-Anglia-Strategic-Economic-Plan-V2.pdf>

<sup>62</sup> East Suffolk Growth Plan 2014 - <http://www.eastsuffolk.gov.uk/assets/Business/East-Suffolk-Growth-Plan-August-2014.pdf>

<sup>63</sup> East of England Forecasting Model, data is based on the 2014 baseline scenario – Oxford Economics <http://cambridgeshireinsight.org.uk/EEFM>

	2009	2010	2011	2012	2013	Change
Quarrying						
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
<b>Total</b>	<b>48702</b>	<b>47526</b>	<b>46217</b>	<b>46066</b>	<b>47109</b>	<b>-1593</b>
Suffolk	348333	349107	352929	352161	355042	+6709
UK	31491500	31328749	31497750	31798749	32247499	+75599 9

Table 3.25. Total Jobs per sector, East of England Forecasting Model

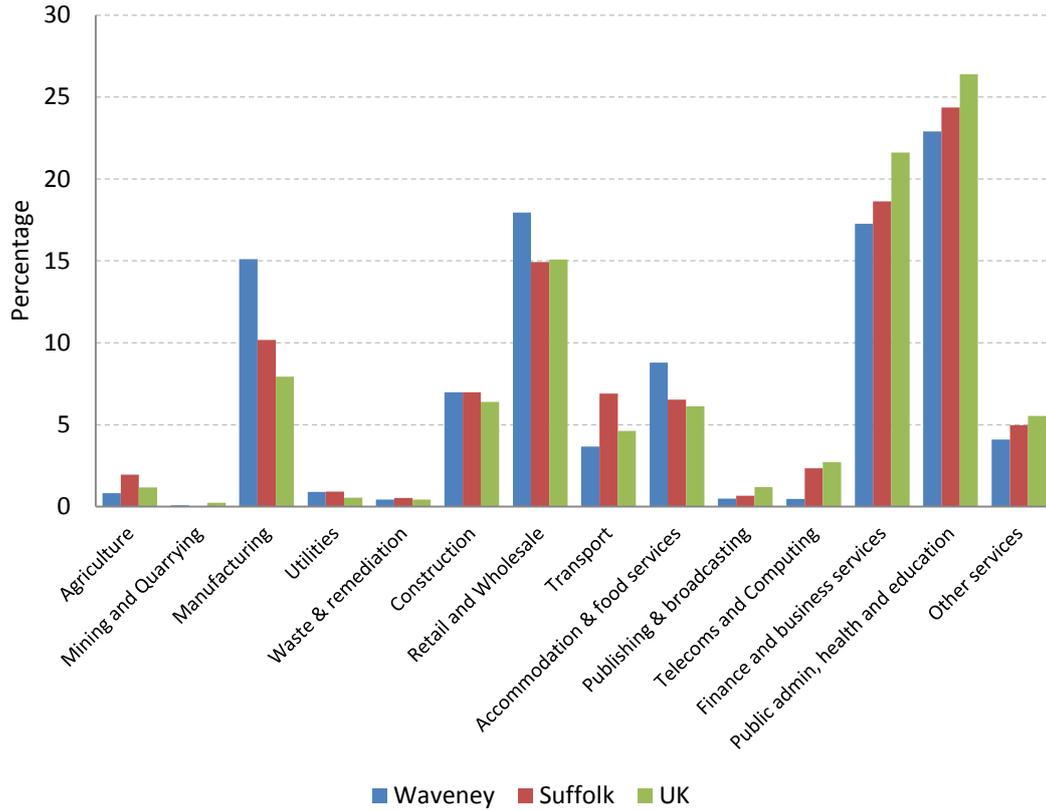


Figure 3-45. Proportion of Jobs by Sector, East of England Forecasting Model

- 3.156. 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%<sup>66</sup>.
- 3.157. As of 2015 Waveney has a jobs density<sup>64</sup> of 0.74. This is below the regional and national averages of 0.81 and 0.83 respectively. The jobs density in Waveney has been consistently under the regional and national averages since data collection began in 2000.
- 3.158. The proportion of the working age population of Waveney working outside the District has increased slightly since 2001<sup>65</sup>. Data from the census shows that in 2001 77% of working 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.

<sup>64</sup> 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.

<sup>65</sup> Source: NOMIS (ONS Census 2001 and 2011). UK Origin Destination Data

**Productivity**

- 3.159. 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 Model<sup>66</sup> 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.
  
- 3.160. The number of businesses operating in the area has steadily grown since 2012 but remained static last year<sup>67</sup> as indicated in Figure 3-46 below. This growth has almost been exclusively in smaller sized businesses (0-9 employees).

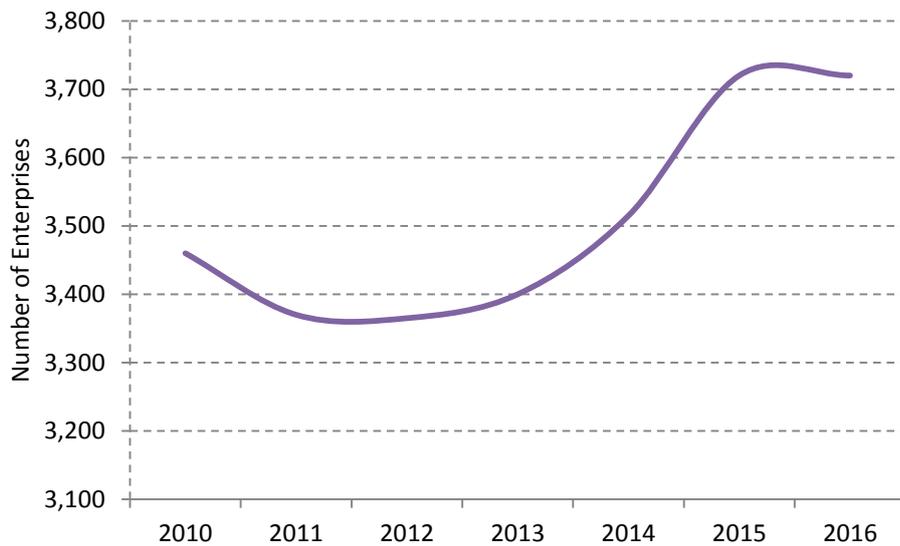


Figure 3-46. Number of Enterprises – Waveney 2010-2016<sup>67</sup>

- 3.161. 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 77,017 sqm. However, the annual rate of development has been generally slowing in recent years as shown in Figure 3-47.

<sup>66</sup> East of England Forecasting Model, data is based on the 2014 baseline scenario – Oxford Economics  
<http://cambridgeshireinsight.org.uk/EEFM>

<sup>67</sup> Source: NOMIS (ONS UK Business Counts – Enterprises)

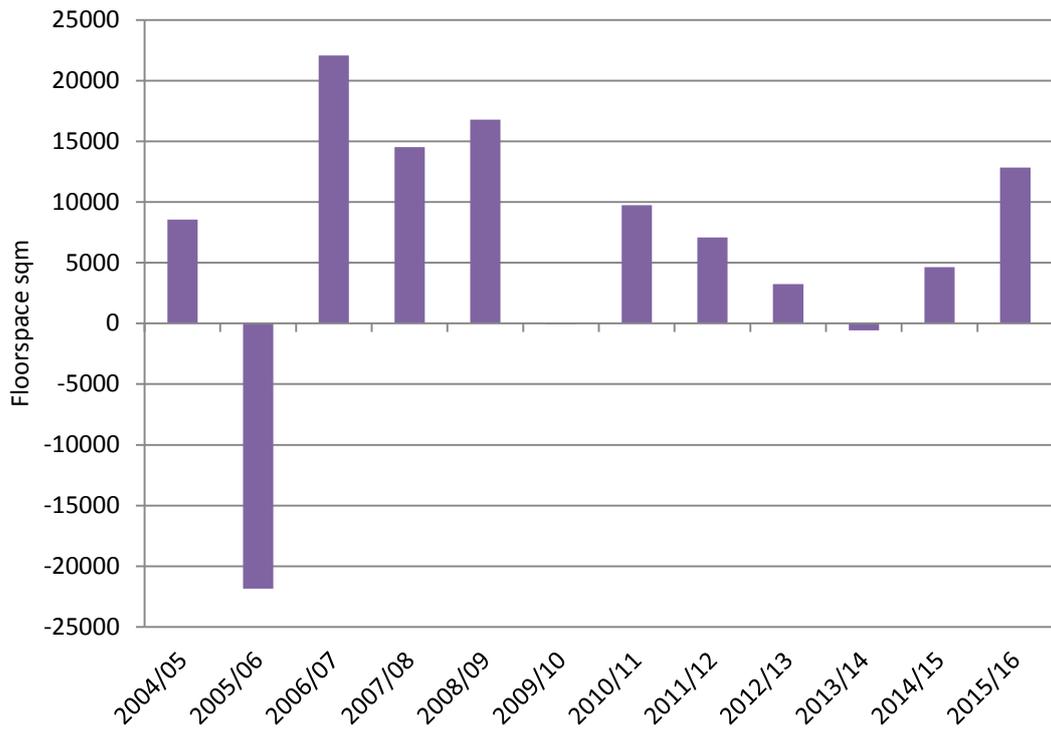
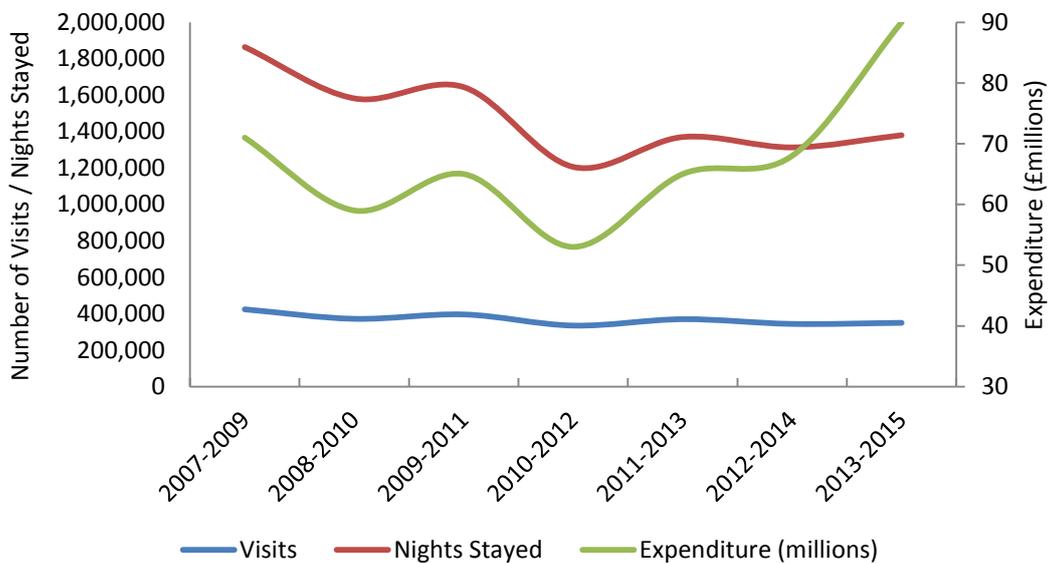


Figure 3-47. Net Business Development Floorspace, WDC Planning Policy: monitoring of planning applications

**Tourism**

3.162. 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 Stays average of three years<sup>68</sup>*

- 3.163. Day visits are also important to Waveney. In 2015 there were 3.78 million day visits to Waveney giving rise to expenditure of £85.04 million<sup>69</sup>

### *Economic growth*

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

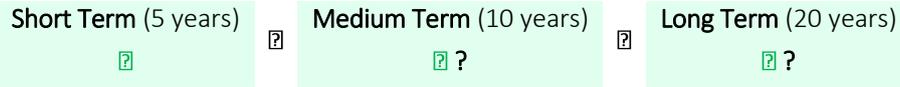
- 3.164. It is expected that the decline in employee jobs will start to reverse alongside a continuation of the upward trend in the number of businesses as the national economy recovers. The 2014 baseline run of the East of England Forecasting Model<sup>66</sup> projects that the total number of employee jobs in Waveney will increase by 2,090 in the period 2011-2031. The majority of these jobs being created are in 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.
- 3.165. 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. Local Plan policies protect existing employment land from redevelopment for other uses. This should further help support economic growth in the short term.
- 3.166. The tourism industry is also expected to remain important. The East of England Forecasting Model<sup>66</sup> predicts an increase of approximately 1,000 jobs in the accommodation and food sector over the period 2011-2031
- 3.167. 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.

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<sup>68</sup> Source: Visit England, the GB Tourist- [https://www.visitbritain.org/sites/default/files/vb-corporate/Documents-Library/documents/England-documents/gb\\_tourist\\_report\\_2015.pdf](https://www.visitbritain.org/sites/default/files/vb-corporate/Documents-Library/documents/England-documents/gb_tourist_report_2015.pdf)

<sup>69</sup> Source: Visit England, Day Visits 2015 - [https://www.visitbritain.org/sites/default/files/vb-corporate/Documents-Library/documents/England-documents/gbdvs\\_annual\\_report\\_2015\\_13.06.16.pdf](https://www.visitbritain.org/sites/default/files/vb-corporate/Documents-Library/documents/England-documents/gbdvs_annual_report_2015_13.06.16.pdf)

## *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**

3.168. 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.

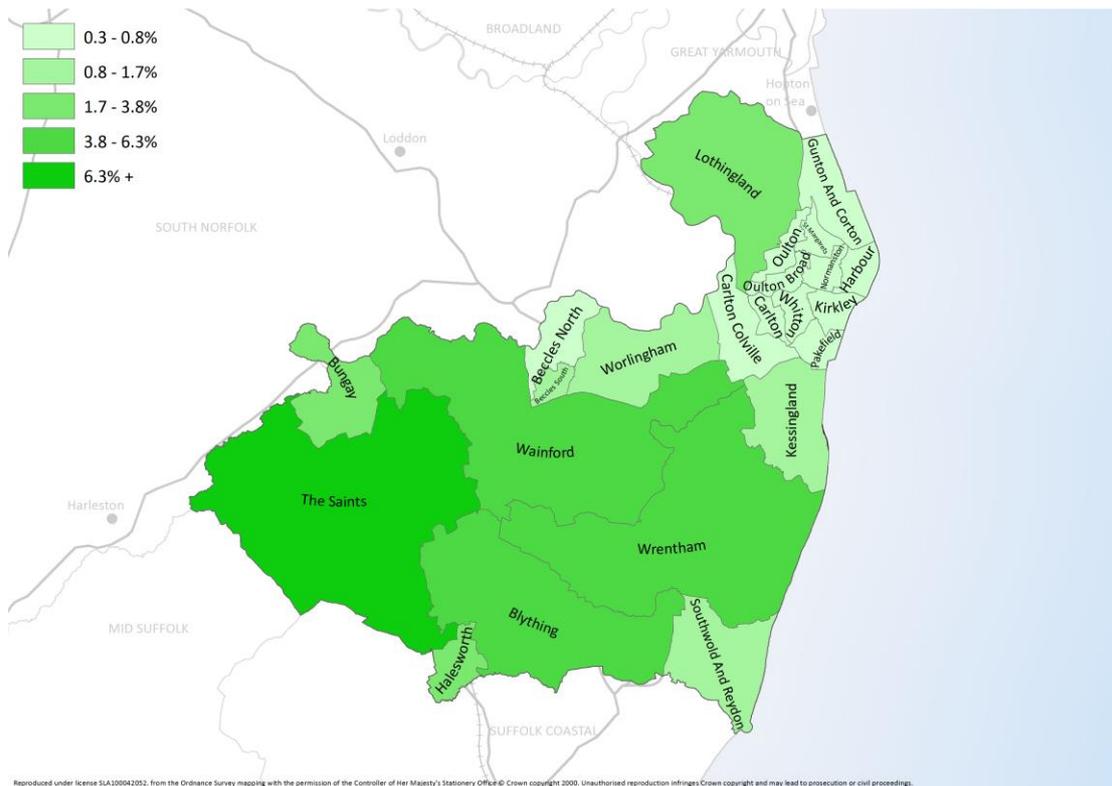


Figure 3-49 Proportion of employees employed in agriculture, forestry and fishing

- 3.169. 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.
- 3.170. 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 wards<sup>70</sup>.

<sup>70</sup> Source: Business Register and Employment Survey 2013 (ONS Copyright)

- 3.171. 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.
- 3.172. 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. 3,633 square metres of new employment floorspace has been delivered in rural areas (4% of the district total). 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.
- 3.173. 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.<sup>71</sup>

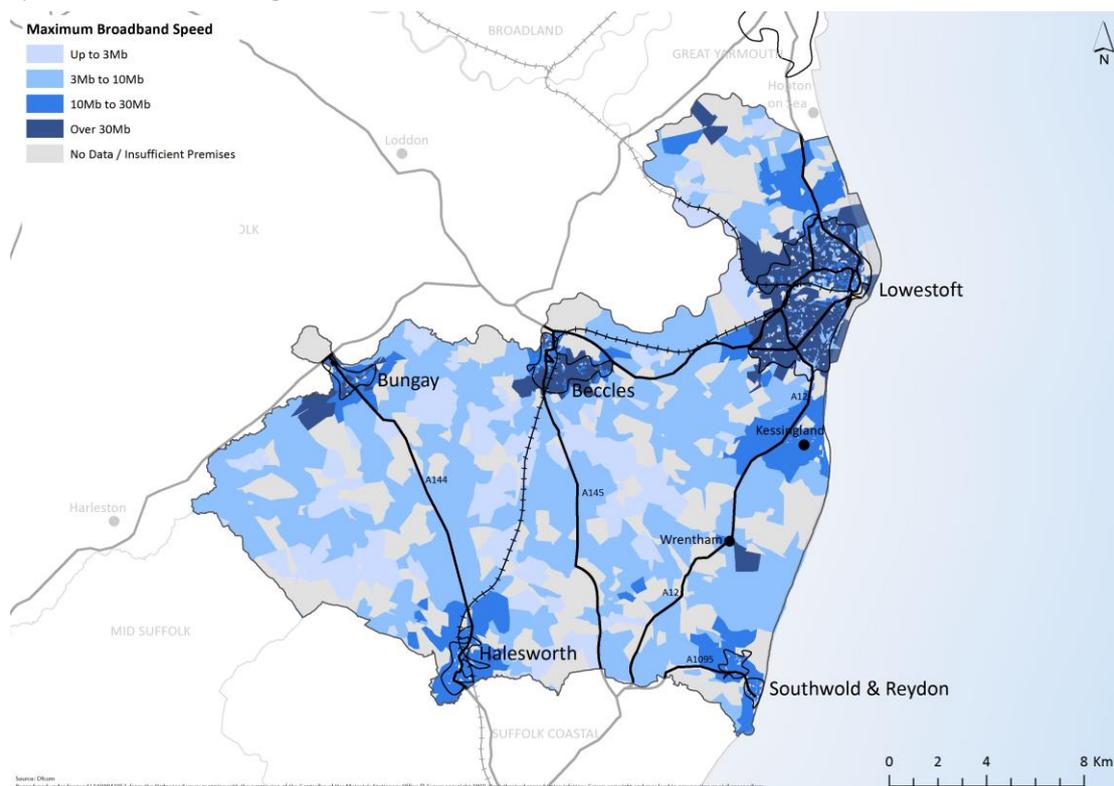


Figure 3-50 Broadband speeds in Waveney

<sup>71</sup> Ofcom, Fixed Broadband postcode level data (2013)

*Rural economy*

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

- 3.174. Current local plan policy seeks to direct housing and employment development towards Lowestoft, the market towns and the larger villages.
- 3.175. 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.
- 3.176. 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 to Suffolk” initiative aimed to bring fibre optic broadband to 85% of the county by September 2015. Take-up of the new services in Suffolk is currently 38% (Better Broadband to Suffolk, Newsletter Winter 2016). Suffolk was the first county to sign up to the government’s “Superfast Extension Programme” which will result in over 95% coverage in Suffolk by 2019 and beyond this programme are committed to reach 100% as quickly as possible.
- 3.177. 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

- 3.178. 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 (Table 3.26).

Town centre	Lowestoft	Beccles	Bungay	Halesworth	Southwold
% units used for retail	68	46	39	53	54

Table 3.26. Proportion of town centre units used for retail, town centre surveys 2016<sup>72</sup>

- 3.179. 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.
- 3.180. 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.
- 3.181. 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. In Lowestoft, the vacancy

<sup>72</sup> Source: WDC Planning Policy monitoring - town centre surveys carried out May / June each year.

rate has recovered slightly in recent years from its highest recorded rate in 2014 at 17.6% to 11.8% in 2016. The national average at this time is 12.4% (The Local Data Company, July 2016). 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.

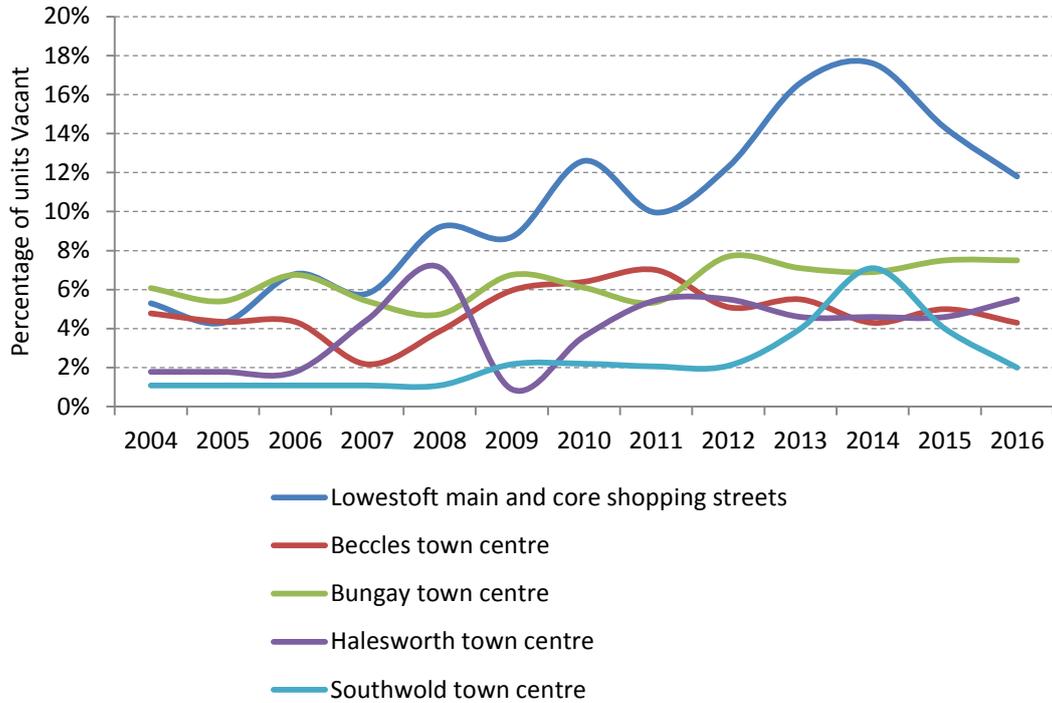


Figure 3-51. Vacant town centre units, town centre surveys 2004-2016

3.182. Internet retail is becoming more important when trying to understand the District’s shopping habits. Retail needs work undertaken in neighbouring Great Yarmouth<sup>73</sup> 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 Forum<sup>74</sup> 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.

<sup>73</sup> Great Yarmouth Borough Council Retail Study Appendix 10 – Key Trends, 2011

<sup>74</sup> Ellis, Rebecca M. (2013) Waveney Town Centre Study, Digital Era Research Report 2013-1. Attleborough, UK: Digital Era Research

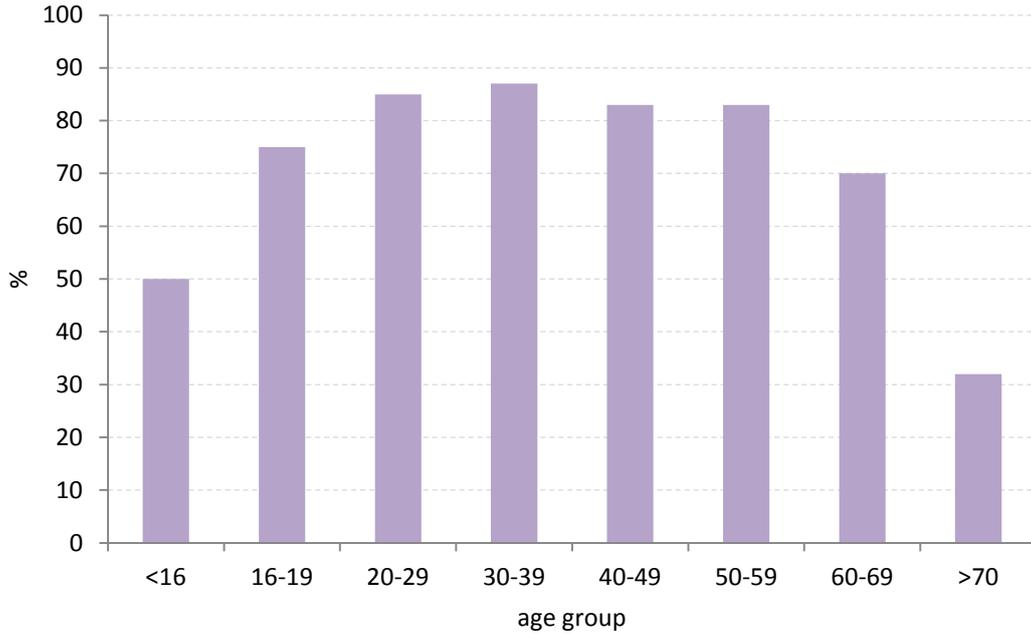


Figure 3-52 % who use internet retail by age group

- 3.183. 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.
- 3.184. 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.
- 3.185. The Waveney 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)<sup>75</sup>. 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 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.
- 3.186. 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

<sup>75</sup> Lowestoft Lake Lothing and Outer Harbour Area Action Plan, 2012

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**

- 3.187. 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.
  
- 3.188. 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 retail planning policies 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.
  
- 3.189. 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

- 3.190. 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 Census<sup>76</sup> 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 Lowestoft<sup>77</sup> the proportion is even higher at 7.3%.
- 3.191. 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 districts with a higher proportion of pedestrian commuters are 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.

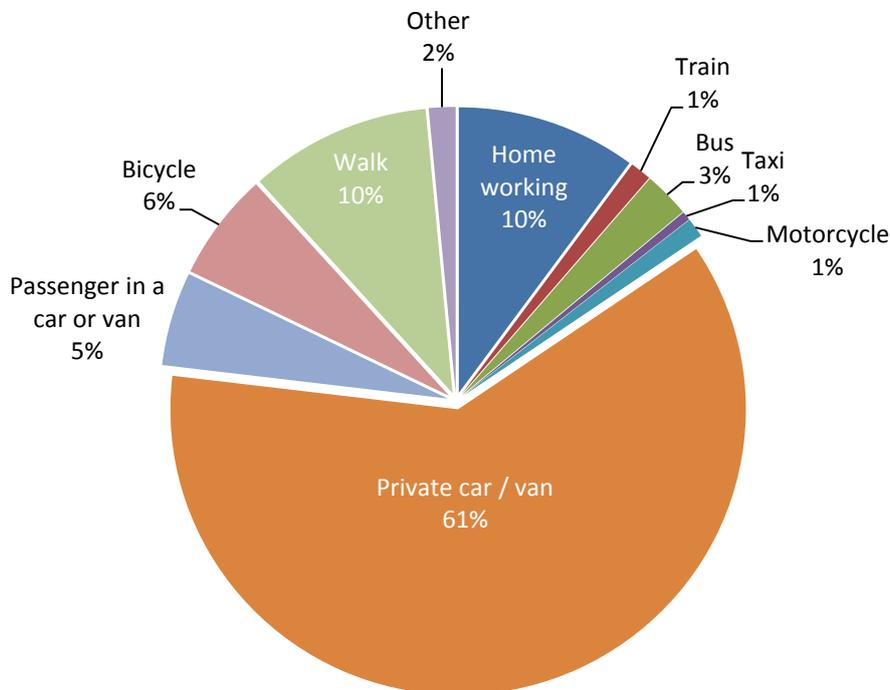


Figure 3-53 Method of travel to work by proportion of population, Waveney (2011 Census)

<sup>76</sup> Source: Nomis (ONS 2011 Census)

<sup>77</sup> ONS Built Up Area Statistical Geography – Lowestoft includes built up area of Oulton and Carlton Colville parishes.

- 3.192. 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.
- 3.193. 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 over public transport and sustainable modes of travel.
- 3.194. 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

- 3.195. 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 22,000 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 (13,000 cars per day in 2013), which forms the eastern crossing of Lake Lothing. The A12 running north to Great Yarmouth (19,000 cars per day) also carried considerable volumes of traffic, as did London Road South (11,000 cars per day). Figure 3-54 shows the concentration of traffic on major routes through Lowestoft.

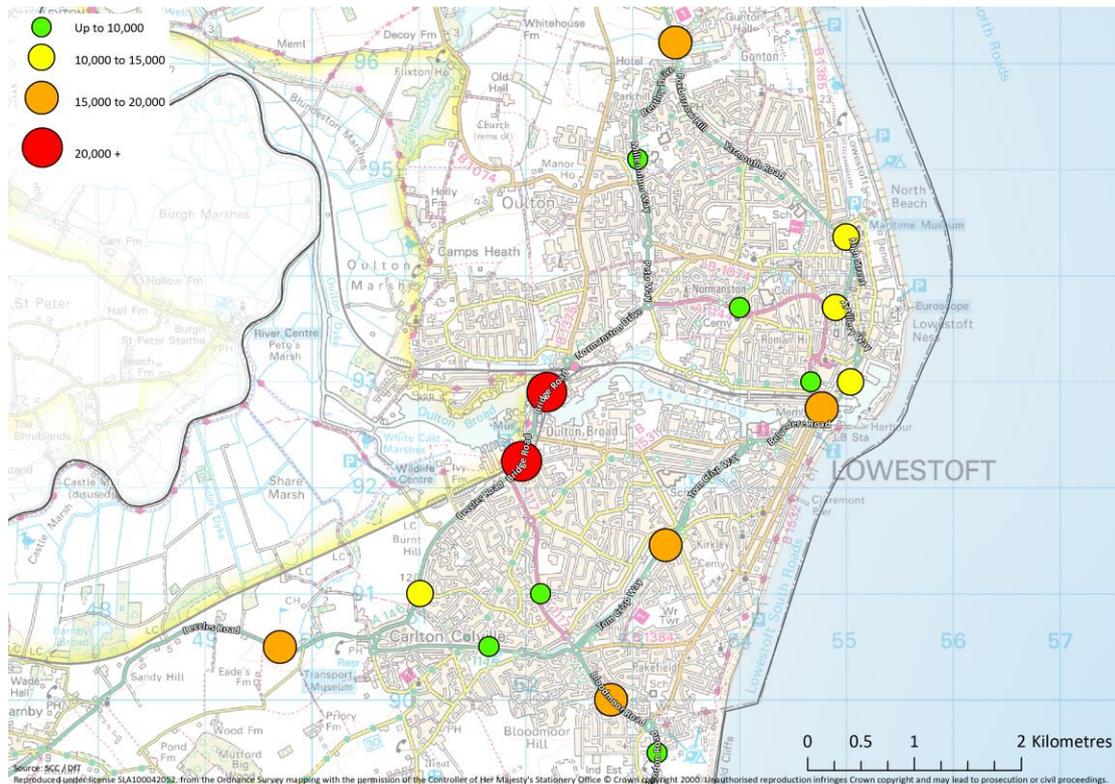


Figure 3-54 Distribution of road traffic in Lowestoft, 2013<sup>78</sup>

- 3.196. 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 (12,000 cars per day), George Westwood Way (11,000 cars per day) and the A145 London Road (1,500 cars per day) in Beccles, as well as Saxons Way (9,000 cars per day) and London Road (6,000 cars per day) in Halesworth. Outside of the market towns the A146, which passes Beccles to the north and the 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.
- 3.197. 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.
- 3.198. 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.
- 3.199. 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

<sup>78</sup> Source: Department for Transport and Suffolk County Council Highway Monitoring

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 previously mentioned 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**

3.200. 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. The Waveney Cycle Strategy 2016<sup>79</sup> identifies improvements in the cycle network which can be funded from developer contributions and for organisations to work together to raise the profile of cycling as a leisure activity as well as a way to commute to work/school. 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.

<sup>79</sup> <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/existing-waveney-local-plan/background-studies/culture-tourism-and-leisure/waveney-cycle-strategy/>

- 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 4,300 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 Population	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 7 times annual earnings and house prices

**Social Issues and Problems**

	in some rural areas and Southwold and Reydon are much more expensive than other parts of the District.
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**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 an 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 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?	Will the allocation option result in a loss of public open space or indoor sport provision?  Will the allocation option result in a gain of public open space provision or indoor sport provision?  Are public open space, key services and employment opportunities accessible by foot or by cycle from the allocation option?
	Will it encourage active lifestyles?	As above
	Will it improve access to health facilities?	Will the allocation option provide new health facilities?  Are health facilities accessible by foot or by cycle or by 30 minute public transport ride from the allocation option?
	Will it maintain or improve residential amenity?	Is the allocation option close to a noise source or lead to domestic noise complaints?  Is the allocation option close to sources of odour or dust or could the allocation option

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
		lead to domestic odour or dust complaints?
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?	Are post offices, primary schools, pub/meeting places, food shops and GP surgeries accessible by foot or by cycle from the allocation option?
		Is the allocation option within a 30 minute public transport ride to the above services or facilities?
		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?
	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?
	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?	Will the allocation option provide for a mix of tenures of housing in the local area?
		Will the allocation option provide affordable homes in a rural area?

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
		<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>
	<p>Will it reduce unemployment?</p>	<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>
	<p>Will it increase average earnings across the District?</p>	<p>n/a</p>
<p>6. To meet the housing requirements of the whole community</p>	<p>Will it provide sufficient housing to meet need and demand?</p>	<p>Is the allocation for housing?</p>
	<p>Will it provide a mix of housing according to local need and affordability?</p>	<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>
	<p>Will it increase the affordability of housing?</p>	<p>Will the allocation option provide employment generating development?</p>
<p>7. To maintain air quality</p>	<p>Will it increase traffic in air quality sensitive locations?</p>	<p>Will the allocation option result in traffic at sensitive locations?</p>
<p>8. To maintain and improve water quality</p>	<p>Will it improve the quality of rivers and other inland waters?</p>	<p>Is there capacity in water recycling centres to accommodate the allocation option without detriment to water quality objectives?</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>

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	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?	<p>Will the allocation option lead to coalescence of settlements?</p> <p>Is the allocation option in the AONB and/or it could it materially harm the AONB?</p> <p>Would the allocation option materially harm the setting of the Broads?</p> <p>Is the allocation option within tributary valley farmland or rural river valleys character areas and/or could materially harm the character areas.</p> <p>Will the allocation option lead to a loss of or harm important local landscape features?</p> <p>Will the allocation option harm the townscape and/or setting of the settlement?</p>
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	n/a

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	<p>increase recycling rates?</p> <p>Will it conserve water resources?</p>	<p>Will the allocation option detrimentally affect water resources?</p>
<p>12. To conserve and enhance biodiversity and geodiversity</p>	<p>Will it maintain or enhance sites designated for their nature or geodiversity conservation interest?</p> <p>Will it avoid disturbance of protected species and avoid damage to their habitats?</p> <p>Will it help deliver targets and actions for habitats and species in the Suffolk Biodiversity Action Plan?</p>	<p>Will the allocation option result in a direct loss or damage to the integrity of designated sites?</p> <p>Does the allocation option present an opportunity to enhance designated sites?</p> <p>Will the allocation result in disturbance or damage to any protected species or their habitats?</p> <p>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?</p>
<p>13. To conserve and enhance the historic environment</p>	<p>Will it protect and enhance heritage assets and the setting of heritage assets?</p>	<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>
<p>14. To achieve sustained and resilient economic growth</p>	<p>Will it increase the number of jobs in the District?</p>	<p>Is the allocation option for employment generating development?</p> <p>Will the allocation result in a loss of employment land or premises?</p>

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	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 rural economy	Will it provide affordable housing in the rural areas?	Is the allocation option for affordable 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)?

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	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. Appraisal of Options

6.1 The individual policies and proposals of the First Draft Local Plan have been developed through consultation and an appraisal of the policies against the Sustainability Appraisal Framework. The individual appraisals can be found in Appendix E.

## Appraisal of policies against alternative options

6.2 The policies and proposals of the First Draft Local Plan are just some of a large number of different options considered. The alternative options for each policy in the First Draft Local Plan are listed below together with the reasons for discounting them. A full appraisal of each alternative option is included in Appendix F.

### Policy WLP1.1 – Scale and Location of Growth

Alternative Option	Reason Discounted
<p><b>Alternative Option 1: Continue to Focus Growth in Lowestoft</b>                      (Lowestoft: 75%, Beccles and Worlingham: 10%, Bungay: 2%, Halesworth and Holton: 5%, Southwold and Reydon 3%, Rural: 5%)</p>	<p>The main concern is whether the local housing market could support such high levels of growth in the town. This uncertainty brings a risk that objectively assessed needs for housing may not be met under this option. The effect of the option would result in most greenfield sites to the north and south of the town being developed. Some of these would likely either be in a sensitive landscape or on high grade agricultural land. As greenfield land is normally a more attractive option for developers, there could be less interest from developers in the brownfield regeneration sites currently permitted in the central areas of Lowestoft.</p> <p>Focusing 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.</p>
<p><b>Alternative Option 2: Promote Significant Growth in Beccles and Worlingham</b> (Lowestoft: 60%, Beccles and Worlingham: 25%,</p>	<p>The main drawback of this option is that focusing growth in Lowestoft and Beccles at the expense of other towns would do less to support other town centres in the market towns. In general there was less support for this option</p>

Alternative Option	Reason Discounted
Bungay: 2%, Halesworth and Holton: 5%, Southwold and Reydon 3%, Rural: 5%)	<p>from the public and other stakeholders than the other options considered.</p> <p>Whilst feedback from developers suggests that the market is strong in Beccles, this level of growth would still be challenging for the market to accommodate and there would be a greater risk the objectively assessed needs for housing may not be met under this option. There is concern that this option would place significant stress on the town's infrastructure.</p>
<p><b>Alternative Option 3: Allocate half of the Districts development to Lowestoft and promote significant growth in Beccles and Worlingham</b> (Lowestoft: 50%, Beccles and Worlingham: 35%, Bungay: 2%, Halesworth and Holton: 5%, Southwold and Reydon 3%, Rural: 5%)</p>	<p>Focusing growth in Lowestoft and Beccles at the expense of other towns would do less to support other town centres in the market towns. The high levels of growth proposed for Beccles in this option raises similar concerns to Alternative Option 2 as it is uncertain whether the local housing market could support such high levels of growth which would be significantly more than the town has experienced on average over the last 20 years. This uncertainty brings a risk that objectively assessed needs for housing may not be met under this option. The higher levels of development proposed under this option could increase the risk of creating air quality issues in the Ingate area from increased traffic. There is concern that this option would place significant stress on the town's infrastructure.</p>
<p><b>Alternative Option 4: Spread development more evenly across market towns and rural areas</b> (Lowestoft: 55%, Beccles and Worlingham: 15%, Bungay: 4%, Halesworth and Holton: 8%, Southwold and Reydon 6%, Rural: 5%)</p>	<p>This option is very similar to the preferred option, the only difference being more development directed to Southwold and Reydon than Bungay. The main reason for not pursuing this option is that there is more capacity in Bungay to accommodate development which would have less of an impact on protected landscapes than development in Southwold and Reydon. There was limited support in the consultation for the higher levels of growth presented by this option for Southwold and Reydon. All local Parish Councils, local organisations and many respondents living in Southwold and Reydon did not support the level of growth.</p>
<p><b>Alternative Option 5: Only plan to meet objectively assessed needs for housing and employment – i.e. do</b></p>	<p>This would remove some flexibility and increase the risk that the objectively assessed need would not be met as some sites allocated may not come forward as planned.</p>

Alternative Option	Reason Discounted
not over allocate development in the Local Plan.	Additionally, the level of affordable housing needed cannot be viably met as part of mixed use developments. An over-allocation as presented in the First Draft Plan means more housing delivered overall and therefore more affordable housing.
Alternative Option 6: Focus all retail and leisure growth in Lowestoft.	This option would undermine the potential for the other town centres, particularly, Beccles to grow to support increasing populations.

### Policy WLP1.2 - Presumption in Favour of Sustainable Development

Alternative Option	Reason Discounted
No Policy.	The presumption in favour of sustainable development is embedded in national planning policy, so the effect of not having this policy in the Local Plan has little difference to the effect of having it. However, a positive policy of this kind helps add clarity as to how the Council will approach planning decisions.

### Policy WLP1.3 - Settlement Boundaries

Alternative Option	Reason Discounted
No Policy.	The Settlement Boundary policy is an essential policy to ensure the overall strategy set out in Policy WLP1.1 is delivered. No policy option increases uncertainty and could potentially allow more development than is planned for or result in development taking place in less sustainable locations. This could give rise to negative effects on environmental and social and potentially economic objectives. Limiting development beyond settlement boundaries lowers land values in these locations by removing the 'hope value' for high value developments such as market housing. This allows the Council to develop 'exception site policies' which allow for certain types of development such as 100% affordable housing schemes or schemes for the relocation of homes at risk from coastal erosion which would not otherwise be viable if they were competing for land with market housing.

### Policy WLP1.4 – Infrastructure

Alternative Option	Reason Discounted
No Policy.	<p>No local infrastructure policy would reduce clarity about what infrastructure is needed and how it should be delivered.</p> <p>No local policy could lead to negative effects on environmental objectives due to the capacity of infrastructure being exceeded. Negative economic objectives could result from a lack of infrastructure to support inward investment. Lack of social infrastructure could undermine health, education and access to services and facilities objectives.</p>

### Policy WLP2.1 – Central and Coastal Lowestoft Regeneration

Alternative Option	Reason Discounted
No Policy.	No regeneration strategy for Central and Coastal Lowestoft could result in missed opportunities for regeneration and a lack of a coordinated approach to regeneration in the town. This would result in a lack of positive social, environmental and economic effects.

### Policy WLP2.8 – Historic High Street and Scores Area

Alternative Option	Reason Discounted
No Policy.	The proposed policy provides a positive approach to the regeneration of the High Street area. No local policy would result in less clarity in what the Council's objectives are for the area which could reduce the potential for regeneration.

### Policy WLP2.9 - Inner Harbour Port Area

Alternative Option	Reason Discounted
No Policy.	A lack of local policy on this issue could result in inappropriate development taking place in and around the port which could undermine its operation and its potential

Alternative Option	Reason Discounted
	for growth. This could therefore undermine economic objectives.

### Policy WLP2.10 - Oulton Broad District Shopping Centre

Alternative Option	Reason Discounted
<b>Stronger protection of retail uses</b>	This option would ensure all existing retail uses are protected. However, it could result in an increased vacancy rate undermining the viability and vitality of the centre overall. The restriction on conversion of retail premises to cafes and restaurants could undermine the potential for tourism growth.
<b>No Policy.</b>	No policy would potentially allow for any of the existing premises in retail, café, and other services use converting to uses which do not support the vitality and viability of the district centre. This could negatively impact upon local tourism and access to services and facilities for local people.

### Policy WLP2.11 - Kirkley District Shopping Centre

Alternative Option	Reason Discounted
<b>Stronger protection of retail uses</b>	This option would ensure all existing retail uses are protected. However, it could result in an increased vacancy rate undermining the viability and vitality of the centre overall. The restriction on conversion of retail premises to cafes and restaurants could undermine the potential for tourism growth.
<b>No Policy.</b>	No policy would potentially allow for any of the existing premises in retail, café, and other services use converting to uses which do not support the vitality and viability of the district centre. This could negatively impact upon local tourism and access to services and facilities for local people.

### Policy WLP6.2 - Southwold Harbour

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
<b>No Policy.</b>	With no specific policy for Southwold Harbour, there would still be some level of protection though Conservation Area policies in the Local Plan and the National Planning Policy Framework. However, a lack of a local policy would reduce the clarity on what development is acceptable and what development is not.

### Policy WLP7.1 – Rural Settlement Hierarchy and Housing Growth

Alternative Option	Reason Discounted
<b>Develop a rural settlement hierarchy based only on the size of a settlement.</b>	Only considering settlement size would result in new development being allocated in settlements that could potentially accommodate housing growth but the location is unlikely to result in sustainable development in the long-term. This option would increase the number of people accessing services and facilities by car and likely lead to new development having an adverse effect on a rural community. Small villages would have little scope for stepping up the settlement hierarchy and could place existing rural services and facilities at risk because the market may not be large enough to support them.
<b>Develop a rural settlement hierarchy based only on access to services and facilities.</b>	Only considering access to services and facilities is likely to lead in development being allocated that would overwhelm some existing settlements, be detrimental to their character and result in development coming forward that is not well integrated with the existing community. Some services and facilities are located in villages that are quite isolated and if these were to close for any reason this could result in increasingly unsustainable development in the long-term.
<b>Only focus new housing development in larger villages and smaller villages with 80% in larger villages and 20% in smaller villages to be delivered through housing allocations respectively but no development in hamlets or scattered communities.</b>	This option could result in too much development taking place in larger settlements over too short a time period. In this regard, villages may not be able to cope and infrastructure may not be in place to support this. 20% in the smaller villages is considered appropriate, however, with no development in the hamlets and scattered communities this could protect their existing character but could reduce the long-term sustainability of such settlements and not deliver housing where it might be needed or wanted.

Alternative Option	Reason Discounted
<p>Spread development more evenly across larger villages, smaller villages, hamlets and scattered communities? 40% in larger villages to be delivered through housing allocations; 40% in smaller villages to be delivered through housing allocations; and 20% in hamlets and scattered settlements to be delivered through windfall.</p>	<p>This option could potentially place too much strain on smaller settlements which could have an adverse impact on local character, the community and result in too much development in unsustainable locations. A significant number of windfall sites would be required which could set an unwarranted precedent in terms of the types of sites that may come forward in order to fulfil the housing requirement. 40% of new development in the larger villages may result in not enough development being delivered to facilitate investment in new infrastructure where it may be needed and inadvertently compound existing issues.</p>
<p>Allocate sites for housing in all three categories in the settlement hierarchy and not rely on windfall and neighbourhood plan allocations in the smallest and most rural communities in the District.</p>	<p>Allocating sites in the larger and smaller villages is more appropriate as this is where most of the rural development is expected to take place. There are limited opportunities to allocate housing sites in the smallest communities and individually the size of the sites (in terms of the number of dwellings on each site and housing density) is unlikely to be considered strategic. However, cumulatively these will make a strategic contribution towards the overall housing strategy. Relying on windfall sites enables more emphasis for communities to guide development through Neighbourhood Plans.</p>

### Policy WLP8.1 – Housing Mix

Alternative Option	Reason Discounted
<p>No Policy.</p>	<p>This option would leave the Council with no control over the size and type of homes built which would have a negative effect in meeting the needs identified in the Strategic Housing Market Assessment and responding to local needs. This would be harmful in meeting the housing needs for the whole community.</p>

### Policy WLP8.2 – Affordable Housing

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
No Policy.	No policy would be contrary to the National Planning Policy Framework. This option would mean Affordable Housing could not be effectively delivered and would have a negative impact on meeting the Affordable Housing need identified in the Strategic Housing Market Assessment. This would be harmful in meeting the housing needs for the whole community.

### Policy WLP8.3 – Self Build and Custom Build

Alternative Option	Reason Discounted
No Policy.	Demand for self and custom build plots in the district is demonstrated by 102 entries in the self build and custom build register. In this option the Council would rely on the market to provide these plots and delivery could not be guaranteed. This would generate uncertainty around the delivery of plots and a risk of non-delivery of self/custom build homes for those on the register.

### Policy WLP8.4 – Conversion of Properties to Flats

Alternative Option	Reason Discounted
No Policy.	This option would risk social and environmental issues in existing flat saturation areas being exacerbated. It would also risk new problems being generated in streets which become subject to a high percentage of flat conversions. Houses of Multiple Occupation or bedsits could be created across the district which can lead to social and environmental issues, including the loss of larger family homes from the housing stock. Fear of crime could also increase in areas where it is perceived there a high numbers of flats and HMOs.
Policy preventing conversions of properties to self-contained flats and houses of multiple occupation throughout the district.	This option would prevent further social and environmental issues arising from high percentages of flat conversions in a single street. However, it would be highly inflexible and would prevent conversions taking place where there is a need for smaller accommodation units and where no harm would arise.

### Policy WLP8.5 – Gypsy and Traveller Sites

Alternative Option	Reason Discounted
No Policy.	This option would generate uncertainty around delivering the required pitches as identified in the Gypsy and Traveller Accommodation Needs Assessment. There would be no clear criteria for determining planning applications. Sites may be developed in unsustainable locations with poor access to facilities, services, and education or in a flood risk zone. Unauthorised encampments may increase as a result.
Allocate sites in the local plan to provide accommodation for Gypsies and Travellers.	The Call for Sites and the Options consultation did not identify any sites for consideration. The Gypsy and Traveller Accommodation Needs Assessment identified a need for 17 new pitches for the period up to 2036 – this scale of need could be addressed through planning applications for sites. The sustainability benefits are similar to the preferred option.

### Policy WLP8.6 – Affordable Housing in the Countryside

Alternative Option	Reason Discounted
Do not allow any market housing on exception sites.	This option could compromise the delivery of affordable housing in rural communities by making potential schemes unviable. This approach is inconsistent with the National Planning Policy Framework which suggests a limited amount of market housing could be acceptable if justified.
No Policy.	Without a policy in place no housing would be permitted in rural settlements which are classified as ‘Countryside’ in the Local Plan. This approach would not support rural communities where a limited amount of growth may be needed and would be contrary to the wider objectives set out in national policy. Delivery of affordable housing would be reliant on other mechanisms such as neighbourhood plans.

### Policy WLP8.7 – Small Scale Residential Development in the Countryside

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
Only permit small scale residential development in the countryside where there is access to services and facilities or public transport.	There are few villages in the District with a good array of services and facilities. The policy approach would locate new dwellings in more sustainable locations, however, smaller rural communities in need of a limited amount of housing would not benefit. This could have an adverse impact on these communities in the long term. People living in rural areas remain reliant on private vehicles including those in villages where there are limited services and facilities therefore this approach would have only limited benefit in the context of travel and access to services and facilities.
No size limits but has to be adjacent to a village.	This approach would concentrate development in larger and smaller villages, however, smaller scattered communities would not see any development as these areas are considered to be 'Countryside'. This could have an adverse impact on rural sustainability overall.
Up to 5 dwellings subject to site constraints.	Permitting developments in built up areas up to 5 dwellings could adversely affect the character and social dynamics of small rural settlements.
No Policy.	National policy encourages more development in rural areas, however, having no policy would result in no development taking place in small settlements because these are considered to be 'Countryside'. This would have an adverse impact on the rural parts of the District in the long term.

### Policy WLP8.8 – Rural Workers Dwellings in the Countryside

Alternative Option	Reason Discounted
No Policy.	There is little national guidance available to support planning decisions. Without a policy in place there is a risk that proposals for such dwellings will not be justified. There is also a risk that dwellings could become independent market dwellings in the future which would be considered unsustainable development as these are often isolated and do not have access to services and facilities.

### Policy WLP8.9 – Replacement Dwellings and Extensions in the Countryside

Alternative Option	Reason Discounted
Permit replacement dwellings and extensions in the countryside subject to a size restriction.	This policy option is intended to retain smaller sized dwellings in the countryside and keep them at a value that is affordable. Existing dwellings in the countryside are no longer affordable to the average person and this suggests this option would not achieve its primary objective. Retaining the character of the original dwelling can be achieved through design requirements rather than an overly restrictive policy that is difficult to apply.
No Policy.	This approach could result in development that could compromise the integrity of the original building and its setting.

### Policy WLP8.10 – Residential Annexes in the Countryside

Alternative Option	Reason Discounted
Do not permit detached annexes in the countryside.	Could have an adverse impact on the quality of life and social well being of people as they get older and are at risk of becoming isolated or in need of care.
No Policy.	With no policy in place there is a risk that poor development could come forward resulting in the creation of independent isolated dwellings in the long term which is contrary to the objectives of the Local Plan and national policy.

### Policy WLP8.11 – Conversion of Rural Buildings to Residential Use

Alternative Option	Reason Discounted
No Policy.	With no policy in place there would be less protection for heritage assets which make an important contribution towards the rural character of an area.

### Policy WLP8.12 – Existing Employment Areas

Alternative Option	Reason Discounted
<p>Protect all premises in existing employment use, irrespective of location from redevelopment/conversion to other uses unless marketing evidence demonstrates there is no demand for employment use.</p>	<p>This option would protect all buildings in existing employment use, irrespective of their location. This option is not preferred as there are numerous buildings in employment use in locations which are less desirable for that use and where redevelopment may present a better option. Some premises are also no longer fit for purpose and it would be overly stringent to require marketing to justify a change of use.</p>
<p>Allow for the flexible re-use and redevelopment of existing employment premises for any uses providing they comply with a criterion to ensure they are compatible with neighbouring uses.</p>	<p>Rental and freehold values for non-employment uses are often much higher than employment uses. Replacement new-build employment premises are difficult to make financially viable. Therefore, the option is not preferred as it could result in a significant loss of employment premises. As such there is an incentive for owners to consider conversion. This would undermine the amount of choice in the market and could also result in insufficient premises being available to meet jobs growth needs. However, other retail and housing policies at a local and national level would likely provide some protection to existing employment premises.</p>
<p>No Policy.</p>	<p>This option would have similar effects to the above option but also could result in employment premises being converted to uses which are incompatible with surrounding employment uses. This could undermine the overall desirability and functioning of neighbouring units and therefore further decrease the supply of suitable employment premises in the market.</p>

### Policy WLP8.13 – New Employment Development

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
No Policy.	A no policy approach would provide greater uncertainty for businesses or where it would be appropriate to locate and expand. This could undermine the potential for economic growth. In combination with the settlement boundary policy there would be fewer possibilities for new employment development where a need is demonstrated.

### Policy WLP8.14 – Conversion and Replacement of Rural Buildings for Employment Use

Alternative Option	Reason Discounted
No Policy.	Having no policy could support employment uses in rural locations, however, the location of these could well be inappropriate and harmful to the surroundings. This could have an adverse impact on existing rural employment areas and be detrimental to rural areas in the long term.

### Policy WLP8.15 – Self Catering Tourist Accommodation

Alternative Option	Reason Discounted
Continue the policy with a focus on tourism development in Lowestoft, the Market Towns, Corton and Kessingland	A number of positive effects have been found with this option, however it lacks flexibility for new developments which will be very valuable in responding to the market and supporting the tourism economy. Also this would not support the rural economy.
No Policy.	This option generates a number of uncertain effects due to the lack of clarity over the location of development. This would be supportive of the economy but could result in negative effects with respect to the landscape, climate change, conservation of natural resources, and biodiversity.

### Policy WLP8.16 – New Hotels and Guest Houses

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
<b>A policy stating that no further conversions can take place in flat saturation areas.</b>	This option has benefits in terms of protecting amenity and retaining housing. However this option would be inflexible and may prevent local businesses responding to market conditions. The flat saturation areas are in seafront areas which would be good for tourist accommodation where individual sites are, or can be made, suitable.
<b>No Policy.</b>	This option would have positive effects on economic growth and the town centre. However it would bring with it problems social and environmental problems in these areas.

### Policy WLP8.17 – Existing Tourist Accommodation

Alternative Option	Reason Discounted
<b>A blanket approach to retaining all tourism accommodation.</b>	This is an inflexible option which would prevent re-use of tourist accommodation. If there is no longer a market for the accommodation or there is an alternative use which is of greater value to the local economy then some flexibility would be beneficial. There is an uncertain negative impact on bringing forward housing. Empty premises would be damaging to town centres in terms of perception and preventing alternative uses which would support vitality and viability of town centres.
<b>No Policy.</b>	This could result in the uncontrolled loss of tourist accommodation which would be detrimental to the tourism industry. Visitor footfall in town centres may suffer.

### Policy WLP8.18 – New Town Centre Use Development

Alternative Option	Reason Discounted
<b>Only define town centre boundaries – no local impact assessment threshold.</b>	A lack of local impact assessment threshold could result in town centre use development taking place in edge of centre / out of centre locations to the detriment of the vitality and viability of the local town centres. The threshold in the preferred policy is supported by evidence in the Retail and Leisure Needs Assessment (2016) which suggest this threshold is necessary to protect town centres.
<b>No Policy.</b>	No local policy option would be contrary to national planning policy and would result in a lack of clarity as to where town centre use development

Alternative Option	Reason Discounted
	should take place. It could significantly undermine the vitality and viability of town centres.

### Policy WLP8.19 – Vitality and Viability of Town Centres

Alternative Option	Reason Discounted
Prioritise retail only in primary shopping frontages.	The Retail and Leisure Needs Assessment (2016) stated the need to increase the provision of cafés and restaurants in all town centres. Protecting retail only within primary frontages could result in an increased vacancy rate undermining the viability and vitality of the centre overall.
No Policy.	No local policy would mean there would be limited control over the uses along primary and secondary frontages. The approach would be contrary to national planning policy and reduce the clarity on what is acceptable to support the vitality and viability of town centres.

### Policy WLP8.20 – Local Shopping Centres

Alternative Option	Reason Discounted
No Policy.	No policy would potentially allow for any of the existing premises in retail, café, and other services use converting to uses which do not support the vitality and viability of the local centre. This could negatively impact upon access to services and facilities for local people.

### Policy WLP8.21 – Sustainable Transport

Alternative Option	Reason Discounted
No Policy.	There is national planning policy support for sustainable transport measures. However, a lack of local policy would reduce clarity. There could also be missed opportunities for the provision of sustainable transport as the preferred policy approach promotes the use of the Waveney Cycle Strategy.

## Policy WLP8.22 - Protection of Built Community Services and Facilities

Alternative Option	Reason Discounted
Only protect services and facilities registered as assets of community value.	National policy recognises the importance of accessible services and facilities to the community. However, there is a lack of clarity at the national level as to the circumstance where a loss of a service or facility may be appropriate. Therefore, whilst this option would give strong protection to those services and facilities identified as assets of community value, it could suggest that other services and facilities are less important and lead to a loss of those facilities.
Protect all community services and facilities equally.	<p>The option would enable protection of all services and facilities but does not enable those which have been specifically identified by the community as being particularly important. This approach does not reflect guidance set out in national planning policy which highlights the role of services and facilities identified as assets of community value.</p> <p>If all services and facilities were given the same level of protection as community assets, even where there was not a community need for them, the result could be an increase in vacant buildings in neighbourhoods and villages.</p>
No Policy.	National policy recognises the importance of accessible services and facilities to the community. However, there is a lack of clarity at the national level as to the circumstance where a loss of a service or facility may be appropriate. As such no local policy could result in a loss of some valued local services and facilities including assets of community value.

## Policy WLP8.23 – Protection of Open Space

Alternative Option	Reason Discounted
Identify Local Green Spaces important to local communities.	There is a lack of evidence to justify Local Green Spaces in the new Local Plan. It is considered these designations are best identified by local communities who can set out why these green spaces are important and deserve protection. This approach can be implemented through Neighbourhood Plans where it can be demonstrated the proposed designations are important to the community by the community.
No Policy.	National planning policy seeks to protect existing open space. However, without a local policy there is less clarity on what spaces should be protected which is likely to create an increased risk of open spaces being

Alternative Option	Reason Discounted
	eroded or lost.

### Policy WLP8.24 – Flood Risk

Alternative Option	Reason Discounted
<b>No Policy.</b>	This option would rely on national planning policy in the determination of planning applications. The sequential and exceptions test would still apply. The preferred option adds detail to site specific flood risk assessment requirements which is not available in national policy. The preferred option assists Neighbourhood Planning groups in bringing forward sites by giving guidance on the application of flood policy.

### Policy WLP8.25 – Coastal Change Management Area

Alternative Option	Reason Discounted
<b>Allow for new coastal defence schemes contrary to the approach outlined in the current Shoreline Management Plan or any future Coastal Strategy if wider benefits for the area can be demonstrated.</b>	It is considered that schemes for coastal defences can be best assessed as part of a strategic approach through the review of a shoreline management plan where the cumulative effects along the coastline can be assessed. Considering proposals on a piecemeal basis may undermine a strategic approach to the protection and management of the coastline.
<b>No Policy.</b>	No local policy would be contrary to national planning policy. A lack of policy at a local level would reduce clarity as to where it would be appropriate to allow development with respect to the risk of coastal change.

### Policy WLP8.26 – Relocation and Replacement of Development Affected by Coastal Erosion

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
No Policy.	National planning policy provides support for the relocation of property affected by coastal change. However, a lack of clarity at a local level would likely mean it would be more difficult for property owners to find suitable land to relocate to. This would negatively impact on the ability of communities to adapt to coastal change.

### Policy WLP8.27 - Renewable Energy

Alternative Option	Reason Discounted
Identify suitable areas in the local plan.	No suitable areas have been submitted for consideration and support was limited in the Options consultation. There is little difference in the sustainability of this option and the preferred option. Due to the controversial nature of many renewable energy schemes it is not considered that carrying out work to try to identify suitable areas would be worthwhile pursuing.
No Policy.	This option would rely solely on national policy in determining planning applications. It does not provide clarity on issues such as ancillary infrastructure and decommissioning redundant technology.

### Policy WLP8.28 – Sustainable Construction

Alternative Option	Reason Discounted
No Policy.	This option would not encourage sustainable construction techniques or travel modes which would contribute to the reduction in greenhouse gases, use of sustainable materials or promotion of renewable energy.

### Policy WLP8.29 – Design

Alternative Option	Reason Discounted
No Policy.	This option relies solely on national planning policy and applies no local distinctiveness. The preferred approach strengthens design quality by applying

Alternative Option	Reason Discounted
	Building for Life 12 and promotes sustainable urban drainage schemes.

### Policy WLP8.30 – Housing Density and Design

Alternative Option	Reason Discounted
Policy which applies a high density requirement over the entire district.	This option would apply a blanket density requirement which would not respond to local circumstances and could generate inappropriate layouts for some developments which would be harmful to townscape and/or landscape.
Policy which applies a low density requirement over the entire district.	Low density development could result in higher property prices; less access to services and facilities; more uptake of greenfield land and inappropriately low density developments in some areas generating harm to the townscape/landscape.
No Policy.	This approach would create unknown effects in terms of access to services and facilities; affordability of housing and use of natural resources.

### Policy WLP8.31 – Residential Gardens and Urban Infilling

Alternative Option	Reason Discounted
No Policy.	This option would rely on local and national design policies. These would provide general design policy but the preferred approach will provide more precision to an area which consultation responses show to be sensitive.

### Policy WLP8.32 – Biodiversity and Geodiversity

Alternative Option	Reason Discounted
No Policy.	Not having a local policy on biodiversity could mean that locally designated biodiversity sites and locally identify biodiversity action plan species could be harmed by development. There would also be less clarity about securing

Alternative Option	Reason Discounted
	biodiversity improvements on sites.

### Policy WLP8.33 – Landscape Character

Alternative Option	Reason Discounted
<b>No Policy.</b>	This option will provide protection for the Area of Outstanding Natural Beauty which is a statutory designation and the Heritage Coasts (non-statutory designation) as these are covered in national planning policy. However, without a local policy, landscapes which may be important at the local level which are undesignated could be harmed by development. This approach was not favoured amongst responses to the Options for the New Waveney Local Plan consultation.

### Policy WLP8.34 – Coalescence of Settlements

Alternative Option	Reason Discounted
<b>Specifically identify and designate areas of land as strategic gaps and open breaks and protect them from development.</b>	This approach had some support through the consultation responses to the Options for the New Waveney Local Plan consultation. However, this approach is considered to have some conflict with national planning policy as it would be effectively establishing new areas of 'Green Belt' but with a separate name. It could lead to an overly strict approach where some development which may be appropriate being refused. It could also result in development which could lead to coalescence in areas not specifically designated.
<b>No Policy.</b>	No policy on the coalescence of settlements could lead to the merging together of settlements or undermining the openness between settlements which would undermine the individual character and identity of settlements.

### Policy WLP8.35 – Heritage Assets

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
No Policy.	The effect of this option would not be significantly different from the preferred option in the First Draft Local Plan as heritage assets are given protection in national planning policy. However, having a local policy confirms the Council's positive approach towards conservation and helps provide clarity for developers and neighbourhood plans and development orders.

### Policy WLP8.36 – Locally Listed Buildings and Non-Designated Heritage Assets

Alternative Option	Reason Discounted
No Policy.	National planning policy does provide some protection for non-designated heritage assets. However, a local policy helps provide clarity on when development will be appropriate with respect to impact on these assets. A lack of local policy could mean limited protection for locally important historic buildings. As a result the appearance of historic areas and the general townscape and landscape could be damaged. This could also impact upon the economy with regard to the tourism sector.

### Policy WLP8.37 – Conservation Areas

Alternative Option	Reason Discounted
No Policy.	National planning policy provides protection for all heritage assets including conservation areas. However, the extra local guidance within the preferred option helps ensure the integrity of conservation areas is maintained and enhanced through specific local guidance, particularly in relation to replacement windows and doors.

### Policy WLP8.38 – Archaeology

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
No Policy.	A lack of local policy could result in the loss of important local sites of archaeological interest and may lead to loss of opportunity to record or preserve historical items.

## Appraisal of alternative site options

- 6.3 For site allocation, over 200 alternative sites were considered as part of the preparation of the First Draft Local Plan. Full appraisals of these sites is included in Appendix F. The location of the sites and more details on the site can be found in appendices to the First Draft Local Plan. The reasons for discounting these sites is detailed below.

### Lowestoft with Carlton Colville, Oulton Broad and Oulton(including parts of Gisleham and Corton bordering the built up area)

Site No.	Site Address	Reason Discounted
210	Broad Area for Development - Potential development area south of Lowestoft	<p>Whilst development of this area could provide a relatively sustainable option for the future growth of the built-up area of Lowestoft, it is considered there are significant risks with respect to its deliverability. Suffolk County Council made clear in their consultation response that the link road between the A12 and the A146 would need to be funded by the development. Whilst there is no evidence at present to suggest this would not be viable, there is a significant risk that the development would not be able to fund the construction of the road as well as the other community infrastructure necessary to support the development.</p> <p>Such a scheme would also be a longer term aspiration and would not likely deliver the full capacity of 2,000 homes within the plan period to 2036. There is a significant need to housing in the early parts of the plan period and with limited options in the north of Lowestoft to provide short-term delivery, the allocation of this site could result in a shortfall in delivery in the early part of the plan period.</p> <p>The site is also in the ownership of numerous landowners who would all need to work collaboratively to ensure the development is a success. With such a large number of landowners involved there is a risk, that any consortium of landowners could breakdown, undermining delivery.</p>

Site No.	Site Address	Reason Discounted
		<p>Whilst initial transport modelling detailed in the Waveney Local Plan Suffolk County Transport Model Forecast Model Report (2017) identifies a positive benefit on congestion from the link road, it is not a significant impact and there is likely to still be congestion at Bloodmoor Roundabout.</p> <p>Having such a significant development to the south of Lowestoft could also increase risks of impacts on nearby European protected habitats at Benacre and Carlton Marshes. Much of the land is also high grade agricultural land.</p> <p>For the reasons above, the broad area for growth is not considered suitable for allocation as part of this Local Plan.</p>

Site No.	Site Address	Reason Discounted
3	Ashfield Stables, Hall Lane, Oulton, Lowestoft	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
7	Burnt Hill Lane to Marsh Lane, Carlton Colville	Due to the impact on the setting of the Broads, the site is not considered suitable for allocation in this Local Plan.
18	Glebe Farm plus adjoining land, Church Avenue, Oulton	The site would form an unnatural extension to the built up area and would likely have a significant impact on the landscape and the setting of the Broads. Therefore the site is not considered suitable for development.
21	Hall Road, Carlton Colville	<p>There are currently significant issues with traffic movements associated with Carlton Colville Primary School which would be difficult to mitigate through the development of this site in isolation. The site is not of a scale to deliver any on-site infrastructure improvements.</p> <p>The site is considered less favourably to the site allocated under Policy WLP2.15 of the First Draft Local Plan and the other preferred sites in Lowestoft for residential development. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
22	Hammonds Farm, London Road, Gisleham,	The site does not have a particularly good relationship to existing residential areas and sits within an area

Site No.	Site Address	Reason Discounted
	Lowestoft	<p>characterised by out-of-centre retail and tourism uses. The site falls within the catchment of Pakefield Primary School which is forecasted to be at capacity in the next five years. The school has no potential to expand. This would mean future school children would have poor access to primary school education.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
23	Holly Farm, Wood Lane, Oulton, Lowestoft	Due to the lack of safe pedestrian access to the site and impact on the landscape and on the setting of the Broads, the site is not considered suitable for allocation.
33	Land adjacent to Travelodge Hotel, Leisure Way, Lowestoft	The site now has planning permission for housing therefore the site will not be considered any further for allocation as part of this Local Plan.
40	Land at Laurel Farm, Hall Lane, Oulton	The site currently has a poor relationship to the existing built-up area of Lowestoft. At present there is no pedestrian access to the site. This should change with the completion of the adjacent Woods Meadow development. However, completion of this development is not expected until 2028. As such at the present time this site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
51	Land at The Old Rectory, Church Lane, Oulton	This site has a poor relationship with the existing built up area and any development on the site would be out of character of the area. The land may not benefit from any statutory designation but it clearly has some landscape and historic value. Due to the poor relationship to the existing built up area where development would result in an unnatural extension to the existing settlement, together with the effects on the setting of a non-designated heritage asset, the site is not considered preferable for allocation compared to other options available within and around

Site No.	Site Address	Reason Discounted
		Lowestoft. The preferred sites identified in the First Draft Local Plan cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
53	Land between Church Lane and Church Avenue, Oulton	The site would form an unnatural extension to the built up area and would likely have a significant impact on the landscape and the setting of the Broads. Therefore the site is not considered suitable for allocation in this Local Plan.
54/204	Land between Harbour Road and the west end of the old Shell site, Lowestoft	<p>Given the uncertainty about the possible impact on biodiversity, the site should not be positively allocated for development in the Local Plan for a mixed use development. There are also concerns about the deliverability of the site due to the attractiveness of the site to the market given its surroundings. This may change with the completion of the Brooke Peninsula development and the associated pedestrian and cycle bridge.</p> <p>A lack of allocation on this site will not prohibit its future development as the site will be within the settlement boundary/ physical limits of Lowestoft, where the principle of development will generally be accepted subject to conformity with the other policies of the Local Plan and national planning policy.</p>
56	Land between Rushmere Road and Fairhead Loke, Carlton Colville	The site has a poor relationship to the existing built-up area and development would form an unnatural extension to the town. The site currently has no pedestrian access to the site. The site is on grade 1 agricultural land. Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of high grade agricultural land. As such the site is not considered suitable for allocation in this Local Plan.
80	Land off Church Lane, Carlton Colville	The development of this site has the potential to negatively impact on the setting of the grade II* listed church. Whilst through the design of development this may be able to be mitigated it nevertheless detracts from the suitability of the site for allocation. The site is considered less favourably to the site allocated under Policy WLP2.15 of the First Draft Local Plan and the other preferred sites in Lowestoft for

Site No.	Site Address	Reason Discounted
		residential development. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
96	Land opposite St Michael's Church, Church Lane, Oulton	To mitigate the impacts of development on the landscape development would need to be restricted to just along the frontage on Church Lane. This would result in a development of approximately 4 homes which would be too small to allocate in the Local Plan.
98	Land rear of Elizabeth Terrace, A12 London Road, Gisleham	<p>The site has poor relationship to the existing built-up area of the town. The site falls within the catchment of Pakefield Primary School which is forecasted to be at capacity in the next five years. The school has no potential to expand. This would mean future school children would have poor access to primary school education.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
111	Land to the north of the A146, Beccles Road, Lowestoft	Due to the impact on the setting of the Broads, the site is not considered suitable for allocation.
112	Land to the north of the A146, Beccles Road, Lowestoft	Due to the impact on the setting of the Broads, the site is not considered suitable for allocation.
136	Rear of 11, 15,17,19 & 21 Birds Lane, Lowestoft	<p>As there are there are other sites with a lesser risk of flooding, this site is not suitable for allocation.</p> <p>A lack of allocation on this site will not prohibit its future development as the site should the issues with flood risk are overcome. It will be within the settlement boundary/ physical limits of Lowestoft, where the principle of development will generally be accepted subject to conformity with the other policies of the Local Plan and national planning policy.</p>

Site No.	Site Address	Reason Discounted
137	Rear of Nos 485 & 487 London Road South, Lowestoft	Development of this site would have a negative effect on the quality of the townscape through the removal of a number of large mature trees which currently benefit from a tree preservation order. There is a potential that development could impact upon the setting of listed buildings in Kirkley Cemetery. As such the site is not considered suitable for allocation.
147	The Old Rifle Range, A12 London Road, Pakefield, Lowestoft	<p>The site does not have a particularly good relationship to existing residential areas and sits within an area characterised by out-of-centre retail and tourism uses. Development of this site would result in a large area of undeveloped coastline being lost to development.</p> <p>The site falls within the catchment of Pakefield Primary School which is forecasted to be at capacity in the next five years. The school has no potential to expand. This would mean future school children would have poor access to primary school education.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
164	Land west of Northern Spine Road/north of Pleasurewood Farm, Corton/Oulton	<p>The site sits within a sensitive landscape and comprises an undulating valley. Access to the site would be challenging and there is a risk of contamination from the adjacent former landfill.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred site cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
170	Land to south west of Union Lane, Oulton	There is no evidence to suggest this site is available for development and therefore cannot be considered deliverable at the present time. The development of this site would extend the built up area further into the countryside than the nearby sites proposed for allocation.

Site No.	Site Address	Reason Discounted
		<p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
171	Land west of Flixton View, Flixton	<p>The site is only accessible through the development of other nearby sites. Development of the site is likely to have a greater impact on the landscape than nearby sites proposed for allocation.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
172	Land west of Parkhill, Oulton (south of Spinney Farm)	<p>Development of the site is likely to have a greater impact on the landscape than nearby sites proposed for allocation. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
178	Carlton Motors, Rushmere Road, Gisleham	<p>The site is very small and narrow. As such it would be difficult to fit four dwellings on the site in keeping with the surrounding residential density. As such the site is not large enough for a positive allocation in the Local Plan.</p>
179	Eades Farm, Beccles Road, Carlton Colville	<p>The site would represent a strategic scale development which would need to be supported by a range of on-site infrastructure. It currently has a poor relationship with the existing built-up area of Lowestoft and Carlton Colville. Parts are closer to Beccles Town Centre than Lowestoft Town Centre which could divert custom away from Lowestoft Town Centre. The site also has poor connections to existing employment areas. The site would not generate the same benefits as the proposed extension to Carlton Colville under Policy WLP2.15</p> <p>Considering the above, the site is considered less</p>

Site No.	Site Address	Reason Discounted
		favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
181	Land at the former Lothingland Hospital site, off Airey Close and Allington-Smith Close, Lowestoft	Since this site was submitted the agent has confirmed that only a smaller area of the site is now available. The site is wholly within the settlement boundary for Lowestoft and therefore the principal of development is already supported. As such at present it is not considered necessary to positively allocate a small site such as this within the Local Plan.
182	Land south of 324 Yarmouth Road and east of Pleasurewood Hill north of Gunton Avenue, Lowestoft	<p>This site makes an attractive contribution to the townscape and the entrance to the town. It provides a positive contribution towards the more rural feel of this locality on the edge of the town.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
183	Land to the south of Hall Lane, Oulton	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation.
184	Oakenshaw, Parkhill, Oulton	The site is not considered suitable for allocation due to the impact on the setting of the Parkhill Hotel which is a Grade II listed building. Additionally, access could be difficult to achieve if there is a ransom strip to the south of the site. The development of the site could also lead to the loss of protected trees which make a positive contribution to the settlement fringe in this location.
185	Parkhill, Oulton	The amount of development possible on this site for housing is very small and not enough to warrant a specific allocation in the Local Plan. Some of the proposals for development on this site might be acceptable under existing planning policies. Positive allocation of the entire site in the Local Plan, may give the impression that more

Site No.	Site Address	Reason Discounted
		development would be acceptable in this location than is appropriate which could lead to substantial harm to the setting of the listed building.
186	Part of Rookery Park Golf Club, Carlton Colville	The site is isolated in open countryside with no safe pedestrian access. As such the site is not considered suitable for allocation.
187	Plot 'H', Blundeston Road, Oulton	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation.
188	Rear of 334 Beccles Road, Carlton Colville	The site is not considered suitable for allocation due to lack of satisfactory access to the site with little potential for improvements.
204	Harbour Road, Lowestoft	See Site 54.

## Beccles and Worlingham

Site No.	Site Address	Reason Discounted
1	19-21 Ravensmere, Beccles	The site is wholly within the settlement boundary for Beccles and therefore the principal of development is already supported. As such at present it is not considered necessary to positively allocate a small site such as this within the Local Plan.
12	Low Meadows, Cucumber Lane, Weston	The site is remote from services and facilities and is not considered to be suitable for allocating for housing.
16	Former Beccles Heat Treatment, Gosford Road, Beccles	The unneighbourly commercial garage and dominating buildings would generate amenity issues making the site unsuitable as a housing allocation as proposed. If the vacant site to the west were to come forward then there would be an opportunity to explore a comprehensive, mixed use redevelopment of both sites.
24	Homestead Farm, Ringsfield Road, Beccles	Development of this site will only be possible through a combined development with site 156 to the east as access on to Ringsfield Road will not be appropriate. Compared to other sites on the edge of Beccles and Worlingham, this site is likely to have a more severe impact on the landscape, given the higher sensitivity of the landscape in this location. The site also comprises higher grade agricultural land.

Site No.	Site Address	Reason Discounted
		The site is considered less favourable to the other preferred sites in Beccles for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of high grade agricultural land in a more sensitive landscape. As such the site is not considered suitable for allocation in this Local Plan.
36	Land at Cromwell Road and London Road, Weston	Due to the remote position from the town centre and lack of transport options, this site is not considered to be a suitable location for housing. Whilst the site could be suitable for employment development it is considered that the employment sites allocated by Policies WLP3.1 and WLP3.3 are in more preferable locations given their proximity to the Enterprise Zone and together will deliver more than enough employment land for Beccles under the strategy outlined under Policy WLP1.1.
44	Land at Sandpit Lane, Worlingham	Whilst the development of the site would have limited impacts, the site is considered less favourable to the preferred allocations which are closer to Beccles and will deliver greater benefits in terms of infrastructure provision. These preferred sites cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
50	Land at the junction of Copland Way and the A146 Beccles / Lowestoft Road, North Cove	The site is considered to be remote with no pedestrian access and very poor cycle access and is therefore not considered to be suitable to allocate for housing. The Biodiversity Action Plan priority habitats on the site and the landscape impact also make it unsuitable for other types of development.
60	Land east of College Lane, Worlingham	Due to the harmful impact on the setting of a grade II listed building and the exposed appearance that development on this site would generate, this site is not considered suitable for development.
61	Land east of Copland Way, Ellough Industrial Estate	The development of this site for employment uses would extend the existing employment area further into the countryside to the east. As such it would have a greater impact on the landscape than the employment sites allocated by Policies WLP3.1 and WLP3.3. These sites together will deliver more than enough employment land for Beccles under the strategy outlined under Policy WLP1.1.

Site No.	Site Address	Reason Discounted
62	Land east of Ellough Road, Worlingham	The site is considered less favourable to the preferred allocations which are closer to Beccles and will deliver greater benefits in terms of infrastructure provision. These preferred sites cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
69	Land north of Church Lane, Ellough	The remote location and the site's prominence in the landscape means that it is not considered to be suitable for allocation.
72	Land north of Lowestoft Road, Beccles RUFC Common Lane (land north west and south east of Common Lane)	Development of this site would erode the views of the Broadland landscape to the north and harm the setting of the Broads. It is not considered that this impact could be mitigated. Therefore the site is not considered suitable for development. Additionally, the loss of the openness of this part of Lowestoft Road would result in increasing the coalescence of Beccles and Worlingham. The site also features some sensitive Biodiversity Action Plan priority habitats.
77	Land off Benacre Road, Ellough, Beccles (Site 1)	<p>The site is remote from Beccles and public transport, cycle and footpath access is poor or non-existent. As a mixed use development including housing, the site is not considered suitable for allocation in this Local Plan. The site is considered less favourable to the preferred allocations which are closer to Beccles and will deliver greater benefits in terms of infrastructure provision.</p> <p>The northern part of the site, which forms part of the Enterprise Zone is considered suitable for employment development as an extension to the existing industrial estate. This land is allocated under Policy WLP3.3 of the First Draft Local Plan.</p>
78	Land off Benacre Road, Ellough, Beccles (Site 2)	The development of this site for employment uses would extend the existing employment area further into the countryside to the east. As such it would have a greater impact on the landscape than the employment sites allocated by Policies WLP3.1 and WLP3.3. These sites together will deliver more than enough employment land for Beccles under the strategy outlined under Policy WLP1.1.
107	Land to the East of London Road, Beccles	This site is considered to be too remote from the town centre, services and facilities to be suitable for housing development. The size and shape of the site would make it difficult to be utilised for employment uses, unless used as an extension to M and H Plastics to the north.

Site No.	Site Address	Reason Discounted
108	Land to the east of London Road, Beccles (south of John Lawrence Close)	The site is considered less favourable to the preferred allocations which are closer to Beccles and will deliver greater benefits in terms of infrastructure provision. These preferred sites cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan
124	London Road, Weston, Beccles	This site would extend development south of the planned Southern Relief Road. It will therefore have a greater impact on the landscape than preferred sites. The site is therefore considered less favourable to the preferred allocations which are closer to Beccles and will deliver greater benefits in terms of infrastructure provision. These preferred sites cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
126	Marsh Lane, Worlingham	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
133	Owls Cottage, Marsh Lane, Worlingham, Beccles	Due to the impact on a high value landscape area which makes up the setting of the Broads and the risk of encroachment to the Water Recycling Centre this site is not considered to be suitable for residential development. The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
145	The Bull Field, Ringsfield Road, Beccles	Development of this site would only be possible through access from neighbouring sites. Land to the east is allocated in the First Draft Local Plan, but this site together with land allocated by WLP3.1 to the south of Beccles cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
174	West of Ringsfield Road, Beccles	Development of this site would only be possible through access from neighbouring sites. Land to the east is allocated in the First Draft Local Plan, but this site together with land allocated by WLP3.1 to the south of Beccles cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the

Site No.	Site Address	Reason Discounted
		development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
175	Land to the north of the Evergreens Garden Centre, Weston	The remote location and its lack of relationship to the existing residential areas of Beccles means that this site is not considered to be suitable for allocation in this Local Plan.
176	Land to the west of the A145, Weston	It is considered that the employment sites allocated by Policies WLP3.1 and WLP3.3 are in more preferable locations given their proximity to the Enterprise Zone and together will deliver more than enough employment land for Beccles under the strategy outlined under Policy WLP1.1.
198	Chenery's Loke, Cucumber Lane, Weston	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
207	Land to the west of Evergreens Garden Centre, Weston	It is considered that the employment sites allocated by Policies WLP3.1 and WLP3.3 are in more preferable locations given their proximity to the Enterprise Zone and together will deliver more than enough employment land for Beccles under the strategy outlined under Policy WLP1.1.

## Halesworth and Holton

Site No.	Site Address	Reason Discounted
13	Fairview Farm, Norwich Road, Halesworth	The character of this part of Halesworth is defined by the industrial estates on the west side of Norwich Road. Residential development in this location would result in an unnatural extension to the residential part of the town and could conflict with adjacent industrial uses. Development would also have the potential to impact upon the setting of a listed building and impact upon biodiversity. Alternative sites in Halesworth are more accessible to town centre services and facilities. Considering the above, the site is considered less favourable to the other preferred sites in the Halesworth and Holton area for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
14	Field, Saxon Way, Halesworth	At least half of this site is at risk from flooding. There are sequentially preferable sites in the town at a lower risk of

Site No.	Site Address	Reason Discounted
		flooding. Meaning only half of the site is potentially suitable for development. However, development of this half of the site would have adverse impacts on the landscape and townscape and could harm the setting of the conservation area through loss of vegetation along Saxon's Way. Therefore the site is not considered suitable for allocation in this Local Plan.
32	Land adjacent to The Oaks, Beccles Road, Upper Holton, Halesworth	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
65	Land north and east of Hill Farm Road Halesworth	The site now has planning permission for housing therefore the site will not be considered any further for allocation as part of the Local Plan.
73	Land north of Moores Cottages, Upper Holton	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
76	Land north of Sparrowhawk Road, Halesworth	This site is not considered suitable for allocation for employment use because it has poor accessibility to the existing residential areas of the town.
86	Land off Saxons Way, Halesworth	This site can only make a very limited contribution to new housing in Halesworth given the proximity to the sewerage treatment works and the awkward shape of the site. Development would do little to enhance the townscape and would detrimentally impact upon a sensitive landscape. Considering the above, the site is considered less favourable to the other preferred sites in the Halesworth and Holton area for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
87	Land on Bungay Road, Holton, Halesworth	This site is located fairly close to shops, services, facilities and employment opportunities but there are competing sites which are better located. Therefore, the site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.

Site No.	Site Address	Reason Discounted
102	Land south of Sparrowhawk Road, Halesworth	The area of this site exceeds the amount of employment land which is likely to be needed during the life of the Local Plan in Halesworth. The size of this site and its position on a slope means that it would have an effect on the landscape but this could be mitigated if development were located only at the western end of the site. Road access for commercial vehicles could also create issues with noise and odour for nearby residents. Therefore, the site is not considered suitable for an employment allocation in this Local Plan.
103	Land south of The Street, Holton (adjacent to 36 Holton Road, Halesworth)	This site is not considered appropriate for allocation in this Local Plan because development of the site would increase coalescence between Halesworth and Holton.
106	Land to north of 34-48 Old Station Road, Halesworth	The site now has planning permission for housing therefore the site will not be considered any further for allocation as part of the Local Plan.
115	Land to the west of Halesworth (Block 1)	This site is in a prominent location and would have a greater negative effect upon the landscape than some alternative sites. It is also further from the town centre and educational facilities than other sites and is partially located on high grade agricultural land. Therefore, the site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
116	Land to the west of Halesworth (Block 2)	Similar to site 115, this site is in a prominent location and would have a greater negative effect upon the landscape than some alternative sites. It is also further from the town centre and educational facilities than other sites and is partially located on high grade agricultural land. Therefore, the site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
121	Land west of Moores Cottages, Upper Holton	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.

Site No.	Site Address	Reason Discounted
122	Land west of Norwich Road, north of Old Station Road, Halesworth	Site 122 is located in an area of high landscape value but is contained in the landscape by existing development on three sides and the railway line to the west. The site is close to shops, services and employment opportunities. However, the site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan which are either closer to the town centre, have more benign impacts or deliver wider benefits. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. In this context, the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
141	Site to the rear of 51 Old Station Road, Halesworth (2)	Development on this site would form an unnatural extension into the countryside in a sensitive landscape. The site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
148	The Sawmill, Sandy Lane, Holton, Halesworth	This site is enclosed in the landscape and development would have a minimal impact upon the landscape. While the site is located close to shops, services and employment opportunities in nearby Halesworth there are other sites which are located closer to Halesworth and so would be more sustainably located. Other sites in Holton have a lesser impact on the landscape. This site is a former employment site and so may suffer from contamination issues, particularly as it is located within source protection zone 2. The site also suffers from poor road access. Therefore, the site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
159	West of A144 opposite Triple Plea, Halesworth / Spexhall	At present there is no evidence that this site is available for development. Furthermore, the site is poorly connected to the existing settlement and would be highly visible from the surrounding area. Development would also threaten existing trees and hedgerows, which are an important part of the local landscape. As such the site is not considered suitable for allocation in this Local Plan.
160	Basley Ground, Bramfield Road,	This site is not suitable for allocation in the Local Plan because it would also lead to the loss of a playing field and it is not clear if

Site No.	Site Address	Reason Discounted
	Halesworth	this would be replaced. Development is also located within the flood zone and there are sequentially more preferable sites in terms of flood risk available for development within Halesworth. As such the site is not considered suitable for allocation in this Local Plan.
162	South of Wissett Road, Halesworth	There is no evidence that this site is available for development. As such the site is not considered suitable for allocation in this Local Plan.
163	West of Roman Way, Halesworth	The wider field in which this site sits has been separately submitted for consideration. This small part of the field is not considered available in absence of the larger site. The conclusions for the larger site are found under Site 203 which is allocated as WLP4.2.
177	Southwold Road / Blyford (B1123), Holton	This site is not considered suitable for allocation in this Local Plan. Development on this site would be isolated from existing settlements with poor access to services and facilities compared to other sites in Halesworth and Holton.

## Bungay

Site No.	Site Address	Reason Discounted
37	Land at Dukes Bridge, Beccles Road, Bungay	This site is in flood zone 3a. There are alternative sites that are not at risk of flooding and therefore allocation of this site would be contrary to national planning policy. Impacts on biodiversity and open space also undermine the suitability of this site for development.
39	Land at Grove Farm, Mettingham	Due to the harmful impact in the landscape and the setting of the Broads this site is not considered suitable for development.
55	Land between Pilgrim's Way and Wingfield Street, Bungay	Much of the site is at risk of flooding leaving only 0.2 hectares sequentially preferable for development and safe access/egress would need to be addressed whilst safeguarding heritage assets and neighbour amenity. This level of development is considered too small for allocation in the Local Plan. In any case the site is within Settlement Boundary as defined by Policy WLP1.3 of the First Draft Local Plan. This, in principle will allow for development of housing on this site outside of the flood zone.
209	Land south of Mountbatten Road,	The site is considered less favourably to the sites allocated in the First Draft Local Plan for Bungay. These preferred sites cumulatively deliver more than sufficient housing for Bungay under

Site No.	Site Address	Reason Discounted
	Bungay	the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.

## Southwold and Reydon

Site No.	Site Address	Reason Discounted
5	Brambles Drift, Green Lane, Reydon, Southwold	Development on this site is considered to have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site allocated to the west of Copperwheat Avenue in the First Draft Local Plan (Policy WLP6.1). It also has poorer access to services and facilities in Reydon and Southwold. The preferred site can deliver sufficient housing for the Southwold and Reydon area under the strategy outlined under Policy WLP1.1. As such this site is not considered suitable for allocation in this Local Plan.
6	Broadside Park Farm, Reydon, Southwold	This site is not suitable for development because of its significant negative effect upon the Area of Outstanding Natural Beauty and Heritage Coast, which could not be mitigated. In addition providing road access would not be viably possible and the site is potentially at risk from coastal erosion.
26	Jubilee, Green Lane, Reydon	Development of this site would form an unnatural incursion into the Area of Outstanding Natural Beauty. Additionally it would result in a loss of tourist accommodation. As such this site is not considered suitable for allocation in this Local Plan.
38	Land at Green Lane, Reydon	Development on this site is considered to have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site allocated to the west of Copperwheat Avenue in the First Draft Local Plan (Policy WLP6.1). It also has poorer access to services and facilities in Reydon and Southwold. The preferred site can deliver sufficient housing for the Southwold and Reydon area under the strategy outlined under Policy WLP1.1. As such this site is not considered suitable for allocation in this Local Plan.
117	Land to the west of Laurel Farm Reydon, Reydon	This site is not considered suitable for development because it of its significant impact on the Area of Outstanding Natural Beauty which would be difficult to adequately mitigate.
118	Land to the west of Laurel Farm, Reydon	This site is not considered suitable for development as it would likely cause substantial harm to the setting of Gorse Lodge

Site No.	Site Address	Reason Discounted
	(primary area)	which would be very difficult to adequately mitigate.
138	Saint Felix School (Land between St Georges Square and Lakeside Park Drive), Halesworth Road, Reydon	This site is not suitable for development due to the loss of playing field provision.
142	Southwold Police Station and former Fire Station site, Blyth Road, Southwold	This site is not suitable for allocation in the Local Plan. There are alternative sites that are not at risk of flooding and therefore allocation of this site would be contrary to national planning policy. Allocation of this site may be better considered as part of the Southwold Neighbourhood Plan.
189	Land south of Wangford Road, Reydon	Development in the south of the site would have a more limited impact on the landscape provided a landscaping scheme is implemented, existing trees and hedgerows are retained and the density of development is kept low. Development should also be limited to the southern part of the site, south of the playing fields. As such, the southern part of the site has been allocated by Policy WLP6.1 together with site 202 to the south for 250 dwellings in the First Draft Local Plan.
208	Broadside Park Farm, Reydon	This site is not suitable for development because of its significant negative effect upon the Area of Outstanding Natural Beauty and Heritage Coast, which could not be mitigated.

## Rural areas

Settlement	Site No.	Site Address	Reason Discounted
All Saints South Elmham	66	Land north of 1-4 East View, All Saints South Elmham	The site is not located within or adjacent to a larger or smaller village in the rural area. This site is not considered suitable for allocation in the Local Plan.
All Saints South Elmham	100	Land south of 1-4 North End, All Saints South Elmham	The site is not located within or adjacent to a larger or smaller village in the rural area. This site is not considered suitable for allocation as part of this Local Plan.
Ashby	79	Land off Blocka Road,	The site is not located within or adjacent to a larger or smaller village in the rural area. This site is not considered

Settlement	Site No.	Site Address	Reason Discounted
		Ashby Dell	suitable for allocation as part of this Local Plan.
Barnby and North Cove	46	Land at Swan Lane, Barnby	Development of this site would have a negative effect on the quality of the townscape by reducing the rural character of the area, however, quality design of low density could contribute towards mitigating this impact. The site has potential for archaeology to be found. The nearest listed building is located on the eastern side of the A146 and development should mitigate any impact. Potential development is likely to have an adverse impact on Swan Lane unless widened and this makes the site less preferable than other sites being considered in the village. This site is not considered suitable for allocation as part of this Local Plan.
Barnby and North Cove	48	Land at The Green, Barnby	The site has a number of constraints and development could adversely affect the settlement. Parts of the site are at risk from surface water flooding and would need to be mitigated through sustainable drainage systems. The site has potential for archaeology to be found and a development to have an adverse impact on a Grade II listed building. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The area contributes towards the setting of the Broads and this could be adversely affected. For these reasons the site is not considered preferable for development compared to other sites being considered in the village. This site is not considered suitable for allocation as part of this Local Plan.
Barnby and North Cove	83	Land off Mill Lane, Barnby	The landowner has withdrawn this site from further consideration.
Barnby and North Cove	90	Land on The Hill, Barnby, Beccles	<p>The site lies within the existing built up area and lies in the gap between Barnby and North Cove, however, will contribute towards the merging of the two settlements along the south side of The Street. There is an extant planning permission on the northern part of this site. The site is located within the catchment of the open space and play area located at Pinewood Gardens and the primary school is not far away. Access to these facilities is available along footways. The site is located along a signed cycle route, however, there is no infrastructure in place to support this.</p> <p>There is potential for archaeology to be found but this is relatively low and there is unlikely to be any impact on heritage assets with the nearest listed building being located west of the existing built up area.</p>

Settlement	Site No.	Site Address	Reason Discounted
			<p>Development of this site is likely to have a limited impact on the quality of the landscape and rural character of the area as it is contained by existing development and the A146. The site consists of higher quality agricultural land compared to most other sites, however, its relationship with the existing built up area outweighs this negative attribute.</p> <p>The site is traversed by a small water way and is prone to surface water flooding. The volume of development could have an adverse impact on the site access and for these reasons the site is not considered to be a 'preferred option' to be taken forward in this Local Plan.</p>
Barnby and North Cove	132	Orchard Farm, New Road, Barnby	<p>The site is not well related to the existing village and is isolated in the open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and increase the sense of development in the area by creating a built up area with prominent settlement edges in the open countryside. Development on this site would result in the loss of Grade 2 agricultural land when other sites are available categorised as Grade 3. There is limited access to services and facilities in the area and access to the village is not supported with any infrastructure such as pavements. Overall, the location of the site and its availability do not outweigh the negative aspects of the site in comparison for others. This site is not considered suitable for allocation as part of this Local Plan.</p>
Blundeston	20	Hall Road, Blundeston	<p>This site is isolated from the main part of the village by agricultural fields all of which is classified as agricultural land. Listed buildings are located to the east and north and while there may be an adverse impact on the setting of these buildings the impact is unlikely to be significant. The former prison site to be redeveloped is adjacent to the south, however, the site is also poorly related to this area. Overall, the site will have an adverse impact on the landscape and character of the village compared to other sites being considered. This site is not considered suitable for allocation in this Local Plan.</p>
Blundeston	27	Land (off) The Loke, Blundeston, Lowestoft	<p>The site is located on the northern edge of the village and is accessed by an unadopted lane. On its own the site is unsuitable for development as this would increase the prominence of the settlement in the open countryside and is not well related to the existing built up area. The site is isolated and the scale of development would not provide significant benefit for the community compared to other sites being considered. In isolation, the benefits</p>

Settlement	Site No.	Site Address	Reason Discounted
			of bringing this site forward are not sufficient to counter the potential impacts on the landscape. This site is not considered suitable for allocation as part of this Local Plan.
Blundeston	29	Land adjacent Millennium Green, Church Road, Blundeston	<p>The site is well located with respect to the existing built up area and of an appropriate scale compared to other sites. Development of the site would result in the loss of high quality agricultural land. There are three listed buildings adjacent the site and any scheme would need to be of a high quality design that could mitigate any potential significant impacts that could arise. Additionally, the character of the Millennium Green would need to be protected. The site is accessible from Church Lane and Pound Lane. Existing footways along the former provide access to services and facilities in the village. The redevelopment of the former Blundeston Prison site will provide new housing during the early part of the plan period.</p> <p>The potential effect on listed buildings nearby could have an adverse impact on the character of the settlement and therefore the site is considered to be less preferable than other sites in the area. This site is not considered suitable for allocation as part of this Local Plan.</p>
Blundeston	42	Land at Market Lane, Blundeston	<p>The site is well located with respect to the village hall, playing fields and the public house, however, the scale of development could have an adverse impact on the townscape, character of the village and existing infrastructure. The scale of development is inappropriate and could adversely affect the village, particularly in conjunction with the redevelopment of the former Blundeston Prison site in the early part of the plan period. Development of the site would result in the loss of a significant amount of Grade 1 agricultural land compared to other sites considered. There is high potential to find archaeology on site. Footways exist along Market Lane which could serve a development, however, the roads are narrow and there is poor connectivity to Lowestoft for cyclists reducing the potential for sustainable forms of travel used. For a large-scale development this is compounded by the lack of a bus service.</p> <p>Development of the site could result in adverse impacts on the character of the village compared to other sites being considered. This site is not considered suitable for allocation as part of this Local Plan.</p>
Blundeston	63	Land East of Flixton Road,	The site is not well located with respect to the existing village and is likely to create an isolated residential area

Settlement	Site No.	Site Address	Reason Discounted
		Blundeston	that encroaches into the open countryside and has prominent settlement edges. This could have an adverse impact on the character of the village and the landscape. The site is accessible from Flixton Road, however, there are no footways reducing accessibility to the village centre. There is a lack of cycle and walking facilities and public transport reduces the potential for this site to support new development. The scale of development is inappropriate and could adversely affect the village, particularly in conjunction with the redevelopment of the former Blundeston Prison site in the early part of the plan period. The scale of the site would also result in the loss of a significant amount of Grade 1 agricultural land compared to other sites being considered. There is high potential to find archaeology on site. This site is not considered suitable for allocation as part of this Local Plan.
Blundeston	190	Land off Hall Road, Blundeston	The site is not well related to the existing built up area and its scale would result in the loss of a significant amount of high quality agricultural land. The site is accessible from Hall Road and Pound Lane but there are limited footways to connect the site to the facilities in the village and cycle connections to the employment areas in Lowestoft are poor. Adjacent the site are several listed buildings and there could be an adverse impact on the setting of and the character of the village by extending into the open countryside and creating a prominent settlement edge facing the existing built up area. For these reasons the site is not considered suitable for development. This site is not considered suitable for allocation as part of this Local Plan.
Brampton and Stoven	95	Land opposite 1-8 Wood End Cottages Southwold Road Stoven	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Brampton and Stoven	97	Land opposite Stoven Row Southwold Road Stoven	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Brampton and Stoven	144	Station Road and Moll's Lane,	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Settlement	Site No.	Site Address	Reason Discounted
		Brampton	
Brampton and Stoven	157	West of Redisham Road, Brampton	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Brampton and Stoven	158	Wood Cottage, London Road, Brampton	The site has a capacity for less than five dwellings and has not been considered suitable for allocation as part of this allocation as part of this Local Plan.
Corton	114	Land to the south of Church Lane, Corton	The site is located adjacent the existing built up area and relates well to the village, however, some landscaping and screening would benefit the scheme and lessen the impact on the open countryside and the church to the north. Within Corton there is access to community facilities including a primary school, shop and a community hall with a playing field and an equipped play space with the latter not in a condition or located close enough to serve the allocation. Footways provide access to these. However, the primary school does not have capacity to provide new places to support any development. For this reason the site is not considered suitable to be allocated for development in this Local Plan.
Gisleham	110	Land to the north of Black Street, Gisleham	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Herringfleet	91	Land on the junction of St Olaves Road / Sluggs Lane, Herringfleet	The site is located within the Broads Executive area and has not been considered as an allocation.
Hulver and Henstead	25	Hulver Street, Hulver	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Hulver and Henstead	71	Land north of Hulver Street, Henstead	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Settlement	Site No.	Site Address	Reason Discounted
Hulver and Henstead	130	Old Rectory Poultry Unit, Benacre Road, Hulver Street, Henstead	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Hulver and Henstead	191	The Geranium Pot, Mariawood, Hulver Street, Hulver	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Ilketshall St Lawrence	192	Opposite Osborne House Barn, Ilketshall St Lawrence	The site is located along the A144 and has good access to the transport network between Halesworth and Bungay. A limited bus service is available several hundred metres to the south. A primary school is located at Stone Street to the south, however, no formal footways connect the settlement with the facilities in the vicinity. The site is within 400m of a water recycling works. There are no significant issues related to infrastructure or landscape, however, the site does not relate well to other villages in the area and development would be out of keeping with the character of the rural landscape. The site is considered to be less preferable in terms of a sustainable location compared to other sites closer to the settlement of Stone Street. The site is not considered suitable for allocation as part of this Local Plan.
Ilketshall St Lawrence	193	School Farm, Ilketshall St Lawrence	The site is located along the A144 and has good access to the transport network between Halesworth and Bungay. A limited bus service is available several hundred metres to the south. A primary school is located at Stone Street to the south, however, no formal footways connect the settlement with the facilities in the vicinity making it a less than sustainable location. The site is within 400m of a water recycling works. There are no significant issues related to infrastructure or landscape, however, the site does not relate well to other villages in the area and development would be out of keeping with the character of the rural landscape. The site is considered to be less preferable in terms of a sustainable location compared to other sites closer to the settlement of Stone Street. The site is not considered suitable for allocation as part of this Local Plan.
Ilketshall St	139	Shoe Devil	The site is not located within or adjacent to a larger or

Settlement	Site No.	Site Address	Reason Discounted
Margaret		Lane, Ilketshall St Margaret	smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Kessingland	41	Land at London Road, Kessingland (former Ashley Nurseries site)	The site has access to a variety of community facilities and has good access to the road network. This is supplemented by a good bus service to Lowestoft. A Grade II listed building is located opposite and there is limited potential for archaeology to be found on site which should be addressed through a planning condition requiring an archaeological assessment. The site is brownfield, is well related to the built up area and is a natural extension to the village, however, it is located within the Strategic Gap. Impact on the landscape is low, however, consideration will need to be given to how this contributes towards the coalescence with Lowestoft. The site is brownfield land. This site has not been carried forward as an allocation as it has already been allocated in the adopted Kessingland Neighbourhood Plan for residential development.
Kessingland	85	Land off Rider Haggard Lane, Kessingland	The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan.
Kessingland	109	Land to the North of 109 London Road, Kessingland	The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan.
Kessingland	119	Land to the west of St Edmunds Church, Kessingland	The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan.
Kessingland	125	Manor Farm Barns, Church Road, Kessingland	The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan.
Lound	75	Land North of Snakes Lane, The Street,	The site lies on the northern fringe of the settlement and would result in the loss of Grade 1 agricultural land. There is potential for archaeology to be found on the site. North of the site is Mardle House which is listed. The building

Settlement	Site No.	Site Address	Reason Discounted
		Lound	faces south and is separated from the main village which contributes to the character of the building and the village. There is potential for this character to be adversely affected. This site is not considered suitable for allocation as part of this Local Plan.
Lound	167	Land north of Church Lane, Lound	This is a large site development of this scale would be out of character for the village. There is access to amenity green space, a public house and the village hall, however there are no footways connecting to the site. There is no public transport to provide sustainable transport to Lowestoft and Great Yarmouth to support a development of this scale. The scale of the site would result in the loss of a significant amount of Grade 1 agricultural land compared to other sites in the area. Development could potentially have a significant adverse impact on the setting of the church. The site would also create a significant extension into the open countryside adversely affecting the character of the area. This site is not considered suitable for allocation as part of this Local Plan.
Lound	195	Lound Campus, Church Lane, Lound	Redevelopment would have an adverse impact on the rural nature of the area in the open countryside. This would likely create an exposed settlement edge having an adverse impact on the landscape. The scale of development is not in keeping with the character of the village and would result in the loss of a significant amount of high quality agricultural land and existing playing fields. The site is isolated from the village and there are no footways connecting people to local services and facilities contributing towards an unsustainable location. The site has been formerly used as a school and there are existing buildings on site. Whilst this has created a built up area in the countryside the same issue discussed above still apply and development is considered unsuitable. This site is not considered suitable for allocation as part of this Local Plan.
Mutford	88	Land on Hulver Road, Mutford	The site could provide a mix of housing tenures to meet housing need, however, the site is not well related to the existing built up area and development would extend the village into the open countryside. This could have an adverse impact on the landscape and character of the village. Mutford is accessed by a narrow road network and there are no services or facilities in the village itself, however, these can be accessed in South Lowestoft and Beccles. With no transport available private vehicles would be required and a scheme design should account for this. There is limited scope for development in this

Settlement	Site No.	Site Address	Reason Discounted
			area and any development that does take place should be brought forward that relates to the existing built up area. For this reason the site is not considered appropriate. This site is not considered suitable for allocation as part of this Local Plan.
Mutford	131	Orchard Farm Rear Field, New Road, Mutford	The site is not well related to the existing village and is isolated in the open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and increase the sense of human influence in the area by creating a built up area with prominent settlement edges in the open countryside. Development on this site would result in the loss of Grade 2 agricultural land when other sites are available categorised as Grade 3. There is limited access to services and facilities in the area and access to the village is not supported with any infrastructure such as pavements. Overall, the location of the site and its availability do not outweigh the negative aspects of the site in comparison for others. This site is not considered suitable to be carried forward as a preferred option in this Local Plan.
Redisham	19	Halesworth Road, Redisham	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Ringsfield and Weston	10	Cromwell Road, Weston	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Ringsfield and Weston	11	Cromwell Road opposite 1 Rose Villa, Ringsfield	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Ringsfield and Weston	199	Land south of King's Lane, Weston	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered for allocation as part of this Local Plan.
Ringsfield and Weston	211	East of Cromwell Road, Ringsfield	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Shipmeadow	146	The Hill, Shipmeadow	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered

Settlement	Site No.	Site Address	Reason Discounted
			suitable for allocation as part of this Local Plan.
Somerleyton	2	Allotment land, Somerleyton	The site is located adjacent the existing village and is an opportunity to provide a mix of housing tenures needed in the area. The site is currently used for allotments and development of the site would result in the loss of these community facilities having an adverse impact on the community. The allotments form part of the Conservation Area and development would have an adverse impact on this designation. There is also likely to be an impact on the landscape as the development would extend into the open countryside and create an exposed settlement edge. The site has access to a footway which connects to the village, however, vehicular access is through a narrow access road which cannot be widened potentially creating issues in a sensitive area. This site is not considered suitable for allocation as part of this Local Plan.
Somerleyton	74	Land north of Morton Peto Close, Somerleyton	The site is currently used as public open space and is located within the Conservation Area. Loss of the site would adversely affect the character of this area of the settlement and result in the loss of a community asset. Other sites being considered are preferable. This site is not considered suitable for allocation as part of this Local Plan.
Somerleyton	99	Land south east of Brickfields, Somerleyton	The site is adjacent the built up area but does not reflect the built character of the settlement. The site is of rural character and development would have an adverse impact on this character. The site has low landscape sensitivity but it is important for its contribution towards the setting of the Broads. There is potential for archaeology to be found on site and this would require a planning condition to mitigate this. Other sites are considered to have less of an adverse impact on the character of the settlement therefore this site is not considered for development. This site is not considered suitable for allocation as part of this Local Plan.
Somerleyton	128	Mill Farm, Somerleyton	There is good access to the road network and the railway station and existing services and facilities have capacity to support new development. There is a pond on site that could have ecological value and development would result in the loss of Grade 2 agricultural land. The site is in the Conservation Area, a listed building is present and the site contributes towards the open character of this part of the settlement. Development of the site, or part of, is likely to have an adverse impact on the structures and the character of the village. For the reason the site is considered to be less favourable than other nearby sites.

Settlement	Site No.	Site Address	Reason Discounted
			This site is not considered suitable for allocation as part of this Local Plan.
Somerleyton	135	Playing Field, Somerleyton	The site is the main recreation site for local residents. Development of the site would result in the loss of existing playing fields (cricket) and equipped play space. Replacement facilities will need to be provided in the village as no others are located in the vicinity. Development of the land would result in the loss of Grade 2 agricultural land, however, the site is not used for these purposes. Several listed buildings are located to the south east of the site with hedgerows and trees in between and there is potential for archaeology to be found on site. Reflecting the loss of facilities development of this site without replacement facilities in a better and more accessible location is not considered appropriate. This site is not considered suitable for allocation as part of this Local Plan.
Somerleyton	127 & 135	Mill Farm Fields & Playing Field, Somerleyton	This combination of site development and reprovision of community facilities has not been put forward in the First Draft Local Plan. Whilst relocation of facilities could help create a clearer focal point in the community opposite the open character afforded by Mill Farm and would link well with a replacement village hall in an accessible location, the existing provision is well established and it is considered this would place an unnecessary risk to these facilities. A proposal for bringing forward a development involving sites 127 and 135 to provide housing and relocate existing facilities is therefore not considered suitable for allocation in this Local Plan.
Sotherton	58	Land east of 17-25 Sotherton Corner, Sotherton	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
St James South Elmham	143	St James Lane, St James South Elmham	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
St James South Elmham	150	The Street, St James South Elmham	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
St Margaret	149	The Street,	The site is not located within or adjacent to a larger or

Settlement	Site No.	Site Address	Reason Discounted
South Elmham		St Margaret South Elmham	smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Uggeshall	15	Firs Garage, Church Road, Uggeshall	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Uggeshall	113	Land to the north west of 1-4 Wangford Road, Uggeshall	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Wangford	30	Land adjacent to Elms Lane, Wangford	<p>The site is located within the Area of Outstanding Natural Beauty and like much of the area has limited capacity for development without compromising the designation. The site is greenfield and is classified as a blend of Grade 2 and 3 agricultural land and its loss is not considered to be significant. The village has good access to the A12 towards Lowestoft (and south towards Ipswich), however, because of the proximity of the site to the busy road a scheme would need to be designed to mitigate the impact of noise. The site can be accessed from Elms Lane but this lane is narrow and there are no footways to access facilities such as the recreation area in the village. There are constraints related to existing infrastructure including the water recycling works and foul water network and underground infrastructure is present. The impact on these facilities can be addressed as part of any planning application in the future.</p> <p>There are listed buildings adjacent the site associated with the farm and potential impact on these would need to be considered as part of a heritage assessment. Reflecting the landscape sensitivity of the site and how it relates to the existing village development of the entire site would have an adverse impact on the character of the area. However, development of the area located on the south western part of the site defined by a boundary between the scrub area to the west and Elm Farmhouse to the east could be feasible.</p> <p>A small part of this site has been allocated under Policy WLP7.7 of the First Draft Local Plan Part of the site (0.89 hectares) for 16 dwellings (18 dwellings per hectare).</p>
Wangford	31	Land adjacent to	Site does not have capacity to support five dwellings due to the potential to cause substantial harm to the setting

Settlement	Site No.	Site Address	Reason Discounted
		Little Priory, Church Street, Wangford	of a listed building. Therefore, is not considered for allocation as part of this Local Plan.
Westhall	123	Lock's Road, Westhall	<p>The site is well related to the existing built up area. There is good access to the site, and it is adjacent the village recreation area and reasonably contained within the wider landscape. The allocation is of a scale that reflects the size of the village and will provide a limited amount of new housing to support a rural community where little development has taken place in recent years.</p> <p>The site extends into the open countryside north of the village but is relatively contained within the landscape, however, screening should be provided on the north part of the site as part of a landscaping scheme to reduce impact on the surroundings. To improve natural surveillance and integrate the development into the village any proposals should provide a frontage where properties face onto the existing playing fields, equipped play area and village hall.</p> <p>This south part of the site has been allocated under Policy WLP7.21 of the First Draft Local for 12 dwellings (14 dwellings per hectare).</p>
Willingham	59	Land east of Chartres Piece, Willingham	<p>Located on the edge of the existing built up area the site backs onto the existing settlement and would result in a small extension of the settlement into the open countryside creating a prominent settlement edge. There are no issues with infrastructure and the site has good access to the road network and a limited bus service to Beccles where services and facilities are available.. This site is not considered suitable for allocation as part of this Local Plan, however, an amended site covering much of the same site that will have less of an impact on the landscape by making use of existing screening has been considered as site 220 which has been allocated as Policy WLP7.20 of the First Draft Local Plan.</p>
Willingham	68	Land North of Chartres Piece, Willingham	<p>The site is located adjacent the existing built up area and is contained within the landscape by the built up areas to the north west and south east. The water recycling centre (within 400m) is located to the north and consideration will need to be given if this could affect a development. Located adjacent the site is the playing field (and basic play facilities) with the village hall and public house located on the opposite site of the busy A145. Access to these facilities would require a footway through the existing playing field. A listed building is located</p>

Settlement	Site No.	Site Address	Reason Discounted
			immediately to the west of the site and development is likely to cause substantial harm to its setting which would be difficult to mitigate. There is no access to the site from existing roads and the site can only come forward if an access road is provided through the playing field. For this reason this site is isolation cannot be brought forward. This site is not considered suitable for allocation as part of this Local Plan.
Willingham	94	Land on the west side of London Road, Willingham	The site is located on the west of the A145 and would result in the extension of the settlement along the road network and away from the existing focal point of the village. Development of the site could result in the creation of a prominent settlement edge which would need to be mitigated by a quality landscaping and screening scheme. Other sites in the village are considered to be more preferable because they would be more contained within the landscape and relate better to the existing village. This site is not considered suitable for allocation as part of this Local Plan.
Willingham	101	Land south of Hill Cottages, Shadingfield	The site is located along the A145 and has good access to the road network. There are no footways to connect the site to the village of Willingham St Mary or the limited bus service that is available. This lack of connectivity will have an adverse impact on people being able to access facilities in the village. The site is located near existing dwellings, however, this is a small cluster and is isolated from other settlement areas making it an unsustainable location. This site is not considered suitable for allocation as part of this Local Plan.
Willingham	134	Playing Field, Off A145 London Road, Willingham	The site is located within the existing settlement and is currently used as the playing field and equipped play area. The site is well contained within the landscape by the built up area and the A145, however, development of the site would result in the loss of community facilities. The site can be accessed from the A145 and Sotterley Road, however, the loss of playing fields would have an adverse impact on the community and for this reason development of the site is not supported. Consideration of using part of the site could be considered with a limited amount of development enabling access to site 68 could be considered as another option, although the development of site 68 would cause substantial harm to the setting of a listed building.  This site is not considered suitable for allocation as part of this Local Plan.
Willingham	68	Land North	Sites 68 and 134 are well contained within the landscape by the built up areas to the north west and south east.

Settlement	Site No.	Site Address	Reason Discounted
	with 134	of Chartres Piece, Willingham	<p>The water recycling centre (within 400m) has capacity and the foul water network requires improvement. There is good access to the road network to get to Beccles and a limited bus service is available. There is some potential for archaeological finds on the site.</p> <p>The impact on the listed buildings north of site 68 is considered to be potentially significant therefore these sites (combined) are not considered suitable to be allocated for development in the Local Plan.</p>
Wissett	104	Land south of The Street, Wissett	The site is within flood zone 3 and given there are other suitable sites elsewhere in the District which are not within a flood zone residential development is not considered acceptable. This site is not considered suitable for allocation as part of this Local Plan.
Wissett	173	Street Field, Mill Road, Wissett	<p>The site is located south of the village and opposite the Conservation Area. The site is not contained within the landscape and the northern part of the site is within flood zone 3. Housing could be delivered on the south part of the site however, this would have a poor relationship to the built up area of the village.</p> <p>The site is not considered suitable for allocation in this Local Plan.</p>
Wissett	200	Corner of Rumburgh Road and Chediston Street, Wissett	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Wissett	201	Land opposite Box Farm, Wissett	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Wissett	217	Lodge Lane, Wissett	<p>The site is located south of the village and opposite the Conservation Area. The site is not contained within the landscape and the northern part of the site is within flood zone 3. Housing could be delivered on the south part of the site, however, this would likely cause substantial harm to the setting of the listed church.</p> <p>The site is not considered suitable for allocation in this Local Plan.</p>
Wrentham	213	Land east of London	The site is located to the south of the village and is connected to the facilities by public footway along the

Settlement	Site No.	Site Address	Reason Discounted
		Road, Wrentham	<p>A12. The site can be accessed by the A12 and connects into the strategic road network to Lowestoft and Ipswich. The site is exposed to the south with views from the A12 contributing towards the setting of the village and there is a listed building adjacent to the west with an outlook across the valley. The site is not served by any play facilities and the playing field to the north is primarily used by the football club and not set up for public use.</p> <p>The site is contained within the built up area with development on three sides and the site has high capacity to support new development without having a significant negative effect on the landscape. There is potentially an adverse impact on the landscape and heritage assets and any scheme will need to be well designed to provide a quality setting for the south boundary of Wrentham and the listed building located on the south side of the A12. The southern boundary of the site should have a soft frontage as this will be very exposed to the south and with views from the A12 and the Grade II listed building. A road access along the southern boundary of the site with dwellings facing onto it from the north and planting along the south side of this access could help mitigate the impact on the landscape and townscape. The land immediately to the south of the listed building should not be developed to reduce potential impact on the heritage asset. Existing hedgerows should be protected and enhanced where possible. If the site is taken forward any planning condition should be have an archaeological condition issued with it. The site is not considered suitable to be carried forward as a 'preferred option' as part of this Local Plan.</p>

# 7. Significant Effects of the First Draft Plan

7.1 This section of the document identifies the main significant effects of the First Draft Local Plan on the District's sustainability objectives. Table 7.1 below shows the cumulative effect of all the policies and site allocations in the plan against each sustainability objective.

Table 7.1 - Cumulative Effects

Policy	Sustainability Appraisal Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
WLP1.1 Scale and location of growth	+	?	0	+	+	++	?	?	--?	0	--	?	?	+	++	++	-
WLP1.2 Presumption in favour of sustainable development	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
WLP1.3 Settlement boundaries	+	0	0	+	0	0	+	0	+	+	+	+	+	0	-	+	+
WLP1.4 Infrastructure	+	+	0	+	+	0	+	+	0	+	0	+	0	+	0	0	+
WLP2.1 Central and Coastal Lowestoft Regeneration	+	+	0	+	+	++	0	0	+	-	0	+	+	+	0	+	+
WLP2.2 PowerPark	+	0	0	0	+	0	0	0	+	0	0	0	0	++	0	+	+
WLP2.3 Peto Square	+	0	0	+	+	?	+	0	+	0	0	0	+	+	0	++	+
WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood	+	+	0	+	+	+	0	0	+	0	0	0	0	+	0	+	+
WLP2.5 East of England Park	+	0	0	+	+	0	0	0	+	0	0	0	+	+	0	0	0
WLP2.6 Western End of Lake Lothing	+	0	0	+	+	+	0	0	+	0	0	0	0	+	0	0	+
WLP2.7 Former Batter Green Car Park	+	0	0	+	+	?	0	0	+	0	0	0	0	+	0	++	+
WLP2.8 Historic High Street and Scores Area	+	0	0	+	0	+	+	0	+	+	0	0	+	+	0	+	+
WLP2.9 Inner Harbour Port Area	0	+	0	0	0	0	0	0	+	0	0	0	0	+	0	0	+
WLP2.10 Oulton Broad District Shopping Area	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
WLP2.11 Kirkley District Shopping Area	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0

Policy	Sustainability Appraisal Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
WLP2.12 North Lowestoft Garden Village	+	+	0	0	+	+	0	0	-	0	--	0	0	+	0	+	++
WLP2.13 Land North of Union Lane, Oulton	+	0	0	+	0	+	0	0	0	0	-	0	0	0	0	0	+
WLP2.14 Land between Hall Lane and Union Lane, Oulton	+	0	0	+	0	+	0	0	0	0	-	0	0	0	0	0	+
WLP2.15 Land South of The Street, Carlton Colville	+	+	0	++	0	+	0	0	0	+	--	0	?	0	0	+	+
WLP2.16 Land at South Lowestoft Industrial Estate	0	0	0	0	+	0	0	0	0	0	-	0	0	+	0	0	+
WLP2.17 Land at Mobbs Way, Oulton	0	0	0	0	+	0	0	0	0	0	-	0	0	+	0	0	+
WLP2.18 Oakes Farm, Beccles Road, Carlton Colville	++	0	0	++	0	?	0	0	0	0	-	0	0	+	0	0	0
WLP3.1 Beccles and Worlingham Garden Neighbourhood	+	+	0	++	+	+	?	0	0	0	-	+	0	+	0	+	++
WLP3.2 Land west of London Road, Beccles	+	0	0	+	0	+	0	0	-	0	--	?	?	0	0	0	+
WLP3.3 Land south of Benacre Road at Ellough Airfield, Ellough	0	0	0	0	+	0	0	0	0	0	-	0	0	+	0	0	-
WLP4.1 Halesworth Healthy Neighbourhood	++	+	0	++	0	+	0	0	-	0	-	+	0	0	0	0	+
WLP4.2 Land adjacent to Chediston Street, Halesworth	+	0	0	+	0	+	0	0	-	0	--	?	?	0	0	+	+
WLP4.3 Land north of Old Station Road, Halesworth	+	0	0	+	0	+	0	0	-	0	-	0	0	0	0	0	+
WLP4.4 Land west of Lodge Road, Holton	+	0	0	+	0	+	0	0	0	0	-	0	0	0	0	0	+
WLP4.5 Broadway Farm, Halesworth	0	0	0	0	+	0	0	0	-	0	-	?	?	+	0	0	+
WLP5.1 Land east of St Johns Road, Bungay	+	0	0	+	0	+	0	0	0	0	-	0	0	0	0	0	+
WLP5.2 Land rear of Bungay High School	+	+	0	+	0	+	0	0	0	0	-	0	0	0	0	0	+
WLP6.1 Land west of Copperwheat Avenue, Reydon	+	0	0	+	0	+	0	0	-	+	-	0	0	0	0	0	+
WLP6.2 Southwold Harbour	0	0	0	0	0	0	0	0	+	0	0	0	+	+	0	0	0
WLP7.1 Rural Settlement	+	0	0	+	+	+	0	?	-	0	-	-	-	0	+	0	+

Policy	Sustainability Appraisal Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Hierarchy and Housing Growth																	
WLP7.2 Land between The Street and A146, Barnby	+	0	0	+	+	+	0	0	-	0	--	?	0	0	+	0	0
WLP7.3 Land south of Lound Road, Blundeston	0	0	0	+	+	+	0	0	0	0	--	0	0	0	+	0	-
WLP7.4 Land North of Pickwick Drive, Blundeston	0	0	0	+	+	+	0	0	0	0	--	0	0	+	+	0	-
WLP7.5 Land North of The Street, Somerleyton	+	0	0	+	+	+	0	0	+?	0	0	0	0	-	-	0	+
WLP7.6 Mill Farm Field, Somerleyton	+	0	0	+	+	+	0	0	-	0	-	0	0?	0	+	0	+
WLP7.7 Land north of Elms Lane, Wangford	+	0	0	+	+	+	0	0	-	0	-	0	0	0	+	0	0
WLP7.8 Land north of Wangford Road, Wangford	+	0	0	+	+	+	0	0	-	0	-	0	0	0	+	0	0
WLP7.9 Land north of Chapel Road, Wrentham	+	0	0	+	+	+	0	0	-	0	-	0	0	0	+	0	0
WLP7.10 Land west of London Road, Wrentham	+	0	0	+	+	+	0	0	0	0	-	0	0	0	+	0	0
WLP7.11 Land south of Southwold Road, Brampton	+	0	0	++	+	+	0	0	-	0	-	0	0	0	+	0	0
WLP7.12 Land at Toodley Farm, Station Road, Brampton	0	0	0	0	0	+	0	0	0	0	-	0	0	0	0	0	+
WLP7.13 Land south of Hogg Lane, Ilketshall St Lawrence	0	0	0	+	+	+	0	0	-	0	-	0	0	0	+	0	0
WLP7.14 Land East of The Street, Lound	0	0	0	0	+	+	0	0	0	0	--	0	?	0	+	0	0
WLP7.15 Land south of Chapel Road, Mutford	0	0	0	0	0	+	0	0	0	0	--	0	0	0	0	0	0
WLP7.16 Land north of Chapel Road, Mutford	0	0	0	0	0	+	0	0	0	0	-	0	0	0	0	0	0
WLP7.17 Land north of School Road, Ringsfield	0	0	0	+	+	+	0	0	-	0	-	0	0	0	+	0	-
WLP7.18 Land Adjacent Mill Bungalow, Rumburgh	0	0	0	0	+	+	0	0	0	0	-	-?	0	0	+	0	-
WLP7.19 Land east of Woodfield Close, Willingham	0	0	0	0	+	+	0	0	0	0	-	0	0	0	+	0	-
WLP7.20 Land north of Sotterley Road,	0	0	0	0	+	+	0	0	-	0	-	0	0	0	+	0	-

Policy	Sustainability Appraisal Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Willingham																	
WLP7.21 Land West of Lock's Road, Westhall	+	0	0	+	+	+	0	0	0	+	-	0	0	0	+	0	-
WLP8.1 Housing Mix	+	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0
WLP8.2 Affordable Housing	0	0	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0
WLP8.3 Self Build and Custom Build	0	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0
WLP8.4 Conversion of Properties to Flats	0	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0
WLP8.5 Gypsy and Traveller Sites	+	+	+	+	+	+	0	0	0	+	0	0	0	0	0	0	0
WLP8.6 Affordable Housing in the Countryside	0	0	0	0	+	+	0	0	0	0	0	0	0	0	+	0	+?
WLP8.7 Small Scale Residential Development in the Countryside	+	0	0	-	0	+	0	0	+	0	0	0	0	0	+	0	-
WLP8.8 Rural Workers Dwellings in the Countryside	0	0	0	0	0	+	0	0	0	0	0	0	0	+	+	0	-
WLP8.9 Replacement Dwellings and Extensions in the Countryside	0	0	0	0	0	0	0	0	+	0	0	0	+	0	0	0	0
WLP8.10 Residential Annexes in the Countryside	+	0	0	-	0	0	0	0	0	0	0	0	+	0	0	0	-
WLP8.11 Conversion of Rural Buildings to Residential Use	0	0	0	0	0	0	0	0	+	0	0	0	+	0	0	0	0
WLP8.12 Existing Employment Areas	0	+	0	0	+	0	+	0	0	+	+	0	0	+	+	+?	+
WLP8.13 New Employment Development	0	+	0	0	+	0	-?	0	-?	?	+	0	0	+	+	0	+?
WLP8.14 Conversion and Replacement of Rural Buildings for Employment Use	0	0	0	0	0	0	0	0	+	0?	0	0	+	+	+	0	0
WLP8.15 New Self Catering Tourist Accommodation	0	0	0	+	+	0	0	0	-?	0	-	-	0	+	+	+	-
WLP8.16 New Hotels and Guest Houses	+	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+	0
WLP8.17 Existing Tourist Accommodation	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0
WLP8.18 New Town	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	+	0

Policy	Sustainability Appraisal Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Centre Use Development																	
WLP8.19 Vitality and Viability of Town Centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0
WLP8.20 Local Shopping Centres	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
WLP8.21 Sustainable Transport	+	0	0	+	+	0	+	+	+	+	0	0	0	0	0	0	+
WLP8.22 Protection of Built Community Services and Facilities	0	0	0	0	0	+	+	0	0	0	0	0	+	+	0	0	+
WLP8.23 Protection of Open Space	0	0	0	0	0	+	+	+	+	+	0	++	+	0	0	0	+
WLP8.24 Flood Risk	0	0	0	0	+	+	0	0	0	++	0	0	0	+	0	+	0
WLP8.25 Coastal Change Management Area	+	0	0	0	0	0	0	0	+	+	0	0	0	+	?	0	0
WLP8.26 Relocation and Replacement of Development Affected by Coastal Erosion	0	0	0	0	0	+	0	0	+	+	-	-	0	??	??	0	0
WLP8.27 Renewable and Low Carbon Energy	0	0	0	0	0	0	0	0	+	++	-	-?	0	?	0	0	0
WLP8.28 Sustainable Construction	0	0	0	0	0	0	+	0	0	+	+	0	0	0	0	0	+
WLP8.29 Design	+	0	+	+	0	+	+	+	++	+	+	+	+	0	0	0	+
WLP8.30 Housing Density and Design	0	0	0	+	0	+	0	0	+	0	+	0	0	0	0	0	0
WLP8.31 Residential Gardens and Urban Infilling	+	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0	+
WLP8.32 Biodiversity and Geodiversity	0	0	0	0	0	0	0	+	+	0	0	++	+	0	0	0	0
WLP8.33 Landscape Character	0	0	0	0	0	0	0	0	++	0	0	++	+	+	0	0	0
WLP8.34 Coalescence of Settlements	0	0	0	0	0	-	0	0	++	0	0	0	+	+	0	0	0
WLP8.35 Heritage Assets	0	0	0	0	0	0	0	0	++	0	0	0	++	0	0	0	0
WLP8.36 Locally Listed Buildings and Non-Designated Heritage Assets	0	0	0	0	0	0	0	0	++	0	0	0	++	0	0	0	0
WLP8.37 Conservation Areas	0	0	0	0	0	0	0	0	++	0	0	0	++	0	0	0	0
WLP8.38 Archaeology	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0
<b>Cumulative effect:</b>	++	+	+	++	+	++	?	+	+	+	--	+	+	++	++	+	+

## Evaluation of Significant Effects

### **Objective 1 - to improve the health and well-being of the population**

- 7.2 Significant positive effects arise from the Oakes Farm and Halesworth Healthy Neighbourhood site allocations. The overall spatial strategy for the plan produces a positive effect. The residential allocations in Lowestoft and the market towns all generate positive effects for this objective. Residential allocations in rural areas have a positive effect where they are close to existing open space or provide new facilities. There are some benefits from the district-wide strategic policies but most of them have no effect. No negative effects have been identified. A significant positive effect overall.

### **Objective 2 - to improve levels of education and skills in the population**

- 7.3 A positive effect was identified with the infrastructure policy which supports delivery of new educational facilities. Positive effects are produced from site specific policies which support delivery or improvement of education facilities. Strategic policies which protect existing employment areas or support new ones have a positive effect on skills in the population. Positive overall.

### **Objective 3 - to reduce crime and anti-social behaviour**

- 7.4 There are some minor positive effects identified for this objective; most policies have a neutral effect. The design policy promotes public safety and deterring crime and disorder. Providing traveller sites to meet need will reduce the number of unauthorised encampments. Delivering sustainable development in line with the NPPF will promote safe development. No negative effects have been identified. Positive overall.

### **Objective 4 - to improve access to key services and facilities**

- 7.5 The overall spatial strategy creates an overall positive effect. Some site allocations create a significant positive effect and many others have a positive effect. Several of the strategic policies have a positive effect. Strategic policies which allow for residential development in rural locations have a negative effect on this objective. The cumulative effect is considered to be a significant positive.

### **Objective 5 - to reduce deprivation of all forms.**

- 7.6 The overall spatial strategy has a positive effect. Sites which provide affordable housing in rural areas or employment have a positive effect. Strategic policies that support delivery of affordable housing, integrated communities, employment or sustainable travel links for non-car owners have

a positive effect. No negative or significant individual policy effects detected. A positive effect overall.

### **Objective 6 - to meet the housing requirements of the whole community**

- 7.7 Significant positive effects are created by the strategy for the scale and location of growth; the Lowestoft regeneration strategy; the strategic housing mix; and the affordable housing policies. Residential site allocations all contribute to delivering housing for the district. The strategic housing policies shape housing for local needs and deliver affordable housing. Minor negative effects exist in relation to coalescence of settlements. The cumulative effect is a significant positive for this objective.

### **Objective 7 - to maintain air quality**

- 7.8 No singular significant policy effects have been identified. The spatial strategy encourages most development to take place in and around sustainable settlements which will keep car journeys to a minimum and encourage use of sustainable transport. Sustainable modes of transport are encouraged through the strategic policies which generates a positive effect, and the protection of open spaces can improve air quality through the cleansing processes of trees and plants. Rural development overall will generate more car journeys which will have a negative impact on air quality but this will be dispersed and unlikely to have a noticeable impact in sensitive locations. Population growth and delivery of housing will increase vehicle journeys and emissions in general which will have an overall negative impact on air quality. However, as cars become less polluting; electric vehicles become more common; and building efficiency increases; this negative effect will reduce over time. Overall there is considered to be a temporary uncertain effect on this objective.

### **Objective 8 - to maintain and improve water quality**

- 7.9 There is a degree of uncertainty arising from the strategy for scale and location of growth relating to the capacity of Beccles water recycling centre. However the Water Cycle Study advises that the capacity can be increased using conventional methods. A number of positive effects are created from the infrastructure and sustainable development policies, and some of the strategic policies. Positive overall.

### **Objective 9 - to conserve and enhance the quality and distinctiveness of landscapes and townscapes**

- 7.10 There is an uncertain significant effect created by the scale and distribution of growth strategy because this is highly dependent on the development outcomes of individual sites. The settlement boundary and sustainable development strategy would create a positive effect. Regeneration of brownfield sites around Lowestoft would have a positive impact. Site allocations in more sensitive areas around Halesworth, Beccles, Reydon, north Lowestoft and the rural areas create a negative

effect. Significant positive effects from singular policies would arise from strategic policies dealing with design, coalescence of settlements, landscape character and heritage. Minor positive effects are generated from some of the other strategic policies. There is an uncertain minor effect from tourism accommodation. The strategic policies together with the allocations delivering regeneration of central Lowestoft would balance out potential negative effects from the site allocations and tourist accommodation. Positive overall.

### **Objective 10 - to reduce contributions to climate change and mitigate the effects.**

- 7.11 Singular significant positive effects are created by the Flood Risk and Renewable and Low Carbon Energy strategic policies. Minor positive effects are created through encouraging sustainable transport, design policies, managing flood risk and coastal change. Some development in Lowestoft will be at risk of flooding. A positive effect overall.

### **Objective 11 - to conserve natural resources**

- 7.12 Significant negative effects are generated by the strategy for the scale and location of growth, and also allocations on greenfield sites which use grade 2 agricultural land. Site allocations on lower quality agricultural land generate minor negative effects. The settlement boundary policy and the housing density policy mitigate the loss of greenfield land to a degree and create minor positive effects. The new employment development strategic policy guides development away from greenfield sites as a starting point. New tourism or renewable energy development may use greenfield sites, but these can often be temporary developments. The overall effect is considered to be a significant negative.

### **Objective 12 - to conserve and enhance biodiversity and geodiversity**

- 7.13 Singular significant positive effects are generated by the Biodiversity and Geodiversity; Landscape Character; and Protection of Open Space strategic policies. The Design policy creates a minor positive effect. Site allocations which provide significant green space create minor positive effects. Minor negatives and uncertain effects have arisen from some forms of rural development, but this could be mitigated through the strategic policies. Positive overall.

### **Objective 13 - to conserve and enhance the historic environment**

- 7.14 Singular significant positives arise from the strategic heritage policies. Strategic policies offer minor positive effects through good design; safe guarding identity of historic settlements; and preserving historic buildings by encouraging their re-use. Site allocations avoid negative effects individually, although there is some uncertain effects. Some of the uncertain effects could be dealt with through the strategic policies. Positive overall.

### **Objective 14 - to achieve sustained and resilient economic growth**

- 7.15 The Power Park site allocation generates a significant positive effect. A number of the other site allocations create minor positive effects through allocating new employment land or protecting/supporting existing employment uses. Strategic policies support the rural and tourism economies, both directly and indirectly. Objectively assessed needs will be met in full. The cumulative effect of the whole plan is considered to be a significant positive effect.

### **Objective 15 - to enhance the rural economy**

- 7.16 The rural site allocations support the rural economy and the overall spatial strategy generates a significant positive effect for this objective. Growth in some parts of the rural areas is limited by the settlement boundaries strategy. Strategic policies which allow housing or support employment in rural areas have a positive effect. Flexibility for new tourist accommodation in rural areas and protection of existing accommodation also has a positive effect. The cumulative effect of the whole plan is considered to be significantly positive.

### **Objective 16 - to enhance the viability and vitality of town centres**

- 7.17 A singular significant positive effect arises from the spatial strategy which directs growth to each market town as well as Lowestoft. The settlement boundary policy supports this effect by directing development to areas well linked to town centres. Site allocations supporting regeneration of Lowestoft town centre sites create significant positive effects, this is assisted by the flood risk policy. The strategic residential site allocations in Beccles and Worlingham, Carlton Colville and Lowestoft would support this objective via creation of footfall in town centres. Strategic policies promoting vitality of town centres and tourism development generate positive effects. Overall the effective is positive.

### **Objective 17 - to encourage efficient patterns of movement in support of economic growth**

- 7.18 At a strategic level, the scale and location of growth will generate commuting traffic to North Lowestoft – the area with the strongest employment growth. This is a negative effect for this objective. Commuter traffic will be generated by some residential site allocations in rural areas and strategic policies which allow residential development in rural areas. The employment site allocation at Ellough is not currently accessible by sustainable travel modes, which generates a negative effect. New tourism accommodation in rural areas may create some traffic to a limited degree.
- 7.19 Mitigation of the negative effects is provided by the settlement boundaries, infrastructure and sustainable development strategies. Many of the residential site allocations are in and around large settlements with good access to sustainable modes of travel, reducing the need for people to commute by car. Strategic policies promoting sustainable transport; urban infilling; and protection of community facilities and open spaces also mitigate the negative effects. Delivery of

the Beccles and Worlingham Garden Neighbourhood would improve cycle links to the Ellough employment sites which will mitigate the need to travel to this area via car. The North Lowestoft Garden Village will provide employment land where there is high demand which will reduce out-commuting from the district. Overall, it is considered that the mitigation and strategic improvements embodied in the first draft plan will create a positive effect.

## Summary of Significant Effects

- 7.20 Table 7.2 below summarises the significant effects of the plan. The table also makes a judgement on the likelihood of the effect upon delivery of the plan.

*Table 7.2- Summary of Effects*

Sustainability Objective	Positive/ negative	Probability
The health and well-being of the population improves	Positive	Highly probable
Access to key services and facilities improves	Positive	Highly probable
Housing requirements of the whole community are met	Positive	Highly probable
Natural resources are conserved	Negative	Certain
Sustained and resilient economic growth is achieved	Positive	Highly probable
The rural economy is enhanced	Positive	Highly probable

## Mitigation measures

- 7.21 Where negative effects have been identified with respect to individual policies and site allocations, mitigation of these negative effects has been identified and incorporated in to the plan wherever possible. Details of these mitigation measures can be found in appendix E. The strategic policies provide mitigation for many of the negative effects identified in the draft plan from site proposals and the overall strategy.
- 7.22 The only identified significant negative effect is against the objective of conserving natural resources. The strategy of the plan distributes growth around the district which involves a level of development on greenfield sites. The plan development process (informed by sustainability appraisal) has selected non-greenfield sites or less valuable greenfield sites (in terms of agricultural land value) for allocation wherever possible and the strategic policies provide some degree of mitigation. However, there is no way of fully mitigating the loss of greenfield sites where allocated.

## Conclusion on Significant Effects

- 7.23 Overall, the first draft plan will have a positive effect, including a number of significant positive effects, on the sustainability objectives and will therefore be a key tool in achieving sustainable development across the District. Where negative effects have been identified these will be mitigated where possible. A single significant negative effect has been identified which can not be effectively mitigated.

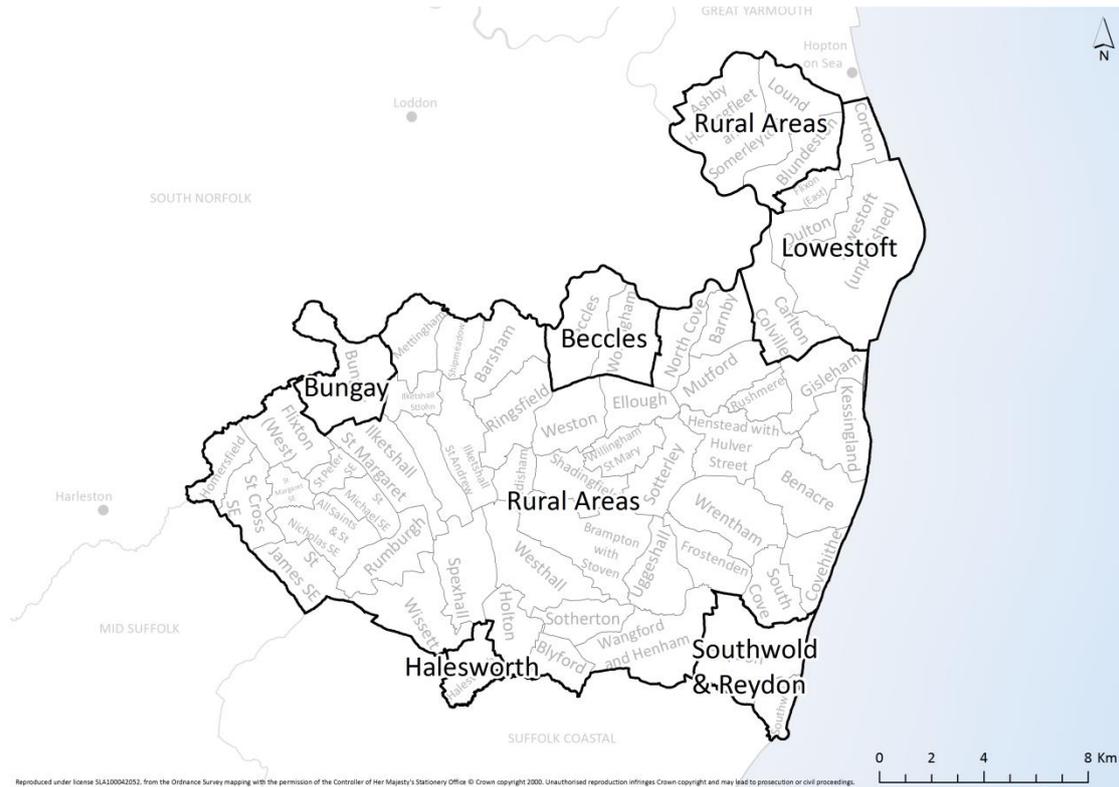
## 8. Proposals for Monitoring

- 8.1 Monitoring enables the significant effects of implementing the Local Plan policies to be assessed and compared to those predicted in this Sustainability Appraisal report. It helps to ensure that any unforeseen adverse effects can be identified and remedial action taken if required.
- 8.2 Results will be published in the Authority Monitoring Report as appropriate. Whilst some indicators are monitored annually by the Council or external bodies, others are monitored less frequently for example through the national Census. Results for some indicators will change rapidly to signal recent changes such as housing completions or employment figures. Others such as health will show changes and trends over a longer timescale. This means that it is not always possible, practical or useful to report on every indicator every year.

Significant Effect	Indicators	Source
To improve the health and well-being of the population.	Proportion of journeys to work on foot or by cycle.	Census
	Percentage of population completing 3x30 minutes physical activity per week.	Sport England
	Obesity in the population.	DCLG, Association of Public Health Observatories and National Child Measurement Programme
	Life expectancy.	Public Health England
To improve access to key services and facilities.	Accessibility to key services and facilities e.g. primary school, supermarket/food shop, post office, public house, meeting place and GP surgery.	Waveney District Council
To meet the housing requirements of the whole community.	Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds.	Waveney District Council monitoring of planning applications
To conserve natural resources.	Number and percentage of dwellings completed on previously developed land.	Waveney District Council monitoring of planning applications
	Area of high grade agricultural land lost to housing and economic development.	

Significant Effect	Indicators	Source
To achieve sustained and resilient economic growth.	Amount and type of employment (B1, B2 and B8), retail and leisure development (A1-A5 and D2).	Waveney District Council monitoring of planning applications and site surveys
	Jobs density.	ONS jobs density
	Employment by occupation.	ONS Annual Population Survey
	Employee jobs by industry.	ONS Business Register and Employment Survey/East of England Forecasting Model
To enhance the rural economy.	Employment uses (B1, B2 and B8) completed in the rural areas.	Waveney District Council monitoring of planning applications
	Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds within the rural areas.	





Map of Lowestoft, Market Towns, Rural Area

Settlement hierarchy definition

Settlement	Wards	Parishes
<b>Lowestoft</b>	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
<b>Market Towns</b>	Beccles North, Beccles South, Bungay, Halesworth, Southwold & Reydon and Worlingham	Beccles, Bungay, Halesworth, Southwold, Reydon and Worlingham
<b>Rural areas</b>	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 Herringfleet	427	Rural area
E04009526	Sotherton + Blyford	193	Rural area
E04009527	Sotterley	113	Rural area
E04009529	Southwold	1,098	Market Town

Code	Name	Population	Settlement hierarchy
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 3<sup>rd</sup> Local Transport Plan, 2011-2026

# Appendix D – Scoping Report Consultation

The table below details the comments received on the Sustainability Appraisal Scoping Report between 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 making criteria included in the Sustainability Appraisal Framework?</i></p>	Amend the Sustainability Appraisal Framework as suggested.

Consultee	Comment	Council's Response
	<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>	
Historic England	<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><a href="https://www.historicengland.org.uk/images-books/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment">https://www.historicengland.org.uk/images-books/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment</a></p> <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>	Comment noted
	<p>1. <i>Are there any other plans and programmes that we should review as part of the context review in Annex A?</i></p>	Scope the plans and programmes mentioned.

Consultee	Comment	Council's Response
	<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>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</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.</p>

Consultee	Comment	Council's Response
	<p>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 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>Include data from the historic environment record.</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</p>	<p>Amend the key issue identified on the sensitivity of the historic environment to include sensitivity from neglect and decay.</p>

Consultee	Comment	Council's Response
	<p>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>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>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 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</p>	<p>Agree. Add an additional criterion covering non-designated heritage assets.</p>

Consultee	Comment	Council's Response
	<p>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><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 11 to 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 have any other comments on the information collated in the baseline section or the analysis of that</i></p>	<p>Suffolk Biological Records Centre were consulted on the Scoping Report and</p>

Consultee	Comment	Council's Response
	<p><i>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>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>
	<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>Amend the Sustainability Appraisal Framework as suggested</p>

Consultee	Comment	Council's Response
	<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, <b>connected</b> or lost through the development of the allocation option?</i></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>
Anglian Water	<p><b>Section 3.96 Sewage Treatment Capacity (page47)</b></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><b>Section 3.121 Surface Water and Ground water Resources (page 58).</b></p> <p>Information taken from the Waveney &amp; Great Yarmouth Joint Water Cycle Strategy Scoping Study, March 2009 is out of date and in need of review</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>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>

Consultee	Comment	Council's Response
	<p><b>Listing No.8 of Sustainability Appraisal Framework (page 94)</b></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><b>6.2 Consultation Question 1 (page 100)</b></p> <p>The Waveney &amp; 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.
	<p><u>General Census Data.</u></p> <p>You can find Census data for the entire Broads area here: <a href="http://www.ons.gov.uk/ons/publications/reference-tables.html?edition=tcm%3A77-296271">http://www.ons.gov.uk/ons/publications/reference-tables.html?edition=tcm%3A77-296271</a></p>	Comment noted.
	<p><u>Water Quality</u></p> <p>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>	It is considered that the two paragraphs are consistent. Existing policies are helping to mitigate a decline in water quality. However, the

Consultee	Comment	Council's Response
		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><u>Landscape character</u> Reference to the Broads LCA and the Broads Landscape Sensitivity Study should be made here.</p>	Add reference to the Broads LCA and Landscape Sensitive Study in paragraph 3.103.
	<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"> <li>• . Warmer, wetter winters</li> <li>• . Drier, hotter summers</li> <li>• . More frequent extreme events (e.g. storms and heavier rainfall)</li> <li>• . Sea level rise off the Norfolk and Suffolk coast of 37cm</li> </ul> <p>The following documents are of importance to this section:</p> <p>Broads Climate Adaptation Plan (Revised draft June 2015) <a href="http://www.broads-authority.gov.uk/looking-after/climate-change">http://www.broads-authority.gov.uk/looking-after/climate-change</a></p> <p>The Potential Impacts of Climate Change on the Norfolk Broads, Dr Jeff Price, 2013.</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

Consultee	Comment	Council's Response
	<a href="http://www.broads-authority.gov.uk/_data/assets/pdf_file/0003/438816/Jeff-Price-report.pdf">http://www.broads-authority.gov.uk/_data/assets/pdf_file/0003/438816/Jeff-Price-report.pdf</a>	
	<p><u>Geodiversity</u> 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> 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 assets.</p>
	<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: <a href="http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-sensitivity-studies">http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-sensitivity-studies</a></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.</p>	<p>The reason for adaptation and resilience to climate change is to</p>

Consultee	Comment	Council's Response
	<p>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>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></p> <p>National Parks and the Broads Circular: <a href="https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010">https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010</a></p> <p>Broads Landscape Character Assessment: <a href="http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-character-assessments">http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-character-assessments</a></p> <p>Broads Landscape Sensitivity Study: <a href="http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-sensitivity-studies">http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-sensitivity-studies</a></p> <p>Broads Management Plan: <a href="http://www.broads-authority.gov.uk/__data/assets/pdf_file/0015/402045/Broads-Plan-2011.pdf">http://www.broads-authority.gov.uk/__data/assets/pdf_file/0015/402045/Broads-Plan-2011.pdf</a></p> <p>Broads Climate Adaptation Plan (Revised draft June 2015): <a href="http://www.broads-authority.gov.uk/looking-after/climate-change">http://www.broads-authority.gov.uk/looking-after/climate-change</a></p> <p>The Potential Impacts of Climate Change on the Norfolk Broads, Dr Jeff Price, 2013: <a href="http://www.broads-authority.gov.uk/__data/assets/pdf_file/0003/438816/Jeff-Price-report.pdf">http://www.broads-authority.gov.uk/__data/assets/pdf_file/0003/438816/Jeff-Price-report.pdf</a></p> <p>Broads Biodiversity Action Plan: <a href="http://www.broads-authority.gov.uk/looking-after/managing-land-and-water/biodiversity">http://www.broads-authority.gov.uk/looking-after/managing-land-and-water/biodiversity</a></p> <p>Broads Tourism Strategy: <a href="http://www.broads-authority.gov.uk/__data/assets/pdf_file/0006/405582/Tourism_Strategy_for_the_Broads.pdf">http://www.broads-authority.gov.uk/__data/assets/pdf_file/0006/405582/Tourism_Strategy_for_the_Broads.pdf</a></p>	<p>Scope the following documents:</p> <ul style="list-style-type: none"> <li>● National Parks and the Broads Circular:</li> <li>● Broads Landscape Character Assessment</li> <li>● Broads Management Plan</li> <li>● Broads Climate Adaptation Plan (Revised draft June 2015)</li> <li>● The Potential Impacts of Climate Change on the Norfolk Broads</li> <li>● Broads Biodiversity Action Plan</li> <li>● Broads Tourism Strategy</li> </ul>

Consultee	Comment	Council's Response
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><a href="http://www.midsuffolk.gov.uk/jointlocalplan">www.midsuffolk.gov.uk/jointlocalplan</a></p> <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>	Comment noted.
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> <p>(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;</p> <p>(b) Education – address any potential cross boundary flows of children between the respective local education authority areas ; and</p> <p>(c) Green Infrastructure – (see comments below).</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</p>	<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>It is not the purpose of the Sustainability Appraisal to consider mechanisms for the funding of infrastructure.</p>

Consultee	Comment	Council's Response
	development in line with the NPPF.	
	<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>	Include new sub-section on international sites in the Biodiversity and Geodiversity section.
Suffolk County Council	<p><b>1.4. page 1.</b></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"> <li>• 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;</li> <li>• Environmental Assessment of plans and programmes Regulations 2004 (SI 2004 No 1633);</li> <li>• A Practical Guide to the Strategic Environmental Assessment Directive (ODPM, 2005);</li> <li>• Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment.</li> </ul>	The Sustainability Appraisal Report will set out the statutory requirements which are being followed.

Consultee	Comment	Council's Response
	(4th April 2013 European Commission).	
	<p><b>Health, page 8 onwards</b></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><b>Key Issues and Problems, page 15</b></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><b>Housing and Population, page 31 onwards</b></p> <p>The Planning Practice Guidance sets out requirements for justifying higher standards of accessibility in new housing (<a href="http://planningguidance.planningportal.gov.uk/blog/guidance/housing-optional-technical-standards/accessibility-and-wheelchair-housing-standards/#paragraph_007">http://planningguidance.planningportal.gov.uk/blog/guidance/housing-optional-technical-standards/accessibility-and-wheelchair-housing-standards/#paragraph_007</a>). The 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</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 implications will be assessed by the Sustainability Appraisal.</p> <p>The Local Plan will need to consider</p>

Consultee	Comment	Council's Response
	disabilities.	needs of people with physical and learning disabilities, however, these issues have not been recognised as key sustainability issues through the baseline review.
	<p><b>3.107, page 53</b></p> <p>Comment: 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>	There is an error in the key to Figure 3.36. 'Commercial' should read 'domestic'.
	<p><b>3.110, page 54</b></p> <p>Comment: 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 clarification.</p>	Comment noted. Consider deleting section due to reliability of data.
	<p><b>Natural Resources, page 57</b></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</p>	Comment noted.

Consultee	Comment	Council's Response
	<p>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>	
	<p><b>Historic Environment, Page 66</b></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>	<p>Comments noted. Include a section on archaeology and scheduled ancient monuments. Include data from the historic environment record.</p>
	<p><b>Annex, page 68</b></p> <p>Middle column:  Implications for the Local Plan:  Local plan policies should promote energy efficient design for business premises and private houses.  Local plan policies should encourage the development of renewable energy facilities, both as standalone facilities and as part of wider developments.  However,  Implications for Sustainability Appraisal suggests:  Include objectives which encourage the reduction of carbon emissions and which seek to enable mitigation and adaptation to climate change.  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</p>	<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 policies promoting energy efficiency will help reduce greenhouse gas emissions and therefore contribute to achieving the sustainability objective.</p>

Consultee	Comment	Council's Response
	<p>efficient design for business premises and private houses or to encourage the development of renewable energy facilities.</p> <p>Recommendation2: 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><b>3.177 – 3.179</b></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 will be updated in the baseline.</p>
	<p><b>Other documents for scoping –</b></p> <p>The Suffolk Education and Learning Infrastructure Plan (soon to be updated, current version here) 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 – Appraisal of Policies and Proposals in First Draft Plan

## Preferred Policy Options in the First Draft Local Plan Policy WLP1.1 - Scale and Location of Growth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	n/a	n/a	This option focuses a majority of growth in Lowestoft and the market towns which benefit 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. However, greater levels of growth in the rural areas will result in a greater proportion of the population with poorer access to open space and services and facilities, including health facilities compared to other options.
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	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
anti-social behaviour				
4. To improve access to key services and facilities	+?	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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To maintain and improve water quality	?	n/a	n/a	The Water Cycle Study (2017) suggests that development in most settlements will not exceed the capacity of water recycling centres. Beccles water recycling centre will be at capacity under this option by 2030. However, the study suggests the works can be improved to a standard which would result in no deterioration of water quality.
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. However, the slightly reduced amount of development allocated to Southwold and Reydon under this option compared to alternative options would result in less of an effect on the Area of Outstanding Natural Beauty.</p> <p>Significant development in rural areas could have a significant effect on the landscape and townscape if</p>

Sustainability Objective	Effect	Timescale	Permanence	Comments
				too much development is directed to any one village.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The strategy will continue to locate the majority of development in accessible locations meaning that the existing decreasing trend of carbon emissions is likely to continue.
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 agricultural land. However, a more 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	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			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.

## Policy WLP1.2 - Presumption in Favour of Sustainable Development

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium/ Long Term	Permanent	This option will clarify what is already in place in the National Planning Policy Framework, showing how the Council will approach planning applications. Development built in areas with access to sustainable transport and sufficient healthcare facilities will be permitted.
2. To improve levels of education and skills in the population	+	Medium/ Long Term	Permanent	This policy will set out in the Local Plan what has been established in the NPPF. This should mean that developments near sufficient education and employment opportunities should be permitted, with larger development including accommodations for such activities.
3. To reduce crime and anti-social behaviour	+	Long Term	Permanent	Following this option should mean that new developments are safe and accessible for the population as outlined the NPPF.
4. To improve access to key services and facilities	+	Medium Term	Permanent	This option should ensure that new developments can easily access services and facilities that are sufficient to meet the needs of their

				population.
5. To reduce deprivation of all forms.	+	Medium/ Long Term	Permanent	New development will have to be built in areas with access to employment and provide adequate services to meet the needs of the population under this option.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	Sustainable development as outlined in the NPPF seeks to provide for the current demand for housing and will continue to do so for the life of the Local Plan.
7. To maintain air quality	+	Short Term	Permanent	This option will mean that new development will have to have a minimal effect on air quality and will have to comply with national standards.
8. To maintain and improve water quality	+	Short Term	Permanent	This policy will ensure that new and existing development will not detrimentally impact upon the supply of water within the District in accordance with the NPPF.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short Term	Permanent	Under this option, new development will have to conform to the current characteristics and identity of the surrounding area.
10. To reduce contributions to climate change and mitigate the effects.	+	Short Term	Permanent	This option will mean that developments will have to meet national standards on emissions and will have to make contributions to mitigate both short and long term effects on climate change.
11. To conserve natural resources	+	Short Term	Permanent	This policy will mean that greenfield sites will be excluded from development as far as possible. Brownfield sites and development within already developed areas will be the preferred avenue of development in accordance with the NPPF.

12. To conserve and enhance biodiversity and geodiversity	+	Short Term	Permanent	Under this option, open spaces and habitats will be excluded as far as possible from development. Also open spaces, including green corridors, will be included in development which will improve upon the green infrastructure network.
13. To conserve and enhance the historic environment	+	Short Term	Permanent	This option will mean that historic buildings will be protected from development in accordance with the NPPF.
14. To achieve sustained and resilient economic growth	+	Medium Term	Permanent	New development should seek to remove the barriers to economic growth under this option through the provision of new infrastructure and facilities.
15. To enhance the rural economy	+	Medium Term	Permanent	This option should support the rural economy through the promotion of sustainable new facilities and activities such as converting buildings for employment use and sustainable tourism.
16. To enhance the viability and vitality of town centres	+	Medium Term	Permanent	This policy would ensure that town centres are promoted to ensure their viability in the future.
17. To encourage efficient patterns of movement in support of economic growth	+	Medium Term	Permanent	This option would mean that economic development will be permitted in easily accessible areas which already contain clusters of economic development.
Potential Mitigation Measures				

## Policy WLP1.3 - Settlement Boundaries

Sustainability Objective	Effect	Timescale	Permanence	Comments
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1. To improve the health and well-being of the population	+	Medium Term	Permanent	Settlement boundaries will help contain development within locations with access to open space and sports facilities as well as sustainable transport methods. Dispersed development is less likely to have good access to these services. However this could also add extra pressures to services within urban 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	+	Medium Term	Permanent	A settlement boundary policy will contain development in residential areas with access to existing services and facilities; but it could add pressure to these services. However limiting development in rural areas could reduce the viability of some rural 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	0	n/a	n/a	No noticeable effect.
7. To maintain air quality	+	Medium Term	Permanent	Settlement boundaries will allow development to be focussed in sustainable locations close to areas containing key services and employment, reducing the need for car journeys.
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/long Term	Permanent	The inclusion of a settlement boundaries policy will help control the spread of settlements, which will prevent settlements from sprawling into open countryside

				through greenfield sites by developing previously developed land. This will also halt coalescence and help settlements maintain their individual characteristics.
10. To reduce contributions to climate change and mitigate the effects	+	Medium Term	Permanent	Settlement boundaries will help contain development in sustainable locations with access to services, employment and sustainable transport options, reducing the need for car journeys and subsequently reducing greenhouse gas emissions.
11. To conserve natural resources	+	Short Term	Permanent	A settlement boundaries policy will minimise the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	+?	Short Term	Permanent	This option will prevent development extending into countryside locations which may contain sensitive habitats.
13. To conserve and enhance the historic environment	+?	Short Term	Permanent	The settlement boundaries have been drawn so that historic buildings will be excluded from the boundaries where possible to help protect them from development, however if they are surrounded by development they have been included within the boundary.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	-	Medium Term	Permanent	A settlement boundaries policy could inhibit the development of new employment uses in rural areas; therefore employment growth could be slow.
16. To enhance the viability and vitality of town centres	+	Medium Term	Permanent	A settlement boundaries policy will focus development near to existing town centres and areas with good transport links to town centres, meaning the new residential populations will be able to support

				the town centres.
17. To encourage efficient patterns of movement in support of economic growth	+	Medium Term	Permanent	Settlement boundaries will contain development and prevent sprawl, allowing the promotion of more sustainable transport methods such as cycling and public transport.
Potential Mitigation Measures	<p>Promotion of rural services could help encourage nearby residents to use these services rather than travelling to market towns.</p> <p>Services and facilities need to be provided or enhanced in line with the increase in population resulting from new residential development. This will be done through the Infrastructure policy.</p> <p>Also, the Employment policies will support employment development in rural areas by protecting existing employment areas and supporting the conversion and replacement of agricultural buildings for employment use where the set criteria are met.</p>			

## Policy WLP1.4 - Infrastructure

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium Term	Permanent	An infrastructure policy will help provide the necessary facilities needed to meet the health needs of any new development, including the provision of sport facilities and the improvement and expansion of health facilities.
2. To improve levels of education and skills in the population	+	Long Term	Permanent	This policy would mean that new primary schools will be provided and current schools will be expanded where there is currently no capacity to accommodate the development outlined in the Local Plan.
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	An infrastructure policy will ensure the provision of new infrastructure near to new development so that access to key services and facilities is sufficient to accommodate the development. The policy will also ensure the improvement of the Districts transport network to encourage better traffic flow and to promote sustainable transport methods.
5. To reduce deprivation of all forms.	+	Long Term	Permanent	New infrastructure associated with new development could help deliver new small scale jobs and increase educational attainment through the provision of new facilities for services and new schools.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	+	Medium Term	Permanent	An infrastructure policy could provide facilities and spaces close to new development which will reduce the need for car journeys. Also it will enhance the sustainable transport network to encourage its greater use and will lead to fewer greenhouse gas emissions.
8. To maintain and improve water quality	+	Long Term	Permanent	Localised improvements will need to be made to water and wastewater treatment systems to be able to accommodate the new development outlined in the Local Plan.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Green spaces may offer an enhancement but this is not expected to be de minimus.

10. To reduce contributions to climate change and mitigate the effects.	+	short Term	Permanent	The policy supports the Lowestoft Flood Risk Management Project which will mitigate climate change effects.
11. To conserve natural resources	0	n/a	n/a	No effect.
12. To conserve and enhance biodiversity and geodiversity	+	Short Term	Permanent	The provision of open green spaces within and near developments will provide valuable habitats for local wildlife and this policy will help reinforce current habitats and green corridors.
13. To conserve and enhance the historic environment	0	n/a	n/a	No noticeable effect.
14. To achieve sustained and resilient economic growth	+	Long Term	Permanent	Provision of facilities for key services close to or within new development will help sustain these areas in the future. The policy will also enhance the transport network across the District which will help maintain economic growth.
15. To enhance the rural economy	0	n/a	n/a	No noticeable effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No noticeable effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long Term	Permanent	An infrastructure policy will ensure the delivery of various improvements to the transport network, such as the A12 and A47, which will reduce congestion and improve traffic flow especially in major economic areas such as Lowestoft.
Potential Mitigation Measures	The Historic Environment policies will help mitigate the effects on historic buildings by inhibiting development that severely impacts designated and non-designated Heritage Assets and Listed Buildings. Sympathetic design of new facilities could also help mitigate the negative impacts that could occur to historic buildings.			

## Policy WLP2.1 - Central and Coastal Lowestoft Regeneration

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium Term	Permanent	This policy would provide new areas of open space for the use of the local community such as the East of England Park.
2. To improve levels of education and skills in the population	+	Long Term	Permanent	This option would provide new employment opportunities within areas such as the PowerPark as well as new education facilities such as within the Sustainable Urban Neighbourhood.
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	New town centres services and services within mixed use development will be provided under this option.
5. To reduce deprivation of all forms.	+	Long Term	Permanent	New education and employment provision with this policy should help reduce deprivation in central Lowestoft in the long term.
6. To meet the housing requirements of the whole community	++	Short Term	Permanent	The provision of 1,500 new homes under this policy will help provide for the predicted growth in Lowestoft's population set out in the Local Plan.
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	This option will see the development of brownfield land, which will help improve upon the current appearance of certain areas in central Lowestoft such as Kirkley

				Waterfront.
10. To reduce contributions to climate change and mitigate the effects.	-	Short Term	Permanent	Some of the area which this option covers is considered to be at risk of flooding. This means development of large parts of central Lowestoft are sequentially inferior for development in terms of national planning policy on flood risk.
11. To conserve natural resources	0	n/a	n/a	No effect.
12. To conserve and enhance biodiversity and geodiversity	+	Short Term	Permanent	This option will see the development of new open spaces and parks which will provide habitats for local wildlife.
13. To conserve and enhance the historic environment	+	Short Term	Permanent	The Historic High Street and Scores area will be protected under this option.
14. To achieve sustained and resilient economic growth	+	Medium Term	Permanent	This policy will provide new employment opportunities near established employment clusters as well as new retail services to ensure the viability of the town centre.
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	The town centre services provided under this option will help promote Lowestoft town centre and ensure its viability in the long term.
17. To encourage efficient patterns of movement in support of economic growth	+	Short Term	Permanent	This option will promote the development of new employment facilities in already established employment areas such as Mobb's Way and the PowerPark, which will concentrate commuter traffic and could help promote sustainable methods of transport.
Potential Mitigation Measures	Both the Infrastructure policy and the Flood Risk policy will help ensure that flood risk is properly evaluated and mitigated under this option so that development remains viable in the future. The flood risk policy will ensure the exceptions test is met and a sequential approach to			

	development within sites is undertaken.
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## Policy WLP2.8 - Historic High Street and Scores Area

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	This policy will ensure the provision of local services for the population within or close to this area, which could help promote walking and cycling. This option would also provide connections to the East of England Park which would further increase well-being.
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	This option will ensure good access to retail and other services for the local population.
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/Medium Term	Permanent	Under this option, conversion into open market housing could help provide housing of different tenures for the population.
7. To maintain air quality	+?	Short Term	Permanent	This option will concentrate retail services in the town centre and provide local services for the population, which could help promote sustainable transport methods and walking.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of	+	Short Term	Permanent	This option will help ensure that shops are not left vacant and shop frontages are sympathetic to the

landscapes and townscapes				areas character, which should help prevent further deterioration of the areas aesthetics.
10. To reduce contributions to climate change and mitigate the effects.	+?	Short Term	Permanent	Retail services will be concentrated within the town centre and will provide local services under this option, which could reduce the need for private car travel and could promote sustainable transport methods.
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	+	Short Term	Permanent	The historic nature and character of the area will be protected under this option.
14. To achieve sustained and resilient economic growth	+	Medium Term	Permanent	This option will help ensure the viability of the town centre in the future by maintaining its retail function.
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	Under this policy, the retail function of the town centre will be protected from conversion and shop frontages will be maintained.
17. To encourage efficient patterns of movement in support of economic growth	+	Short Term	Permanent	This option will help concentrate retail activities within the town centre, which could help promote public transport methods.
Potential Mitigation Measures				

## Policy WLP2.9 - Inner Harbour Port Area

Sustainability Objective	Effect	Timescale	Permanence	Comments
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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	+?	Medium/ Long Term	Permanent	This policy would ensure the protection of port uses within the Inner Harbour area, which should help retain any high skill jobs associated with such activities.
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.	0	n/a	n/a	No effect.
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	+?	Short Term	Permanent	This option would ensure that this area is retained for port uses, meaning the landscape and character of the area will be maintained.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	+	Short Term	Permanent	This option will maintain Lowestoft's position as a key port in the UK which will help maintain

				economic growth into the future.
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	This option would concentrate cargo and other port activities in the area, meaning that transport will also concentrate within this area rather than being dispersed and causing traffic across the District.
Potential Mitigation Measures				

## Policy WLP2.10 - Oulton Broad District Shopping Centre

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Inclusion of this policy will protect shops and services that are accessible on bike or on foot. This will encourage active 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	Inclusion of this policy will protect shops and services that are accessible to residents from the surrounding area.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the	0	n/a	n/a	No effect

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	0	n/a	n/a	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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				

## Policy WLP 2.11 - Kirkley District Shopping Centre

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	+	Long term	Permanent	Inclusion of this policy will protect shops and services that are accessible on bike or on foot. This will encourage active 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	Inclusion of this policy will protect shops and services that are accessible to residents from the surrounding area.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	0	n/a	n/a	No effect

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	0	n/a	n/a	No effect
Potential Mitigation Measures				

## Policy WLP6.2 - Southwold Harbour

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.	0	n/a	n/a	No effect.
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	+	Short Term	Permanent	This option will ensure that any development that takes place in

distinctiveness of landscapes and townscapes				Southwold Harbour will be sympathetic to the current character of the area and the surrounding areas.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	+	Short Term	Permanent	The current landings, huts and other structures which make up the historic character of the Harbour will be protected under this option, with strict guidelines on how they can be enhanced.
14. To achieve sustained and resilient economic growth	+?	Short Term	Permanent	This option may help support the small businesses that are currently set up in the area by ensuring that buildings do not lose their current character and function.
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				

## Policy WLP7.1 – Rural Settlement Hierarchy and Housing Growth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Focusing the majority of growth in larger villages which have services and facilities enable people to access a limited number of services and facilities locally and help reduce unnecessary journeys to destinations further afield. Increased accessibility is more likely to encourage people to walk and cycle. Providing some development in small settlement will support social connections.
2. To improve levels of education and skills in the population	0	n/a	n/a	Focussing growth in the larger villages could help increase the viability of rural schools. Where schools are not available this could result in increased travel. Scale of development is not large enough to deliver new education facilities.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Focussing rural development on larger villages will help make commercial and non-profit community services and facilities more viable and reduce travel.
5. To reduce deprivation of all forms	+	Long term	Permanent	Development could deliver affordable housing.
6. To meet the housing requirements of the whole community	+	Medium term	Permanent	The option will provide new housing in rural areas where services and facilities are available.
7. To maintain air quality	0	n/a	n/a	New development in rural areas will generate additional traffic but this is unlikely to have an impact in air quality sensitive locations.

8. To maintain and improve water quality	?	Medium term	Temporary	None of the larger villages have significant issues related to water recycling works. However, new development will increase pressure on existing infrastructure. Scale of development is unlikely to justify significant investment to upgrade existing water recycling works and the sewerage network. There are no significant issues in small rural settlements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Some landscapes in the rural areas have no significant features of landscape character or historical value while others such as Wangford and Somerleyton are associated with Conservation areas and the Area of Outstanding Natural Beauty. Focussing on larger villages will enable the most suitable sites to be identified and be of a scale where appropriate mitigation measures could be designed into a scheme. With limited focus on smaller communities the risk to their rural character is minimised.
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	This option will result in the development of greenfield land with little brownfield land available. Some larger villages are located in areas of the best agricultural land which may be unavoidable. A selection of sites enables appropriate sites to be considered to avoid high grade land where possible.

12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Somerleyton, Barnby and North Cove are all located close to the Broads and European protected sites while other villages will not adversely affect designated sites. Development provides an opportunity to improve connectivity within the green infrastructure network to benefit biodiversity. Scale of development proposed is not large enough to increase visitor numbers significantly.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Potential impact on sites of heritage value in a larger number of villages.
14. To achieve sustained and resilient economic growth	0	Long term	Permanent	Focussing on the larger villages could support local businesses but development is not of a scale to significantly increase employment although it can act to support existing jobs.
15. To enhance the rural economy	+	Long term	Permanent	Focussing on the larger villages could support local businesses, enabling younger people to stay in the area when employment is available. However, with no development in the smallest rural communities there is increased potential for these to become isolated and support less young people that could contribute towards the local economy.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Scale of development proposed is likely to have a negligible impact on larger service centres.
17. To encourage efficient patterns of movement in support of economic growth	+?	Long term	Permanent	Focussing on larger villages where services and facilities are available will encourage sustainable forms of transport and support local business. Scale of development is not large enough to significantly

				support local service centres.
Potential Mitigation Measures	<p>Focussing development on the villages that have the best access to services and facilities and are large enough to incorporate new development will help support rural services and facilities. This will encourage people to travel short journeys without the need to travel by private vehicle or further afield. Upgrading local transport networks for pedestrians and cyclists between villages and large service centres would improve access to services and facilities increase the value within a network of communities.</p> <p>Sustainable travel patterns would contribute towards mitigating climate change in conjunction with other policies.</p> <p>Larger sites in rural villages provide increased opportunities to deliver a mix of housing types and tenures to meet the needs of the local community.</p> <p>There is potential impact on Conservation Areas which could be mitigated through quality design and the selection of sites to reduce potential impact.</p> <p>Some larger settlements have edges that are exposed to the surrounding landscape. The impact could be mitigated through tree planting, landscaping, reinforcing historical field boundary hedgerows, quality scheme design and selecting the most appropriate sites which would have the least potential impact.</p>			

## Policy WLP8.1 - Housing Mix

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium term	Permanent	This will provide appropriate size and type of homes according to local need which will help to address needs of specialist groups such as sheltered and extra care housing.
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	0	n/a	n/a	No effect

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	++	Short term	Permanent	This will provide a range of sizes and types of homes responding to local circumstances for the 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	0	n/a	n/a	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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	
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## Policy WLP8.2 – Affordable Housing

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.	+	Medium term	Permanent	Provision of affordable housing will contribute to mixed and balanced communities
6. To meet the housing requirements of the whole community	++	Medium term	Permanent	This option will deliver affordable housing of different tenures in response to local need identified in the SHMA and will increase the affordability 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	0	n/a	n/a	No effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	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				

## Policy WLP8.3 – Self Build and Custom Build

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.	0	n/a	n/a	No effect
6. To meet the housing requirements of the	+	Short term	Permanent	The policy will make available serviced plots for self and custom

whole community				builders. There are in excess of 100 on the self build register.
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	Design principles for groups of self and custom build homes will deliver higher quality design which will conserve/enhance the townscape and/or landscape.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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				

## Policy WLP8.4 – Conversion of Properties to Flats

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Preventing further conversions to flats in flat saturation areas will avoid amenity issues associated with high levels of activity and disturbance and general environmental decline.
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	Prevention of further conversions in areas where many have already taken place will help provide mixed and balanced communities.
6. To meet the housing requirements of the whole community	+	Short term	permanent	Flats and HMOs provide small, more affordable units of accommodation for which there is a need, as identified in the SHMA. This can be to the cost of larger family homes but these are protected in areas with high rates of existing conversions.
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	No effect
10. To reduce contributions to climate change and mitigate the	0	n/a	n/a	No effect

effects.				
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	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				

## Policy WLP8.5 – Gypsy and Traveller Sites

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Sites in accessible locations will provide access to health care provision for gypsies and travellers and encourage walking and cycling. Sites will not be approved which generate amenity issues.
2. To improve levels of education and skills in the population	+	Short term	Permanent	Sites would be within easy travelling distance of schools. Permanent sites will provide the opportunity for stable schooling for children.

3. To reduce crime and anti-social behaviour	+	Short term	Permanent	Provision of authorised sites will reduce unauthorised encampments.
4. To improve access to key services and facilities	+	Short term	Permanent	Sites should be within easy access to services and facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Places to live will be provided for a minority group which will help create mixed and balanced communities.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Places to live will be provided for a minority group in the community to meet demand identified in the Gypsy and Traveller Accommodation Needs Assessment.
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	+	Short term	Permanent	The policy avoids areas in medium and high flood risk areas.
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	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	0	n/a	n/a	No effect

town centres				
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

## Policy WLP8.6 – Affordable Housing in the Countryside

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	+	Long term	Permanent	Providing affordable housing on exception sites will meet a local housing need.
6. To meet the housing requirements of the whole community	+	Long term	Temporary	New housing can provide much needed new homes and take pressure off dwellings that may be considered to be over crowded. Housing need is likely to increase so an exception site is only a temporary measure.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and	0	n/a	n/a	Minimal or no effect.

distinctiveness of landscapes and townscapes				
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	+	Long term	Permanent	Housing can be close to rural employment areas and support the local work force and businesses.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	+?	Long term	Permanent	Exception sites in rural areas can reduce the need to travel. However, some residents are likely to travel further to larger service centres.
Potential Mitigation Measures	Affordable housing is likely to come forward through market housing allocations and exceptions sites that arise as windfall. There is potential that not enough affordable housing will be delivered. This could be mitigated by allocating exception sites in the Local Plan.			

## Policy WLP8.7 – Small Scale Residential Development in the Countryside

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	+	Short term	Temporary	Increase the likelihood of social connections being retained within the community.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	-	Short term	Permanent	Dwellings may not necessarily be delivered in areas where there is good access to services and facilities.
5. To reduce deprivation of all forms	0	Short term	Permanent	Provides new housing to support communities but unlikely to provide housing that is affordable to the average person.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Provides new housing to support rural communities and will help to meet need. Unlikely to provide housing that is affordable to the average person, however.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	Policy seeks to ensure the sites are contained within the built up area and do not encroach into the Countryside.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	No effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic	0	n/a	n/a	Minimal or no effect.

environment				
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	+	Short term	Permanent	New dwellings will support local communities and enable people to access local services and facilities in rural communities and areas of rural employment.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	New dwellings likely to come forward in areas where car travel is necessary.
Potential Mitigation Measures				
None identified.				

## Policy WLP8.8 – Rural Workers Dwellings in the Countryside

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the	+	Short term	Permanent	Supports rural housing where there is a specific employment need and

whole community				prioritises conversion to social housing if required.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Minimal or no effect.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	No effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	+	Short term	Temporary	Supports local businesses where necessary.
15. To enhance the rural economy	+	Short term	Temporary	Supports local businesses where necessary.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Less travel would be associated with the commute to work, however, in the long-term there is potential for creating dwellings in isolated location with poor access to services and facilities.
Potential Mitigation Measures	None identified.			

## Policy WLP8.9 – Replacement Dwellings and Extensions in the Countryside

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	Policy will only allow redevelopment where this is in keeping with local character which is not strongly emphasised in national policy.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic	+	Short term	Permanent	Policy will only allow redevelopment of buildings of

environment				historical value where it will not adversely affect its character or those of the surroundings.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Minimal or no effect.
Potential Mitigation Measures				

## Policy WLP8.10 – Residential Annexes in the Countryside

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Temporary	Potentially restricting annexes could reduce the limit the opportunity to family members to be close together when the get older having an adverse impact on social connections.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	-	n/a	n/a	Could result in people living in areas with poor access to services and facilities.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.

6. To meet the housing requirements of the whole community	0	Short term	Permanent	Can provide a form of housing where family support is required but impact on wider objectives is limited.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Short term	Permanent	Policy will protect the character of the existing dwelling and setting.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	+	Short term	Permanent	Policy will protect the character of the existing dwelling and setting.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Policy could lead to the creation of independent and isolated dwellings in the countryside.
Potential Mitigation Measures	None identified.			

## Policy WLP8.11 – Conversion of Rural Buildings to Residential Use

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Conversion properties tend to be at the higher end of the market for price, therefore deprivation and housing need is unlikely to be addressed in the wider context.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	The policy will enable buildings that are underused to be converted while retaining their character and contribution to the surroundings.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Dwellings will be created in unsustainable locations, however, this will also occur under national planning policy.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.

12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	+	Short term	Permanent	Policy provides additional protection for historic buildings that could help secure their long-term future and retain the contribution they make to the character of the area.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Dwellings will be created in unsustainable locations, however, this will also occur under national planning policy.
Potential Mitigation Measures				

## Policy WLP8.12 – Existing Employment Areas

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	+	Medium Term	Permanent	Protecting employment units on existing employment areas will encourage new businesses to set up in the District to provide training and new skills for the population. Also, providing more employment opportunities could encourage qualified workers to 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	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	+	Medium/ Long Term	Permanent	This option will help ensure that units are changed into non-employment use and therefore will help protect jobs for the local population.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	+	Medium term	permanent	The concentration of employment uses in these areas could help promote the use of sustainable transport methods.
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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	+	Short Term	Permanent	The concentration of employment in these areas could help promote the use of sustainable transport methods and reduce emissions from private cars.
11. To conserve natural resources	+	Short Term	Permanent	This option will mean that there would be less pressure to develop greenfield land for employment development outside of employment areas.
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	This option will encourage job creation by giving new businesses certainty of long-term, protected areas in which to locate to. The loss of existing units to non-employment uses will be prevented.
15. To enhance the rural economy	+	Short Term	Permanent	Protecting existing employment areas in rural areas will ensure that jobs are protected and will support the rural economy.
16. To enhance the viability and vitality of town centres	+?	Short Term	Permanent	The designation of existing employment areas will prevent town centre retail uses from moving out of the town centre to employment areas.
17. To encourage efficient patterns of movement in support of economic growth	+	Short Term	Permanent	The concentration of employment in these areas could help promote the use of sustainable transport methods which will help reduce congestion.
Potential Mitigation Measures				

## Policy WLP8.13 – New Employment Development

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	+	Medium/ Long Term	Permanent	Allowing the development of new employment premises will mean more jobs and training will be available for the local population which will improve the skill levels of the workforce.
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.	+	Medium/ Long Term	Permanent	This option will lead to more jobs being available for the population which will help reduce deprivation levels.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	-?	Short term	Permanent	This option does have the potential to increase greenhouse gas emissions from industrial processes; however the criteria states that new development may not have an impact on surrounding land uses which will help mitigate this.
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 development of new employment facilities may impact on the surrounding landscapes; however this option does acknowledge that new development must not have an impact on surrounding land uses.
10. To reduce contributions to climate change and mitigate the effects.	?	Short Term	Permanent	This option does have the potential to increase greenhouse gas emissions from increased industrial activity; however the option does state that no development can have an impact on surrounding land uses which could help mitigate this issue.
11. To conserve natural resources	+	Short Term	Permanent	The sequential approach taken by this option makes greenfield land the least likely to be developed, therefore protecting these resources as far as possible.
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	New employment development will provide more jobs for the local population and has the potential to attract new, high level employment to the District.
15. To enhance the rural economy	+	Medium Term	Permanent	This option could lead to new employment development and new jobs in 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	+?	Medium Term	Permanent	This option focusses new employment development within settlement boundaries and near existing employment areas, meaning that new development should not create traffic in new areas and could help promote the use of sustainable transport due to the concentration of employment uses. However, new development would also increase traffic around existing employment due to the increase in worker numbers.
Potential Mitigation Measures	<p>This option does state that any new development may not impact on the surrounding land uses which will help mitigate the issues relating to landscapes and emissions.</p> <p>Standards relating to industrial emissions could also help mitigate the effects of increased industrial activity.</p> <p>Also, the Natural and Historic Environment policies will help mitigate the effects of potential new development on open space and near historic buildings. It is stated in the Local Plan that these policies will be strictly adhered to.</p> <p>The Infrastructure policy could help mitigate the effect of new</p>			

	<p>employment development on the water network and the road network.</p> <p>The Sustainable Transport policy would also help mitigate the effects of increased traffic as any new employment development would have to accommodate and promote sustainable transport methods.</p>
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## Policy WLP8.14 – Conversion and Replacement of Rural Buildings for Employment Use

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	Using existing buildings or requiring design that reflects the original building will help retain the character of the countryside.
10. To reduce contributions to climate change and mitigate the effects	0?	Short term	Permanent	Local businesses and support the local workforce, however, this could also increase the amount of travel associated with raw materials and

				services.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	+	Short term	Permanent	Using existing buildings or requiring design that reflects the original building will help retain the character of the countryside.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	Supports small businesses in rural communities which contributes towards the wider economy.
15. To enhance the rural economy	+	Long term	Permanent	Supports small businesses in rural communities.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Local businesses and support the local workforce, however, this could also increase the amount of travel associated with raw materials and services.
Potential Mitigation Measures				

## Policy WLP8.15 – Self Catering Tourist Accommodation

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 term	Temporary/permanent	Tourism development in rural locations would help to support rural services making them more viable. Temporary uses such as campsites will have a temporary effect.
5. To reduce deprivation of all forms.	+	Short term	Temporary/permanent	Tourist accommodation businesses will provide employment. Temporary uses such as campsites will have a temporary effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	0			Remote accommodation would be limited to small tourist sites; medium size sites would require access to public transport. These would not affect sensitive locations and a noticeable effect is considered to be unlikely.
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	Temporary/permanent	Small and medium sized developments could take place in countryside locations, including designated areas. Some would be temporary and have a temporary impact. A landscape policy would help reduce harmful effects in the landscape but it would be difficult to remove all impacts in the landscape, especially where more than one site is involved. Large scale development would take place in and around larger settlements reducing the landscape impact but possibly impacting on the townscape. A design policy would help to mitigate negative

				effects.
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	Temporary/permanent	Sites in rural locations are likely to use greenfield sites. Some sites such as campsites will have only a temporary effect.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Temporary/permanent	Sites in countryside locations could have a negative impact on habitats and species through disturbance and trampling.
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	Temporary/permanent	This option will provide flexibility, especially for smaller sites, which will allow businesses to respond to demand and create a diverse offer for visitors.
15. To enhance the rural economy	+	Short term	Temporary/permanent	This option allows for small and medium sized developments to take place in rural areas which will support the rural economy.
16. To enhance the viability and vitality of town centres	+	Short term	Temporary/permanent	Visitors to the area will be attracted to town centres which will increase footfall and support town centre businesses.
17. To encourage efficient patterns of movement in support of economic growth	-			It is likely all tourism developments will generate private car journeys. By way of mitigation: large sites will be located in or close to sustainable settlements and provide a travel plan; medium sized sites will need access to public transport; and all sites will provide cycle storage. Overall this is considered to have a cumulative negative impact.
Potential Mitigation	Design and landscape policies would mitigate negative visual impact in			

Measures	<p>the landscape and townscape.</p> <p>A sustainable travel policy and travel planning will mitigate the need for private car journeys.</p> <p>Prioritisation of brownfield sites would reduce the uptake of greenfield sites for development.</p> <p>A biodiversity policy would help protect sensitive habitats and species.</p>
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## Policy WLP8.16 – New Hotels and Guest Houses

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	The criteria would avoid amenity issues arising from car parking and bin storage. The criteria will restrict the number of suitable premises for conversions and therefore limit activity and disturbance.
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.	0	n/a	n/a	Some conversions to hotels and guest houses could take place which would lose some housing stock, but it is not considered that the numbers would have a significant impact on deprivation.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Some conversions to hotels and guest houses could take place which would lose some housing stock, but the criteria would limit the numbers of buildings which could be converted. Overall it is considered there would be no

				noticeable 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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	+	Long term	permanent	The policy would allow creation of hotels and guest houses (subject to meeting the criteria) which would support the tourism economy.
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 policy would allow creation of some hotels and guest houses (subject to meeting the criteria) which would increase visitor numbers to Lowestoft and footfall in the town centre.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

## Policy WLP8.17 – Existing Tourist Accommodation

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.	0	n/a	n/a	No effect.
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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	0	n/a	n/a	No effect.

enhance the historic environment				
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	Retention of tourist accommodation will support the tourism economy which is key to the district. Some flexibility for re-use is possible where there is no demand for the tourist facility which could support other sections of the economy or housing.
15. To enhance the rural economy	+	Short term	Permanent	Retention of tourist accommodation in rural areas will support the rural tourism economy.
16. To enhance the viability and vitality of town centres	+	Short term	Permanent	Retention of tourist accommodation in key areas such as central Lowestoft will support Lowestoft town centre. Protection of tourist accommodation in general will encourage visitor numbers which will support all town centres in the district.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures				
No negative effects detected.				

## Policy WLP8.18 – New Town Centre Use Development

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Inclusion of this policy in the Local Plan would encourage development in town centres and other locations that can be accessed on foot and by

				bike. This would encourage more active 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	Inclusion of this policy in the Local Plan would help to direct retail development into town centres and other locations that are easily accessible.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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	+	Long term	Permanent	Inclusion of this policy in the Local Plan would direct development to town centre and edge of centre locations which would support the vitality and viability of town centres.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

## Policy WLP8.19 – Vitality and Viability of Town Centres

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.	0	n/a	n/a	No effect
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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	+	Long term	Permanent	Inclusion of this policy would ensure that the A1 and A3 functions in town centres are protected thereby enhancing their vitality and viability.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

## Policy WLP8.20 – Local Shopping Centres

Sustainability Objective	Effect	Timescale	Permanence	Comments
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1. To improve the health and well-being of the population	+	Long term	Permanent	Inclusion of this policy will protect shops and services that are accessible by bike or on foot. This will encourage active 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	Inclusion of this policy in the Local Plan will protect shops and services that serve their immediate surrounding communities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	0	n/a	n/a	No effect

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	0	n/a	n/a	No effect
Potential Mitigation Measures				

## Policy WLP8.21 – Sustainable Transport

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Encouraging people to be more active.
2. To improve levels of education and skills in the population	0			Minimal or no effect.
3. To reduce crime and anti-social behaviour	0			Minimal or no effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Routes for walking and cycling can be more direct and quicker than using a vehicle.
5. To reduce deprivation of all forms	+	Long term	Permanent	Provides opportunities for travel for those who do not have a vehicle.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	+	Short term	Permanent	Less vehicles, less pollution.
8. To maintain and improve water quality	+	Short term	Permanent	Less pollution associated with run off from the roads.

9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	New development will generate more traffic, however, alternative options could help reduce this number and its intrusion into built and semi-natural environments.
10. To reduce contributions to climate change and mitigate the effects	+	Short term	Permanent	Contribute towards the reduction of vehicle emissions.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	n/a	Reduce traffic congestion.
Potential Mitigation Measures	Needs to be support with infrastructure investment to be successful.			

## Policy WLP8.22 - Protection of Built Community Services and Facilities

Sustainability Objective	Effect	Timescale	Permanence	Comments
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1. To improve the health and well-being of the population	0	n/a	n/a	This option protects the status quo but will not improve well-being.
2. To improve levels of education and skills in the population	0	n/a	n/a	This option protects the status quo but will not improve education.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	This option protects the status quo but will not improve access.
5. To reduce deprivation of all forms.	0	n/a	n/a	This option protects the status quo but will not reduce deprivation.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	This option will protect facilities for the existing community without providing new facilities.
7. To maintain air quality	+	Long term	Permanent	Retaining current level of access will help reduce the need to travel using vehicle transport.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Minimal or no effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	+	Long term	Permanent	Protecting services and facilities will help retain these functions within buildings where they have been used for such purposes in the historical context and contribute towards the identity of the community.

14. To achieve sustained and resilient economic growth	+	Long term	Permanent	The option will help retain the identity of a settlement which can promote and support tourism based on reputation.
15. To enhance the rural economy	0	n/a	n/a	This option only protects the status quo.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	This option only protects the status quo.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	By retaining existing services and facilities this option encourages local people to access these which encourages people to travel by foot or pedal rather than relying on provision further afield which requires vehicular travel.
Potential Mitigation Measures	None identified.			

## Policy WLP8.23 – Protection of Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	This option protects the status quo but will not improve provision.
2. To improve levels of education and skills in the population	0	n/a	n/a	This option protects the status quo but will not improve provision.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	This option protects the status quo but will not reduce anti-social behaviour.
4. To improve access to key services and facilities	0	n/a	n/a	This option protects the status quo but will not improve access.
5. To reduce deprivation of all forms	0	n/a	n/a	This option protects the status quo but will not reduce deprivation.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	This option will protect residential amenity and support residential development for all householders,

				however, reduces the land available to use for new housing within existing settlements.
7. To maintain air quality	+	Short term	Permanent	This option protects open spaces which can help mitigate air pollution by capturing particulate matter and filtering noise.
8. To maintain and improve water quality	+	Short term	Permanent	This option protects open spaces which can help mitigate water pollution through filtering of surface water run-off.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	This option can protect local amenity and the setting of buildings within townscapes. Provides a foundation to support enhancements to the green infrastructure network when development comes forward. Open space can provide a starting point to deliver schemes of good design to enhance both landscapes and townscapes.
10. To reduce contributions to climate change and mitigate the effects	+	Short term	Permanent	This option will not improve provision but can help mitigate future effects.
11. To conserve natural resources	0	Short Term	Permanent	This option will reduce the development of greenfield land within existing built up areas. However, potential development would therefore need to be located on other greenfield land which could be of high agricultural value.
12. To conserve and enhance biodiversity and geodiversity	++	Short term	Permanent	This option will protect biodiversity that can contribute towards the wider green infrastructure network. Retaining of larger open spaces with recreational value can reduce potential impact of visitors on designated sites of biodiversity importance.

13. To conserve and enhance the historic environment	+	Short term	Permanent	This option will protect the setting of listed buildings where located adjacent open space and work alongside heritage policies.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	This option will protect local amenity which contributes towards the perception of an area increasing an area's tourism offer.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	This option protects the status quo but will not improve provision.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Open spaces contribute towards green infrastructure and amenity. These can form parts of the transport network and contribute towards attractive routes for pedestrians and cyclists encouraging less reliance on the private vehicle.
Potential Mitigation Measures	None identified.			

## Policy WLP8.24 – Flood Risk

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.	+	Medium term	Permanent	This option allows weight to be given to sustainability benefits which would include the regeneration of the Lake Lothing area. This will deliver jobs, housing and community facilities which will help reduce deprivation.
6. To meet the housing requirements of the whole community	+	Medium term	Permanent	This option allows weight to be given to sustainability benefits which would include the regeneration of the Lake Lothing area. This will provide a substantial number of homes.
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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	++	Medium term	permanent	This option will steer development away from areas at risk of flooding including the effects of climate change.
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	+	Medium term	permanent	This option allows weight to be given to sustainability benefits which would include the regeneration of the Lake Lothing area. This will support the local economy.
15. To enhance the rural	0	n/a	n/a	No effect.

economy				
16. To enhance the viability and vitality of town centres	+	Medium term	Permanent	This option allows weight to be given to sustainability benefits which would include the regeneration of the Lake Lothing area. This will enhance Lowestoft town centre.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures	None required.			

## Policy WLP8.25 – Coastal Change Management Area

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	This option would prevent new residential development taking place in areas at risk of coastal erosion which could generate a risk to life and harmful psychological effects.
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.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	This would restrict building new homes in areas at risk of coastal erosion, but the effect is considered to be minimal on meeting housing needs for the district.

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	This option would protect sensitive coastlines from development which will maintain their coastal character.
10. To reduce contributions to climate change and mitigate the effects.	+	Short term	Permanent	This option will limit the amount of development that will be at risk of coastal change in the future. It will also support delivery of the Shoreline Management Plan and its objectives.
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	+	Short term	Permanent	This option will allow certain types of development that will contribute to local economic activity to take place within the Coastal Change Management Area.
15. To enhance the rural economy	?	Not known	Not known	This option may help support the rural economy by allowing temporary tourism development in coastal locations, but the effect is uncertain.
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.
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## Policy WLP8.26 Relocation and Replacement of Development Affected by Coastal Erosion

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.	0	N/A	N/A	No effect
6. To meet the housing requirements of the whole community	+	Short/Medium Term	Permanent	This option will assist affected members of the public in developing new homes and to remain within the District.
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/Medium term	Permanent	This option will ensure the replacement of services and dwellings in affected areas which will help maintain the character and quality of the affected areas.
10. To reduce contributions to climate change and mitigate the effects.	+	Short/Medium Term	Permanent	Coastal communities will be given clear guidelines as to what development can occur to mitigate the effects of coastal erosion under this option, giving them more clarity over how to adapt to coastal change.

11. To conserve natural resources	-	Short/Medium Term	Permanent	This option could potentially lead to a loss of greenfield land as affected development has the option of moving into the countryside.
12. To conserve and enhance biodiversity and geodiversity	-	Short/Medium Term	Permanent	There is a risk under this option that habitats could be lost as affected development moves into the open countryside.
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	This option would ensure that services are replaced close to the communities where they will be lost, meaning the economic and employment loss should be minimal.
15. To enhance the rural economy	+?	Medium Term	Permanent	This policy could help ensure that rural coastal areas continue to have access to services which may be under threat from coastal change.
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	The Natural Environment policies set out in the Local Plan could help mitigate the impact of new development in the countryside by setting out clear guidelines as to what development will not be allowed.			

## Policy WLP8.27 - Renewable Energy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	This option safeguards residential amenity and safety and takes in to account impacts on the transport network. It also takes account of

				cumulative effects and ancillary infrastructure. Effects will be limited to the lifespan of the technology which is not likely to be permanent. This should avoid negative impacts from 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	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
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	+	Long term	Permanent	This option refers explicitly to assessing cumulative impacts of developments and states that technology should be removed when no longer in use. This helps to conserve the quality of the landscape in the long term. The landscape policy can be used to control the landscape impact of individual proposals.
10. To reduce contributions to climate change and mitigate the effects.	++	Medium term	Permanent/temporary	This option supports the delivery of renewable energy developments which will help reduce emissions.
11. To conserve natural resources	-	Short term	Temporary	Most renewable energy development is likely to take place on greenfield sites. National planning policy encourages the use

				brownfield and low grade agricultural sites for solar farms. Many of the technologies are temporary in nature and the site can be restored when it is no longer required.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Temporary	The biodiversity policy will protect sensitive sites. National planning policy requires consideration of biodiversity improvements around solar arrays. There may be some potential for negative impacts on biodiversity from some renewable energy developments over their life time.
13. To conserve and enhance the historic environment	0	n/a	n/a	The historic environment policies and national planning policies will safeguard heritage assets.
14. To achieve sustained and resilient economic growth	?	Short term	Temporary	Renewable energy projects may provide jobs and employment for local businesses.
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	<p>The policy could require biodiversity enhancements where practical as part of a renewable energy development.</p> <p>The policy requires sites to be restored to their former state when no longer needed which will preserve natural resources.</p>			

## Policy WLP8.28 – Sustainable Construction

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.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	+	Medium term	Permanent	This option promotes sustainable transport and would reduce building emissions.
8. To maintain and improve water quality	0	n/a	n/a	Water consumption would be reduced but this would not affect actual water quality.
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 effects.	+	Short term	Permanent	This option will improve the efficiency for construction and operation of new development which will preserve energy and resources and reduce emissions over the no policy option.
11. To conserve natural resources	+	Short term	Permanent	This option will improve the efficiency for construction and operation of new development; reduce water consumption; and encourage use of recycled materials which will conserve resources.
12. To conserve and enhance biodiversity and	0	n/a	n/a	No effect.

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	+	Medium term	Permanent	This option encourages the use of sustainable transport.
Potential Mitigation Measures				
None required.				

## Policy WLP8.29 – Design

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	This option safeguards residential amenity and Building for Life 12 promotes connectivity with communal spaces and sports 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	+	Short term	Permanent	This option promotes public safety and deterring crime and disorder.
4. To improve access to key services and facilities	+	Short term	Permanent	Building for Life 12 promotes good connections between housing and facilities 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	+	Short term	Permanent	Building for Life 12 seeks housing types and tenures that meet local needs.
7. To maintain air quality	+	Medium term	Permanent	Building for Life 12 encourages sustainable modes of transport.
8. To maintain and improve water quality	+	Medium term	Permanent	This option encourages use of sustainable drainage systems which can improve water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	++	Short term	Permanent	This option requires development to understand, respond and integrate in to the townscape and/or landscape.
10. To reduce contributions to climate change and mitigate the effects.	+	Short term	Permanent	Building for Life 12 encourages sustainable modes of transport.
11. To conserve natural resources	+	Short term	Permanent	The policy requires adequate provision for storage and collection of recycling.
12. To conserve and enhance biodiversity and geodiversity	+	Medium term	Permanent	Soft landscaping schemes and sustainable drainage systems will promote biodiversity.
13. To conserve and enhance the historic environment	+	Short term	Permanent	This option requires development to understand and respond to its context which will include the historic environment. Built heritage policies will provide protection also.
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	+	Medium term	Permanent	The policy and Building for Life 12 require good connections and permeability which will promote walking and cycling.

Potential Mitigation Measures	No negative effects identified.
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## Policy WLP8.30 – Housing Density and Design

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 term	Permanent	This option encourages higher densities of development in and around Lowestoft and the market towns where services and facilities are more accessible.
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	This option would provide a higher proportion of non-detached properties which are generally lower-priced than detached properties, making housing more affordable by a small degree.
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	This option promotes good design and townscapes through well enclosed spaces and distinctive places. Lower densities outside of the larger settlements may improve visual impact in the landscape.
10. To reduce contributions to climate	0	n/a	n/a	No effect.

change and mitigate the effects.				
11. To conserve natural resources	+	Long term	Permanent	This option encourages efficient use of land which will reduce the uptake 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	0	n/a	n/a	No effect.
Potential Mitigation Measures	No negative effects detected.			

## Policy WLP8.31 – Residential Gardens and Urban Infilling

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	This option gives clarity and guidance on residential amenity; amenity space; protected trees; and access safety issues in decision making.
2. To improve levels of	0	n/a	n/a	No effect.

education and skills in 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	This option allows development of urban sites where appropriate which can deliver housing close to existing 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	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	+	Short term	Permanent	The policy requires development to be sympathetic to the existing development and the wider area in terms of its character and appearance.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	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	0	n/a	n/a	No effect.

town centres				
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	This option allows development of urban sites where appropriate which can deliver housing close to existing employment sites and sustainable transport options.
Potential Mitigation Measures	No negative effects identified.			

## Policy WLP8.32 – Biodiversity and Geodiversity

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	+	Short term	Permanent	Protecting biodiversity has benefits for landscapes associated with waterways.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	Policy protects biodiversity which acts to also protect habitat and landscape.
10. To reduce	0	Short	Permanent	Will maintain the status quo.

contributions to climate change and mitigate the effects		term		
11. To conserve natural resources	0	Short term	Permanent	Will protect areas with nature value but not natural resources per se.
12. To conserve and enhance biodiversity and geodiversity	++	Short term	Permanent	Policy directly seeks to protect areas of biodiversity and geodiversity value.
13. To conserve and enhance the historic environment	+	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	
15. To enhance the rural economy	0	n/a	n/a	
16. To enhance the viability and vitality of town centres	0	n/a	n/a	
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	
Potential Mitigation Measures				

## Policy WLP8.33 – Landscape Character

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.

4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	++	Short term	Permanent	Designated landscapes are protected by national policy, however, locally sensitive landscapes are not and would benefit from this policy protection.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Landscapes designation does not relate to the quality of agricultural land.
12. To conserve and enhance biodiversity and geodiversity	++	Short term	Permanent	Many of the most geological and ecological areas are located within the AONB, river tributary farmland and river valleys which would be protect by this policy option.
13. To conserve and enhance the historic environment	+	Short term	Permanent	This option protects the setting of sensitive areas such as the Broads, AONB and the rural river valleys. These areas include settlement fringe areas with Conservation Areas such as Somerleyton. Policy will work in conjunction with heritage policies.
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	This option will support the perception of an area to continue to attract visitors to the area.
15. To enhance the rural economy	0	n/a	n/a	This option will support the perception of an area to continue to

				attract visitors to the area which in turn support jobs but does not enhance the offer.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Minimal or no effect.
<b>Potential Mitigation Measures</b>				
<p>The policy does not stop development but does not support development that will have a significant adverse impact on a sensitive landscape. Proposals may be acceptable where there are appropriate measures such as landscaping and design in place to sufficiently reduce impact on a sensitive landscape (or the setting of).</p> <p>Outside of designated landscapes and other sensitive areas other policies such as design and guidance set out in the NPPF can be used to mitigate adverse impacts on less sensitive areas.</p>				

## Policy WLP8.34 – Coalescence of Settlements

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	-	Short term	Permanent	This option may result in development not being located in areas that have the best access to services and facilities.

7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	++	Short term	Permanent	This option will prevent smaller settlements from being subsumed thereby retaining their identity.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	+	Short term	Permanent	This option will prevent smaller settlements from being subsumed thereby retaining their identity.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	This option will prevent smaller settlements from being subsumed thereby retaining their identity.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Without development in these areas improved connectivity for cyclists and pedestrianised will be difficult to deliver without external investment.
Potential Mitigation Measures	Settlement character could be protected with large-scale landscaping, public open space provision and tree/woodland planting to protect settlement boundaries in the long term. Selection of alternative sites in settlements where there are no coalescence issues could reduce risk to other areas.			

## Policy WLP8.35 – Heritage Assets

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.	0	n/a	n/a	No effect
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	++	Long term	Permanent	This policy will protect heritage assets which will in turn conserve and enhance the quality and distinctiveness of landscapes and townscapes.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	This policy will provide enhanced locally specific protection for heritage assets through the Local

				Plan, including the requirement for an assessment by a qualified individual and through reference to the Built Heritage and Design SPD.
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				

## Policy WLP8.36 – Locally Listed Buildings and Non-Designated Heritage Assets

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.	0	n/a	n/a	No effect
6. To meet the housing requirements of the	0	n/a	n/a	No effect

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	++	Long term	Permanent	This option will protect non-designated heritage assets, which contribute to the distinctiveness of landscapes and townscapes.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	This policy option will conserve and enhance non-designated heritage assets which are part of 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	0	n/a	n/a	No effect
Potential Mitigation Measures				

## Policy WLP8.37 – Conservation Areas

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.	0	n/a	n/a	No effect
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	++	Long term	Permanent	Protection of conservation areas in the Local Plan will help to conserve and enhance the distinctiveness of landscapes and townscapes.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	Local Plan policies about conservation areas will provide locally specific protection for the District's historic environment. This

				includes guidance about replacement doors, windows and porches, as well as guidance about demolition.
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				

## Policy WLP8.38 – Archaeology

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.	0	n/a	n/a	No effect
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	Inclusion of archaeology policy in the Local Plan will provide locally specific protection about archaeological remains found within the District.
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				

## Preferred Site Allocations in First Draft Local Plan

Locations of sites can be found within the First Draft Local Plan

### Policy WLP2.2 PowerPark

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	The policy promotes the improvement of cycle and pedestrian connectivity to and through the site and requires provision to be made for cyclists. This will help encourage active modes of travel to work.
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	+?	Short term	Permanent	Potential replacement of older industrial buildings may improve the general townscape in this location.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The policy requires all new development to be subject to a site specific flood risk assessment.
11. To conserve natural resources	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	The policy requires that new development should mitigate any impact on the Outer Harbour Kittiwake Colony and Ness Point County Wildlife Site.
13. To conserve and enhance the historic environment	0	n/a	n/a	The policy requires proposals to respect the cultural heritage of the area and ensure buildings which are non-designated heritage assets are retained as part of any redevelopment.
14. To achieve sustained and resilient economic growth	++	Medium term	Permanent	The development and redevelopment of this site is central to strategy for economic growth within Waveney by helping to support a cluster of offshore related companies.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	+	Medium term	Permanent	An increase in employment density on the site will provide additional custom for the town centre.
17. To encourage efficient patterns of movement in support of economic growth	+	Medium term	permanent	The site is centrally located, adjacent to Lowestoft town centre.
Potential Mitigation Measures	None identified.			

## Policy WLP2.3 – Peto Square

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium Term	Permanent	The Policy seeks to reduce the impact of traffic on the site as part of the measures associated with the third vehicular crossing of Lake Lothing. This will help improve local air quality and therefore the health

Sustainability Objective	Effect	Timescale	Permanence	Comments
				of local communities. The policy promotes the improvement of cycle and pedestrian connectivity to and through the site and requires provision to be made for cyclists. This will help encourage active modes of travel to work.
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	+	Medium Term	Permanent	The policy will increase the provision of services and facilities in Lowestoft town centre.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	The development of the site will create employment opportunities which will reduce unemployment.
6. To meet the housing requirements of the whole community	?	Medium Term	Permanent	The development of the site could include the provision of housing once strategic flood defence measures are in place .
7. To maintain air quality	+	Medium Term	Permanent	The Policy seeks to reduce the impact of traffic on the site as part of the measures associated with the third vehicular crossing of Lake Lothing. This will help improve local 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	+	Medium Term	Permanent	The redevelopment of this site will help improve the townscape. The policy specifically requires public realm treatments to be consistent with the existing areas of public realm at Royal Plain and Station Square.
10. To reduce contributions to climate change and mitigate the	0	n/a	n/a	The policy requires all new development to be subject to a site specific flood risk assessment.

Sustainability Objective	Effect	Timescale	Permanence	Comments
effects.				Residential and hotel developments will only be permitted once strategic flood defence measures are in place. The site is sequentially inferior in terms of flood risk compared to other potential sites for development. However, in the context of securing regeneration in the Central and Coastal Lowestoft area which has substantial sustainability benefits , the site is one of only a few available sites for development.
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	+	Medium Term	Permanent	The policy requires the listed Custom House and surrounding area to be sympathetically brought back into active use.
14. To achieve sustained and resilient economic growth	+	Medium Term	Permanent	The development will help support economic growth through commercial development.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	++	Medium Term	Permanent	The redevelopment of this site will have a significant positive effect on the vitality and viability of Lowestoft town centre through expanding the current retail and leisure offer in the town.
17. To encourage efficient patterns of movement in support of economic growth	+	Medium term	permanent	The site is centrally located, within Lowestoft town centre.
Potential Mitigation	None identified.			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures				

## Policy WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium Term	Permanent	The policy promotes the improvement of cycle and pedestrian connectivity to and through the site and requires provision to be made for cyclists. This will help encourage active modes of travel to work. The policy promotes a mixed use development which can enable people to live close to where they work. Additionally the site is located in close proximity to existing employment areas and existing service and facilities.
2. To improve levels of education and skills in the population	+	n/a	n/a	No overall effect, although the development will deliver a new primary school.
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 policy proposes a mixed use development which includes a new primary school, a playing field, local retail centre with convenience stores, cafes and restaurants.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	The development of the site will create employment opportunities which will reduce unemployment.
6. To meet the housing requirements of the whole community	+	Medium 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	+	Medium Term	Permanent	The redevelopment of this site will help improve the townscape. The policy contains a number of criteria to ensure the development is designed well.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The policy requires all new development to be subject to a site specific flood risk assessment. The site is sequentially inferior in terms of flood risk compared to other potential sites for development. However, in the context of securing regeneration in the Central and Coastal Lowestoft area which has substantial sustainability benefits , the site is one of only a few available sites for development.
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	The development will result in a small loss of County Wildlife Site. However, the policy requires that the development should facilitate the enhancement of the Brooke Yachts and Jeld Wen Mosaic County Wildlife Site to mitigate the loss
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 development will help support economic growth through commercial development.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	+	Medium term	Permanent	Development of this scale will increase footfall in town centres.
17. To encourage	+	Medium	permanent	The site is centrally located, within

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement in support of economic growth		term		Lowestoft. The mixed use nature of the development will encourage shorter journeys to work.
Potential Mitigation Measures	None identified.			

## Policy WLP2.5 – East of England Park

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	The provision of a new park for Lowestoft will encourage healthy and active 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	+	Medium Term	Permanent	The policy proposes the provision of a pavilion/café at Ness Point.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	The development of a new park in a deprived ward will help address deprivation issues.
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	+	Medium Term	Permanent	The provision of a new park and improvements to Ness Point will improve the townscape of Lowestoft.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources				
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 policy requires the protection and enhancement of the historic net drying racks.
14. To achieve sustained and resilient economic growth	+	Medium Term	Permanent	The development will help support tourism.
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.			

## Policy WLP2.6 – Western End of Lake Lothing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium Term	Permanent	The policy promotes a mixed use development which can enable people to live close to where they work. Additionally the site is located in close proximity to existing employment areas and existing service sand 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	+	Medium Term	Permanent	The site is in close proximity to existing services and facilities in Oulton Broad and is adjacent to the Kirkley Waterfront and Sustainable Urban Neighbourhood site which will deliver new services and facilities.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	The development of the site will create employment opportunities which will reduce unemployment.
6. To meet the housing requirements of the whole community	+	Medium 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	+	Medium Term	Permanent	The redevelopment of this site will help improve the townscape. The policy contains a number of criteria to ensure the development is designed well.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The policy requires all new development to be subject to a site specific flood risk assessment and requires more vulnerable development to be focused on the parts of the site with the least flood risk. The site is sequentially inferior in terms of flood risk compared to other potential sites for development. However, in the context of securing regeneration in the Central and Coastal Lowestoft area which has substantial sustainability benefits, the site is one of only a few available sites for development.
11. To conserve natural resources	0	n/a	n/a	No effect.
12. To conserve and	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance 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	+	Medium Term	Permanent	The development will help support economic growth through commercial development.
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	The site is centrally located, within Lowestoft. The mixed use nature of the development will encourage shorter journeys to work.
Potential Mitigation Measures	None identified.			

## Policy WLP2.7 – Former Battery Green Car Park

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium Term	Permanent	The site is within Lowestoft town centre which can be accessed by walking and cycling 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	+	Medium Term	Permanent	The policy will increase the provision of services and facilities in Lowestoft town centre.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	The development of the site will create employment opportunities which will reduce unemployment.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	?	Medium Term	Permanent	The development of the site could include the provision 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 Term	Permanent	The redevelopment of this site will help improve the townscape. The policy specifically requires development to be designed to the highest possible architectural standard.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	+	Medium Term	Permanent	The development will help support economic growth through commercial development.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	++	Medium Term	Permanent	The redevelopment of this site will have a significant positive effect on the vitality and viability of Lowestoft town centre through expanding the current retail and leisure offer in the town.
17. To encourage efficient patterns of movement in support of economic growth	+	Medium term	permanent	The site is centrally located, within Lowestoft town centre.

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

## Policy WLP2.12 – North Lowestoft Garden Village

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium Term	Permanent	Site is within cycling distance of services and facilities including health facilities but has poor accessibility to recreational open space. However, the policy requires the provision of new services and facilities on site together with new open space. This will help encourage healthy lifestyles.
2. To improve levels of education and skills in the population	+	n/a	n/a	The policy will deliver a new primary school.
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	Site is within cycling distance of services and facilities including health facilities but has poor accessibility to recreational open space. However, the policy requires the provision of new services and facilities on site together with new open space. This will also benefit the existing community of Corton.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	The development will include new employment premises which will help reduce unemployment.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium term	Permanent	<p>The site is within tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value, a moderate contribution to the setting of the Broads and a low capacity for development. The low capacity of this landscape area is more associated with the contribution to the Broads. This site is not visible from the Broads and is some distance away. 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 Gorleston Road where some boundary planting may be required. The northern part of the site is more exposed and rural in character and development here would have a more effect. However, the quality of the landscape in this location is reduced by the pylons on the opposite side of Gorleston Road. Limited impact from development on the southern part of the site as A47 already detracts from the landscape. The site has poor relationship with the existing settlement, but given its size, development could form its own identity.</p>
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	--	Medium 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	+	Medium term	Permanent	The development will include new employment premises which will help achieve 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	+	Long term	Permanent	Development of this scale will create footfall in town centres.
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. This option provides employment land in a location where there is the greatest demand in the district and little supply. This will reduce out-commuting from the district.
Potential Mitigation Measures	None identified			

## Policy WLP2.13 – Land North 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	No effect
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	The policy requires a ecological assessment to be undertaken.
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	+	Short	Permanent	The site is within cycling distance of

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement in support of economic growth		term		existing employment areas.
Potential Mitigation Measures	None identified.			

## Policy WLP2.14 – Land between Hall Lane and 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.
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 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,

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development may need to be at a lower density. The policy requires the design of development to compliment the transition from suburban to rural character.
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	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	The policy requires natural features on the site such as the pond, trees and hedgerows to be retained and incorporated into the layout of the development.
13. To conserve and enhance the historic environment	0	n/a	n/a	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. Therefore, the policy requires open space totalling approximately 1 hectare should be provided along the frontage of the site on to Hall Lane.
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			

## Policy WLP2.15 – Land South of The Street, 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. The development will include a country park which will further encourage healthy lifestyles.
2. To improve levels of education and skills in the population	+	Long Term	Permanent	The provision of a more accessible primary school in Carlton Colville will significantly reduce travel times to school and allow more children in Carlton Colville to walk to school.
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. The development of the site will provide new services and facilities including open space, allotments, country park, community centre, local shops and a country park. The new primary school will be in a significantly more accessible location to the main population of Carlton Colville.
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. The Settlement Fringe Landscape Sensitivity Study identified the landscape area as having a low sensitivity, a moderate value and a high capacity for development. The existing edge of settlement (particularly Ullswater) is quite dominating and exposed and new development could potentially improve the edge of the settlement. The provision of the County Park will further help integrate the development into the landscape.
10. To reduce contributions to climate change and mitigate the effects.	+	Long term	Permanent	Development of the site will allow for mitigation works to reduce the risk of flooding from the Kirkley Stream.
11. To conserve natural resources	--	Short Term	Permanent	The site is undeveloped high grade agricultural land (grade 2)
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Development has the potential to increase recreational pressure on nearby wildlife sites. However, the provision of a large country park on the site will help mitigate this.
13. To conserve and enhance the historic environment	?	Short term	Unknown	High archaeological potential on the site. The policy requires a archaeological investigation to be submitted with any planning application.
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	+	Medium term	Permanent	Development of this scale will increase footfall in town centres.

Sustainability Objective	Effect	Timescale	Permanence	Comments
town centres				
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.			

## Policy WLP2.16 - Land at South Lowestoft 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
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	The development will include new employment premises which will help 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 is within farmland plateau character area. The Settlement Fringe Landscape Sensitivity Study identified the landscape area as having a low sensitivity, a moderate

Sustainability Objective	Effect	Timescale	Permanence	Comments
				value and a high capacity for development. The existing employment area detracts from the quality of the landscape. The policy requires landscaping to be provided to the south and west of the site. Therefore, any negative impact on the landscape is likely to be minimal.
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	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	+	Medium term	Permanent	The provision of new employment premises will help achieve 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	+	Medium term	Permanent	The site is accessible by foot and cycle from large residential areas in the south of Lowestoft.
Potential Mitigation Measures	None identified.			

## Policy WLP2.17 - Land at Mobbs Way, Oulton

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.	+	Medium Term	Permanent	The development will include new employment premises which will help 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 is within the built up area of Lowestoft adjacent an existing industrial estate.
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	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	+	Medium term	Permanent	The provision of new employment premises 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	+	Medium term	Permanent	The site is accessible by foot and cycle from large residential areas in the north of Lowestoft.
Potential Mitigation Measures	None identified.			

## Policy WLP2.18 – Oakes Farm, Beccles Road, Carlton Colville

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	++	Short Term	Permanent	The provision of a significant amount of new sports facilities will increase the opportunities for people to live 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	The development will meet needs for new sports facilities and significantly improve the provision of sports facilities within Carlton Colville and Lowestoft.
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	Part of the site could include residential development to help enable the delivery of new sports facilities.
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	The development of the site for sports facilities is unlikely to impact upon the landscape. The policy requires floodlighting to be low impact. The site is within tributary valley farmland and farmed plateau clayland character areas. The Settlement Fringe Landscape Sensitivity Study identified the landscape area as having a low sensitivity, a moderate value and a high capacity for development. As such the enabling development at the front of the site is unlikely to negatively impact on the landscape.
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	The site is undeveloped greenfield land although most of the site will remain undeveloped.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	The policy requires the County Wildlife Site, hedgerows, ditches and trees should to be conserved and enhanced through development. The policy requires an ecological assessment to be undertaken.
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 provision of new commercial premises as part of the enabling development will help achieve economic growth.
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	0	n/a	n/a	No effect
Potential Mitigation Measures	None identified.			

## Beccles and Worlingham Housing Allocation Strategy - Preferred Option

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	++	Medium term	Permanent	This option will deliver indoor and outdoor sports facilities; play areas; allotments; and parks. All within walking and cycling distance of proposed homes and the existing community. These will address a deficit identified in the green infrastructure strategy.
2. To improve levels of education and skills in the population	+	Medium term	Permanent	A primary school would be delivered.
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	A primary school, retail, a community centre, public open spaces, indoor and outdoor sports provision, and allotments will be provided, accessible by foot and bike from proposed and existing homes. Cycle infrastructure will be delivered which will improve accessibility to these facilities.

5. To reduce deprivation of all forms.	+	Medium term	Permanent	This option would deliver affordable housing, specialist housing and employment land.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	This option will deliver a range of housing including affordable and specialist housing.
7. To maintain air quality	?	n/a	n/a	The development 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	The Water Cycle Study has identified that there are no major constraints with respect to the water service infrastructure and the water environment and this development option can be accommodated with some conventional improvements..
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Sites 8, 9, 81, 82 and 205 are not prominent in the landscape, but care is needed to avoid exposed edges to the development as suggested by the Landscape Character Assessment. Good quality soft landscaping could improve the edge of the settlement. The majority of the site is high or moderate capacity as identified in the settlement fringe study. A small portion in the centre is low capacity. The Beccles Southern Relief road will provide an edge to the site, separating it from open countryside. M and H Plastics screens the site in the landscape in views from the west. Development would result in a localised loss of open countryside, but there are no outstanding landscape features which would be lost.

				Sites 43 and 156 are on land identified as having a moderate capacity for development. Landscaping on the south and western boundary will mitigate the impact in the landscape. Re-development of the petrol station site will improve the townscape on London Road.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The allocations will generate emissions from cars and homes, however they will provide services and facilities within walking and cycling distance for new and existing homes reducing the need to travel. Cycling infrastructure including cycle links between Beccles and Ellough industrial estate will be provided. A transport assessment and travel plan will be carried out for both allocations. Given these significant benefits delivered it is considered that the overall impact will be zero.
11. To conserve natural resources	-	Short term	Permanent	The majority of the garden suburb sites are Grade 3 or urban grade agricultural land. Sites to the west of London Rd are on Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	The BAP priority habitat to the west of site 81 would be retained and the woodland enhanced. Ponds near site 9 would be surveyed and measures taken to mitigate harm to any sensitive species or habitats discovered.
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 land is provided close to homes and the road network.
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 and services provided on the site would meet a local need and would not be in competition with the town centre. The people living on the site would support the town centre.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The allocations include homes and employment land and they are located near to substantial areas of employment land. A strategic cycle link between Beccles and Ellough would be delivered facilitating sustainable travel to the industrial estate from Beccles.
Potential Mitigation Measures	No mitigation identified for the loss of Grade 2 agricultural land.			

## Policy WLP3.1 – Beccles and Worlingham Garden Suburb

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Open space, including a country park 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, however, the location of employment development and Country Park will limit the effect of this.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect, although 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, local shopping centre and a community centre are proposed. This provision will significantly enhance the accessibility of services and facilities for people living in south Beccles.
5. To reduce deprivation of all forms.	+	Medium term	Permanent	The site is close to deprived wards in Beccles, and the extra provision of open space and services and facilities will help address local deprivation. The provision of employment premises on the site and other commercial development will provide jobs which will help reduce unemployment.
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, however, transport modelling undertaken in the Suffolk County Transport Model (Sctm) Forecast Model Report (2017) indicate it is unlikely that this will exacerbate air quality issues in sensitive parts of the town.
8. To maintain and improve water quality	0	Short term	Permanent	The Water Cycle Study (2017) indicates that there are capacity issues in local water recycling centres which may have an impact water quality objectives. The Local

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Plan therefore identifies the need to upgrade the works by 2030.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Short term	Permanent	The site falls within farmland plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identified approximately half of the landscape area of the site as having a high capacity for development (east) and half of the area as having a moderate capacity for development (west). The site is not prominent in the landscape and is largely featureless. The Beccles Southern Relief road will provide an edge to the site, separating it from open countryside. The indicative masterplan shows significant areas of landscaping and a country Park to help integrate the development into the landscape. The positioning of open space will allow for views from the higher parts of the site across Beccles towards the church tower.
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	The development would result in the loss of greenfield land. The majority is agricultural grade 3.
12. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	The site is currently largely featureless, with few habitats to support biodiversity. The significant amounts of green infrastructure provided throughout the site will provide a local benefit to biodiversity.

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	+	Medium Term	Permanent	The provision of new employment premises will help support 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	+	Medium Term	Permanent	The scale of this development with good pedestrian and cycle links to the town centre will help support businesses with the town centre contributing to its vitality and viability. Shopping provision on the site will be of a scale and type which will not compete with the town centre.
17. To encourage efficient patterns of movement in support of economic growth	++	Short term	Permanent	The allocation will provide a strategic cycle link between the built up area of Beccles and Worlingham and the employment sites at Ellough. The site is within cycling distance of the Ellough industrial estate and the mixed use nature of the development will allow people to live close to where they work.
Potential Mitigation Measures				
Potential Mitigation Measures	Effective travel planning will provide further confidence that air quality issues can be avoided.			

## Policy WLP3.2 – Land west of London Road, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
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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 walking and cycling distance of facilities. The site is also within cycling distance of the town centre. and an existing Local Area for Play 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.
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	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect. The Water Cycle Study indicates there is capacity within the water recycling centre to accommodate this development.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	The site is within farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identified the landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for development. The settlement edge is currently soft here and development would bring a harder edge, out of keeping with the guidance contained with the Landscape Character Assessment.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				However, the requirement I the policy for a landscape buffer to the south and west would help mitigate this.
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 grade 2 agricultural land. Part of the site comprises a former garage. 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. The policy requires the submission of a site investigation report which will minimise the risk of contamination.
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.
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	+	Short term	Permanent	Employment opportunities are within walking distance.

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

## Policy WLP3.3 - Land south of Benacre Road at Ellough Airfield, Ellough

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.	+	Medium Term	Permanent	The development will include new employment premises which will help 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 is within farmland plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identified the landscape area as having a low sensitivity, a low value and a high capacity for development. The existing employment area and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				other surrounding uses significantly detract from the quality of the landscape. The policy requires landscaping to be provided to the south and west of the site. Therefore, any negative impact on the landscape is likely to be minimal.
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	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	+	Medium term	Permanent	The provision of new employment premises will help achieve 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	-	n/a	n/a	The site is not accessible by foot or cycle or other sustainable methods at present.
Potential Mitigation Measures	Provision of a cycle link through Policy WLP3.1 will mitigate negative effects on objective 17.			

## Policy WLP4.1 – Halesworth Healthy Neighbourhood

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	++	Long term	Permanent	Proposed development would provide a new nursing home and medical facility for local people. The development will also significantly improve sports facilities in the town which will encourage healthier lifestyles.
2. To improve levels of education and skills in the population	+	Long term	Permanent	The development will help facilitate the provision of secondary and further education facilities in the town through the extension of the North Suffolk Skills Centre.
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. The development will also significantly improve the provision of sports and health facilities in the town.
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	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	-	Long term	Permanent	Proposed development would be located on a large site that slopes down towards Holton in an area of tributary valley farmland character. Development of the entire site would form an incursion into the gap between Halesworth and Holton and could harm views towards Holton in the east. The

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value. The Policy requires 2.47 hectares of new woodland which will help retain the gap between Halesworth and Holton and mitigate some of the impacts of the development on the landscape.
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	Development will result in the loss of undeveloped land.
12. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	Retention of trees and hedges and the planting of new trees along the eastern edge of the site are likely to mean there is a minor benefit 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	Development on this site would be located within cycling and walking distance of local employment sites.

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

## Policy WLP4.2 - Land adjacent to Chediston Street, 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 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	+	Long 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	-	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. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high

Sustainability Objective	Effect	Timescale	Permanence	Comments
				landscape sensitivity and moderate value. The policy requires a landscaping scheme in order to help mitigate this.
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	Development would take place on an area of grade 2 agricultural land, with a small strip of grade 3 land along the northern boundary.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	Parts of the site are overgrown and so may contain biodiversity habitat.
13. To conserve and enhance the historic environment	?	Short term	Unknown	High archaeological potential on the site. The policy requires a archaeological investigation to be submitted with any planning application.
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	+	Medium term	Permanent	This site is within walking and cycling distance of the town centre and development would increase town centre footfall.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Development on this site would be located within walking and cycling distance of local employment sites.
Potential Mitigation Measures	None identified			

## Policy WLP4.3 - Land north of Old Station Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short 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	+	Short 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	+	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	-	Long term	Permanent	This is a greenfield site partly located within tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a low capacity for development because of its high landscape sensitivity and value. However, the site will not extend any further into the countryside than the adjacent site which has permission for a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				residential development. Therefore the impact on the landscape is minimal.
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	The development would result in a loss of undeveloped 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	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	None identified.			

## Policy WLP4.4 - Land west of Lodge Road, Holton

Sustainability Objective	Effect	Timescale	Permanence	Comments
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<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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
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	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	This site is in a prominent location but the impact of any future development would be lessened by the development currently taking place in the south east corner of the site. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for new development because of its high sensitivity and moderate value. The policy requires the retention of trees and hedges which surround the site.
10. To reduce contributions to climate	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				
11. To conserve natural resources	-	Long term	Permanent	The development of the site would result in a loss of undeveloped 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	Proposed development would have access by bicycle or public transport to employment sites in Halesworth.
Potential Mitigation Measures	None identified.			

## Policy WLP4.5 - Broadway Farm, Norwich Road, Halesworth

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 provide jobs.
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	-	Short term	Permanent	<p>The Settlement Fringe Landscape Sensitive Study identified this area as having a low capacity for development because of its high value and sensitivity. Development on the site is likely to be visible in the landscape, although surrounding hedges are likely to lessen landscape impact.</p> <p>Furthermore the electricity pylons to the west of the site detract significantly from the value of the landscape in this location.</p> <p>The policy requires a landscaping scheme to be provided including buffer planting to protect the amenity of the farmhouse to the west of the site.</p>
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 of this site would result in the loss of undeveloped land.
12. To conserve and enhance biodiversity and geodiversity	?	Short term	Permanent	The site is surrounded by tall trees and hedges, which may provide biodiversity habitat. There is also a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				county wildlife site to the south east and great crested newts are known to inhabit the substation to the south. The Policy requires an ecological assessment to be undertaken.
13. To conserve and enhance the historic environment	?	Short term	Unknown	High archaeological potential on the site. The policy requires a archaeological investigation to be submitted with any planning application.
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	Employment development will provide space for new businesses which will support 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	This employment site is located within cycling and walking of nearby residential areas, which will encourage sustainable patterns of movement in support of economic growth.
Potential Mitigation Measures	None identified.			

## Policy WLP5.1 – Land east of St Johns Road, Bungay

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	The proposed pedestrian and cycle link will encourage active lifestyles. The edge of the site is around 500m from Bungay medical centre.

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 has good access to services and facilities within Bungay. The pedestrian and cycle link proposed will improve connections between meadow road and Kings Road where the high school is located.
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	The site is within tributary farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies that the site is within a landscape area which has a high landscape sensitivity, a moderate value and a moderate capacity for new development. However, development of this land would not extend the built up area further south into open countryside than existing development to the east and permitted development to the west. To mitigate the impact on the landscape the Policy requires a landscaped strip of a minimum of five metres wide to be planted along the southwest boundary of the site.
10. To reduce contributions to climate	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				
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	+	Long term	Permanent	Industrial development is permitted on the west side of St Johns Road. Delivery of this development would be very close to new employment opportunities. Other employment sites are within walking and cycling distance.
Potential Mitigation Measures	None identified			

## Policy WLP5.2 – Land rear of Bungay High School

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				provide amenity space, and help reduce obesity in children and adults. The edge of the site is around 500m from Bungay medical centre. The Policy requires the provision of a east-west cycle link.
2. To improve levels of education and skills in the population	+?	Long term	Permanent	The Policy requires the provision of an extension to the primary school which may provide minor benefits to education.
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	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	Long term	Permanent	The site is within farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies that the site is within a landscape area which has low landscape sensitivity, a low value and a high capacity for new development. With the permitted industrial and housing development to the east, the development of this site will only have a small additional impact on

Sustainability Objective	Effect	Timescale	Permanence	Comments
				the landscape. The policy requires a landscape belt of 10 metres along the southern edge of the site.
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	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	+	Long term	Permanent	Industrial development is permitted to the east of the site. Delivery of this development would create very close by employment opportunities. Other employment sites are within walking and cycling distance.
Potential Mitigation Measures	None identified.			

## Policy WLP6.1 - Land west of Copperwheat Avenue, Reydon

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Proposed development would have access to services, open space and health facilities. The Policy requires the provision of new open space on 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	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	+	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 Settlement Fringe Landscape Sensitivity Study identifies this area as having a low capacity for development because of its low sensitivity and very high value. Development on this site would form an incursion into an area of tributary valley farmland in the AONB. However the site is well contained within the landscape and low rise, sensitive development is unlikely to have any significant impact. The Policy promotes lower

				density housing and requires a detailed landscaping scheme and the retention of trees and hedgerows which edge the site.
10. To reduce contributions to climate change and mitigate the effects.	+	Short term	Permanent	It is likely that development on this site would lead to an increase in emissions. The policy requires the provision of plots to facilitate the relocation of properties at risk from coastal erosion.
11. To conserve natural resources	-	Short term	Permanent	Development on this site would lead to the loss of undeveloped land.
12. To conserve and enhance biodiversity and geodiversity	0			The policy requires the retention of hedgerows and trees on the site.
13. To conserve and enhance the historic environment	0	n/a	n/a	The policy requires development to limit the impact on the setting of the nearby 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	+	Long term	Permanent	Local shops and services and employment opportunities are located within cycling and walking distance of proposed housing.
Potential Mitigation Measures	None identified			

## Policy WLP7.2 – Land between The Street and A146, Barnby

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	The site has access to a number of services and facilities in the village. The policy requires the provision of a new play 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	+	Short Term	Permanent	Some services and facilities in the village. The policy requires the provision of a new play space.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	Site will provide affordable housing in the rural area.
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	Short Term	Permanent	No effect
8. To maintain and improve water quality	0	Short Term	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium Term	Permanent	Located with a Tributary Valley Farmland landscape character area. The Settlement Fringe Landscape Sensitivity Study states that the site is within a landscape area which has a moderate sensitivity and a moderate value and a very low capacity for growth. This is mainly due to the contribution this wider landscape area has to the setting of the Broads. However, this site is not visible from the Broads and is sandwiched between the built up

Sustainability Objective	Effect	Timescale	Permanence	Comments
				area of the village and the A146. Therefore the development will have only limited effects on the landscape.
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	Result in the loss of Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	Long Term	Permanent	Hedgerows located along the site boundaries. Ditch traversing the site. The policy requires the trees located along the south boundary to be protected and reinforced.
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	The development will deliver affordable homes in the 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	None identified.			

## Policy WLP7.3 – Land south of Lound Road, Blundeston

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	+	Medium Term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	Site will provide affordable housing in the rural area.
6. To meet the housing requirements of the whole community	+	Medium 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	Medium Term	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.	0	n/a	n/a	No effect
11. To conserve natural resources	--	Medium Term	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	0	Long Term	Permanent	Hedgerow on site. No biodiversity or geodiversity features.

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	+	Medium Term	Permanent	Site will provide affordable housing in the 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 Term	Permanent	No public transport and connections for pedestrians and cyclists are poor.
Potential Mitigation Measures				
Delivery of new development on the North Lowestoft Garden Village (Policy WLP2.11) will help improve accessibility to employment premises which will help encourage efficient patterns of movement.				

## Policy WLP7.4 – Land North of Pickwick Drive, Blundeston

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	+	Medium Term	Permanent	Some services and facilities in the village.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Medium 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	<p>The site is within a settled farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a low sensitivity, a moderate value and high capacity for development.</p> <p>The site is bound on two sides by residential development and contained within the wider landscape. Development would be consistent with the existing settlement structure.</p>
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	Site is currently fallow. 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To achieve sustained and resilient economic growth	+	Medium Term	Permanent	The site will provide affordable housing in a rural area.
15. To enhance the rural economy	+	Medium Term	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	-	Medium Term	Permanent	No public transport and connections for pedestrians and cyclists are poor.
Potential Mitigation Measures				
Delivery of new development on the North Lowestoft Garden Village (Policy WLP2.11) will help improve accessibility to employment premises which will help encourage efficient patterns of movement.				

## Policy WLP7.5 – Land North of The Street, Somerleyton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	Somerleyton has a range of services and facilities in the village which are accessible by foot or cycle.
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	+	Short	Permanent	Some services and facilities in the

Sustainability Objective	Effect	Timescale	Permanence	Comments
key services and facilities		Term		village.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site will provide affordable housing in a rural area.
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	Located with in the built up area on a former garage site that is unattractive.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
11. To conserve natural resources	0	Short Term	Permanent	Brownfield 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	Located within the conservation area. Listed buildings close to the site. The Policy requires a heritage asset assessment to be undertaken And the protection of the locally listed 'Forge'.
14. To achieve sustained and resilient economic growth	-	Short Term	Permanent	Loss of employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	-	Short Term	Permanent	Loss of employment land.
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	Somerleyton has a train station providing access to employment in Lowestoft and Norwich, reducing the need to travel by car.
Potential Mitigation Measures				
None identified.				

## Policy WLP7.6 – Mill Farm Field, Somerleyton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium Term	Permanent	Somerleyton has a range of services and facilities in the village which are accessible by foot or cycle.
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	+	Medium Term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Medium 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	-	Medium Term	Permanent	The site is within settled farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies the site as having a low sensitivity, a high value and a very low capacity for development. This is mainly due to the wider landscapes areas contribution to the setting of the Broads. However, the site in question is well contained within the landscape and is screened from the Broads by existing development and mature planting to the south of the site. The policy sets restrictions on heights of homes, requires the retention of hedgerows and and requires a landscaping and planting scheme.
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 would result in the loss of undeveloped 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	Part of the site is located within the Conservation Area and has archaeological potential. The policy requires an area of open space to the north of the site to help maintain the setting of the conservation area. The policy also requires exceptional standard of

Sustainability Objective	Effect	Timescale	Permanence	Comments
				design.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	+	Medium Term	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	+	Medium Term	Permanent	Somerleyton has a train station providing access to employment in Lowestoft and Norwich, reducing the need to travel by car.
Potential Mitigation Measures				
None identified.				

## Policy WLP7.7 – Land north of Elms Lane, Wangford

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	Wangford has a range of services and facilities in the village which are accessible by foot or cycle.
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	Some services and facilities in the village.
5. To reduce deprivation	+			The site will provide affordable

Sustainability Objective	Effect	Timescale	Permanence	Comments
of all forms.		Short Term	Permanent	housing in a rural area.
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 Settlement Fringe Landscape Sensitivity Study identified the area as having a moderate sensitivity, a high landscape value and a very low capacity for development, given its location in the area of outstanding natural beauty. To mitigate impacts the policy requires a landscaping scheme and hedgerow and tree planting along the east boundary of the to provide screening from the open countryside to the north east.
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 will result in the loss of undeveloped 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	+	Short Term	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				
None identified.				

## Policy WLP7.8 – Land north of Wangford Road, Wangford

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	Wangford has a range of services and facilities in the village which are accessible by foot or cycle.
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	Some services and facilities in the village.
5. To reduce deprivation	+			The site will provide affordable

Sustainability Objective	Effect	Timescale	Permanence	Comments
of all forms.		Short Term	Permanent	housing in a rural area.
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 Settlement Fringe Landscape Sensitivity Study identified the area as having a moderate sensitivity, a high landscape value and a very low capacity for development, given its location in the area of outstanding natural beauty. To mitigate impacts the policy restricts the height of new dwellings and requires a landscaping scheme. The policy also requires boundary trees and hedgerows along the site boundary to be protected and reinforced.
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 will result in the loss of undeveloped 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	+	Short Term	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				
None identified.				

## Policy WLP7.9 – Land north of Chapel Road, Wrentham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	Wrentham has a range of services and facilities in the village which are accessible by foot or cycle. The site will provide significant additional open space which will help 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	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
anti-social behaviour				
4. To improve access to key services and facilities	+	Short Term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site will provide affordable housing in a rural area.
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 north Suffolk Sandlings character area. The Settlement Fringe Landscape Sensitivity Study identified the area as having a moderate sensitivity, a moderate landscape value and a moderate capacity for development. To mitigate impacts the policy restricts the height of new dwellings and density and requires a landscaping scheme. The policy also requires boundary trees and hedgerows along the site boundary to be protected and reinforced.
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 will result in the loss of undeveloped 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	Whilst the site is close to a number of listed buildings the Policy limits the impact on the setting of these listed buildings by requiring large back gardens to the north of the site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	+	Short Term	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				
None identified.				

## Policy WLP7.10 – Land west of London Road, Wrentham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	Wrentham has a range of services and facilities in the village which are accessible by foot or cycle. The site will provide significant additional

Sustainability Objective	Effect	Timescale	Permanence	Comments
				open space which will help 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	+	Short Term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site will provide affordable housing in a rural area.
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	The site is within tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identified the area as having a moderate sensitivity, a moderate landscape value and a moderate capacity for development. The site is well contained within the landscape with development on two sides. As such there will be only very limited impact on the landscape from development.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	-	Short Term	Permanent	Development will result in the loss of undeveloped 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 Term	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	None identified.			

## Policy WLP7.11 – Land south of Southwold Road, Brampton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	The development will provide a new community centre, equipped play area and open space significantly increasing and

				enhancing the provision of facilities in 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	n/a	No effect.
4. To improve access to key services and facilities	++	Short Term	Permanent	The site is opposite a primary school and the development will provide a new community centre, equipped play area and open space significantly increasing and enhancing the provision of facilities in the village.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site will provide affordable housing in a rural area.
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	-	Medium Term	Permanent	The site falls within farmed plateau clayland character area . The site is largely featureless and reasonably contained within the landscape. The eastern boundary is quite exposed to the wider landscape. To help mitigate impacts the policy requires hedgerows and trees along the boundary to be protected where possible. The policy requires a quality landscaping and tree planting scheme along the south and east boundaries of the site.

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	The development will result in a loss of undeveloped 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 Term	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				
None identified.				

## Policy WLP7.12 – Land at Toodley Farm, Station Road, Brampton

Sustainability Objective	Effect	Timescale	Permanence	Comments
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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	Short Term	Permanent	No community facilities located nearby. Although train station is just 60m 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 enhance the quality and distinctiveness of landscapes and townscapes	0	Short Term	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.	0	n/a	n/a	No effect
11. To conserve natural resources	-	Short Term	Permanent	Development would result in the loss of undeveloped 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	Site located near railway line with hourly service on a slow train line. Primary access to the site will be via private vehicle.
Potential Mitigation Measures	None identified.			

## Policy WLP7.13 – Land south of Hogg Lane, Ilkeshall St Lawrence

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 Term	Permanent	Primary school located near the site. Few other facilities located

				nearby.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site will provide affordable housing in a rural area.
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	Permanent	Area reliant on the car but no pollution zones affected.
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 farmed plateau clayland landscape character area. The site comprises two small fields which are contained by mature hedgerows to the south. The site is more exposed to the east.
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 will result in a loss of undeveloped 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 Term	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				
None identified.				

## Policy WLP7.14 – Land East of The Street, Lound

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	A pub and green space are located near the site. Additional facilities are located in Blundeston which can be accessed by bicycle.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site will provide affordable housing in a rural area.
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	The site is not within open countryside and development is unlikely to effect the townscape.
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 will result in the loss of 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	?	N/A	Permanent	Potential impact on a grade II* listed church. The Policy requires a heritage assessment and requires that any scheme to be designed to mitigate the impact on the setting of the church.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	+	Short Term	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	None identified
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## Policy WLP7.15 – Land south of Chapel Road, Mutford

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.	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	Medium Term	Permanent	The site is located within the area of outstanding natural beauty and is within tributary farmland character area. However, the site is well contained within the wider landscape with mature planting on the southern boundary. The policy requires hedgerows and trees located along the south boundary

				to be protected and reinforced.
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 a loss 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	Permanent	Grade I listed building located a short distance to the south. Development could harm the setting. The Policy requires a heritage assessment to be undertaken and requires the site to be designed to mitigate impact on the setting of the church. The policy also requires hedgerows and trees located along the south boundary to be protected and reinforced.
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			

## Policy WLP7.16– Land north of Chapel Road, Mutford

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.	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	The site forms an infill site between two sets of residential properties and would not result in development extending into the open countryside.
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	Site is located on 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	0	n/a	n/a	No effect
Potential Mitigation Measures	None identified.			

## Policy WLP7.17 – Land north of School Road, Ringsfield

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Short Term	Permanent	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 Term	Permanent	Some services and 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 Term 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 site falls within farmed plateau clayland character area. The site relates well to existing built up area but will create a new urban edge to the settlement. As such the policy requires a landscaping scheme and the retention of boundary hedgerows and trees.
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 term	Permanent	Development 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	0	n/a	n/a	No effect.

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	-	Short Term term	Permanent	Limited bus service available but unlikely to be frequent enough to encourage regular use for purposes such as commuting.
Potential Mitigation Measures				
None identified.				

## Policy WLP7.18 – Land Adjacent Mill Bungalow, Rumburgh

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	Permanent	Overall the positives of being located close to a public house and equipped play space are offset by the negative effect of associated with poor access to other 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 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	Short Term	Permanent	Site provides sense of openness in keeping with the countryside but the site is relatively contained within the wider landscape with development on three sides and pylons to the east of the site. Therefore development will have no impact on the wider landscape.
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 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	Permanent	Site will deliver affordable housing in a rural area.

		Term		
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	No employment nearby and no public transport.
Potential Mitigation Measures				
Low density development with landscaping along the east boundary and design of properties reflecting the character in the village and setting of the equipped play space located opposite.				

## Policy WLP7.19 – Land east of Woodfield Close, Willingham St Mary

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	Few services and 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	+	Short Term	Permanent	Housing is proposed which will help to meet housing need.

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	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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short Term	Permanent	Development would result in the loss of undeveloped 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 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	-	n/a	n/a	Limited public transport and connections for pedestrians and cyclists are poor.

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

## Policy WLP7.20 – Land north of Sotterley Road, Willingham St Mary

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	Short Term	Permanent	Few services and facilities located in the village and connectivity to other is limited.
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	-	Short	Permanent	The edge of the village is softened

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and distinctiveness of landscapes and townscapes		Term		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. The policy states that development should be set back from the north and east site boundaries to incorporate quality landscaping and planting that reflect the existing network of trees and hedgerows found along the settlement edge. The policy also requires landscaping to be provided within the site to provide a sense of openness and enhance the rural character of the area. The policy requires a landscaping scheme.
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	This would result in the loss of undeveloped 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 Term	Permanent	Site will 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	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short Term	Permanent	Limited bus service available.
Potential Mitigation Measures				
None identified.				

## Policy WLP7.21 – Land West of Lock's Road, Westhall

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	Located adjacent to 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	+	Short Term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site will provide 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.

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	Medium Term	Permanent	Site is adjacent existing settlement edge with development on two sides. The site is well contained within the landscape. The policy requires a quality landscaping scheme to provide screening along the north east boundary of the site using native planting.
10. To reduce contributions to climate change and mitigate the effects.	+	Short Term	Permanent	Housing is proposed which will help to meet housing need.
11. To conserve natural resources	-	Short Term	Permanent	Development will result in the loss of undeveloped 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 Term	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	-	Short Term	Permanent	Primary access to the site will be via private vehicle. Limited bus service

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



# Appendix F – Appraisal of Alternative Options

## Alternative Policy Options

### WLP1.1 Scale and Location of Growth Alternative Options

**Policy Option 1 - Continue to Focus Growth in Lowestoft (Lowestoft: 75%, Beccles and Worlingham: 10%, Bungay: 2%, Halesworth and Holton: 5%, Southwold and Reydon 3%, Rural:5%)**

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. However, the effect is highly uncertain.
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,

Sustainability Objective	Effect	Timescale	Permanence	Comments
				<p>growth of this scale will result in further elongation of the town with new developments some distance from the town centre.</p> <p>Development in other settlements of the scale suggested by this option, should have good access to services and facilities.</p>
5. To reduce deprivation of all forms.	+?	Long term	Permanent	<p>Demand for new employment space is highest in Lowestoft associated with the growth in offshore wind and the sub-regional linkages with Great Yarmouth.</p> <p>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.</p> <p>There is a risk that the heavy focus on greenfield development which would be inevitable under this option would result in a delay in bringing forward regeneration sites in the central parts of Lowestoft as developers may favour the easier to develop greenfield sites.</p>
6. To meet the housing requirements of the whole community	++?	Long term	Permanent	<p>The option should meet objectively assessed needs. However, there is some uncertainty as to whether the market in Lowestoft could deliver this quantum of growth and whether values are high enough in</p>

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	0	n/a	n/a	The Water Cycle Study (2017) suggests that development will not exceed the capacity of water recycling centres under this option.
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 change and mitigate the effects.	0	n/a	n/a	The strategy will continue to locate the majority of development in accessible locations meaning that the existing decreasing trend of carbon emissions is likely to continue.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 Bavents 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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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 partially 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.			



**Policy Option 2 - Promote Significant Growth in Beccles and Worlingham (Lowestoft: 60%, Beccles and Worlingham: 25%, Bungay: 2%, Halesworth and Holton: 5%, Southwold and Reydon 3%, Rural:5%)**

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. 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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	The Water Cycle Study (2017) suggests that development in most settlements will not exceed the capacity of water recycling centres. Beccles water recycling centre will be at capacity under this option before 2030. However, the study suggests the works can be improved to a standard which would result in no deterioration of water quality.

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 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.</p>
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The strategy will continue to locate the majority of development in accessible locations meaning that the existing decreasing trend of carbon emissions is likely to continue.
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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.			

**Policy Option 3 - Allocate half of the Districts development to Lowestoft and promote significant growth in Beccles and Worlingham (Lowestoft: 50%, Beccles and Worlingham: 35%, Bungay: 2%, Halesworth and Holton: 5%, Southwold and Reydon 3%, Rural:5%)**

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 and the market towns which benefit 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	More limited development in Lowestoft will provide less opportunities to address deprivation. 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 should meet objectively assessed needs. Market information suggests strong demand in Beccles with higher house prices than Lowestoft. However, development in Beccles at this level may be more than the market can support, requiring an excess of 200 homes per year in the town.
7. To maintain air quality	-?	Long term	Permanent	The option will generate significant amounts of new traffic. Ingate in Beccles is sensitive to air quality issues and the higher levels of development in Beccles under this

Sustainability Objective	Effect	Timescale	Permanence	Comments
				option will increase the risk of issues in this location.
8. To maintain and improve water quality	?	n/a	n/a	The Water Cycle Study (2017) suggests that development in most settlements will not exceed the capacity of water recycling centres. Beccles water recycling centre will be at capacity under this option by at least the middle of the plan period. It is uncertain whether the works could be improved to take this level of development.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--?	Potentially short term.	Permanent	The level of development directed to Beccles under this option may increase the risk of significant impact on more sensitive landscapes around Beccles and on the townscape. Development may have a significant impact in 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.	0	n/a	n/a	The strategy will continue to locate the majority of development in accessible locations meaning that the existing decreasing trend of carbon emissions is likely to continue.
11. To conserve natural resources	--	Short Term	Permanent	This option will result in the loss of significant amounts of undeveloped greenfield land. Some of the land likely to be needed to deliver significant levels of growth in Beccles is high grade agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	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	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 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 support Beccles town centre through high levels of 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures				<p>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. .</p>

**Policy Option 4 Spread development more evenly across market towns and rural areas (Lowestoft: 55%, Beccles and Worlingham: 15%, Bungay: 4%, Halesworth and Holton: 8%, Southwold and Reydon 6%, Rural:5%)**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	n/a	n/a	This option focuses a majority of growth in Lowestoft and the market towns which benefit 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. However, greater levels of growth in the rural areas will result in a greater proportion of the population with poorer access to open space and services and facilities, including health facilities compared to other options.
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	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				facilities to open.
5. To reduce deprivation of all forms.	+	Long term	Permanent	<p>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.</p> <p>Significant development in the rural areas will help address some rural deprivation issues.</p>
6. To meet the housing requirements of the whole community	++	Long term	Permanent	<p>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.</p>
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	The Water Cycle Study (2017) suggests that development in most settlements will not exceed the capacity of water recycling centres. Beccles water recycling centre will be at capacity under this option by 2030. However, the study suggests the works can be improved to a standard which would result in no deterioration of water quality.

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.	0	n/a	n/a	The strategy will continue to locate the majority of development in accessible locations meaning that the existing decreasing trend of carbon emissions is likely to continue.
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 agricultural land. However, a more dispersed approach may reduce the amount of high grade agricultural land needed compared to other options.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	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.			

**Policy Option 5: Only plan to meet objectively assessed needs for housing and employment – i.e do not over allocate development in the Local Plan. (Assuming distribution of development remains the same as preferred option)**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	As preferred option – Policy WLP1.1

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To improve levels of education and skills in the population	?	n/a	n/a	As preferred option – Policy WLP1.1
3. To reduce crime and anti-social behaviour	0	n/a	n/a	As preferred option – Policy WLP1.1
4. To improve access to key services and facilities	+?	Long term	Permanent	As preferred option – Policy WLP1.1
5. To reduce deprivation of all forms.	+	Long term	Permanent	As preferred option – Policy WLP1.1
6. To meet the housing requirements of the whole community	++?	Long term	Permanent	Only planning to meet objectively assessed need would increase the level of uncertainty as to whether objectively assessed needs for housing.
7. To maintain air quality	?	Long term	Permanent	As preferred option – Policy WLP1.1
8. To maintain and improve water quality	?	n/a	n/a	As preferred option – Policy WLP1.1
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--?	Potentially short term.	Permanent	As preferred option – Policy WLP1.1
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	As preferred option – Policy WLP1.1
11. To conserve natural resources	--	Short Term	Permanent	As preferred option – Policy WLP1.1. However, only meeting objectively assessed need may slightly reduce the amount of agricultural land developed.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	As preferred option – Policy WLP1.1
13. To conserve and enhance the historic environment	?	n/a	n/a	As preferred option – Policy WLP1.1
14. To achieve sustained and resilient economic	+	Long term	Permanent	As preferred option – Policy WLP1.1

Sustainability Objective	Effect	Timescale	Permanence	Comments
growth				
15. To enhance the rural economy	++	Long term	Permanent	As preferred option – Policy WLP1.1
16. To enhance the viability and vitality of town centres	++	Long term	Permanent	As preferred option – Policy WLP1.1
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	As preferred option – Policy WLP1.1
Potential Mitigation Measures	As preferred option – Policy WLP1.1			

**Policy Option 6: Focus all retail and leisure growth in to Lowestoft (Assuming distribution of development for housing and employment and the overall level of development remains the same as preferred option)**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	As preferred option – Policy WLP1.1
2. To improve levels of education and skills in the population	?	n/a	n/a	As preferred option – Policy WLP1.1
3. To reduce crime and anti-social behaviour	0	n/a	n/a	As preferred option – Policy WLP1.1
4. To improve access to key services and facilities	+?	Long term	Permanent	As preferred option – Policy WLP1.1
5. To reduce deprivation of all forms.	+	Long term	Permanent	As preferred option – Policy WLP1.1
6. To meet the housing requirements of the whole community	++?	Long term	Permanent	Only planning to meet objectively assessed need would increase the level of uncertainty as to whether objectively assessed needs for housing.
7. To maintain air quality	?	Long term	Permanent	As preferred option – Policy WLP1.1
8. To maintain and	?	n/a	n/a	As preferred option – Policy WLP1.1

Sustainability Objective	Effect	Timescale	Permanence	Comments
improve water quality				
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--?	Potentially short term.	Permanent	As preferred option – Policy WLP1.1
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	As preferred option – Policy WLP1.1
11. To conserve natural resources	--	Short Term	Permanent	As preferred option – Policy WLP1.1. However, only meeting objectively assessed need may slightly reduce the amount of agricultural land developed.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	As preferred option – Policy WLP1.1
13. To conserve and enhance the historic environment	?	n/a	n/a	As preferred option – Policy WLP1.1
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	As preferred option – Policy WLP1.1
15. To enhance the rural economy	++	Long term	Permanent	As preferred option – Policy WLP1.1
16. To enhance the viability and vitality of town centres	+	Long term	Permanent	This option would still have a positive effect but it would not be as significant as town centres in market towns would not benefit to the same degree.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	As preferred option – Policy WLP1.1
Potential Mitigation Measures	As preferred option – Policy WLP1.1			

## WLP1.2 Presumption in Favour of Sustainable Development Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	No effect – the presumption in favour of sustainable development is already contained within national planning policy, which new development will have to abide 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	No effect.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	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				

## WLP1.3 Settlement Boundaries Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Medium Term	Permanent	No settlement boundaries policy would likely lead to development in rural areas with poor access to health facilities, services, open space and sports 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	-	Medium Term	Permanent	Having no settlement boundaries policy would lead to more development in the countryside which is less likely to have 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	0	n/a	n/a	No noticeable effect.
7. To maintain air quality	-	Medium Term	Temporary	Having no settlement boundaries policy is likely to lead to more dispersed settlement, which will likely lead to increased use of private cars for travelling and subsequently increased air pollution.
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/ Long Term	Permanent	Having no settlement boundary policy would mean that settlements could be able to expand into the countryside and on greenfield sites, which could lead to coalescence in settlements, loss of distinctiveness, visual harm to the landscape and loss of greenfield land.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium Term	Permanent	The higher probability of dispersed development resulting from having no settlement boundaries policy would lead to greater use of cars and subsequently increased greenhouse gas emissions.
11. To conserve natural resources	-	Short Term	Permanent	No settlement boundaries would mean that greenfield land is open to development, resulting in a loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-?	Short Term	Permanent	No settlement boundary policy could lead to development in the countryside which may result in a loss of habitats and wildlife.
13. To conserve and enhance the historic environment	-?	Short Term	Permanent	No settlement boundary policy would mean that historic buildings on settlement edges are more at risk from development.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.

15. To enhance the rural economy	+?	Medium Term	Permanent	Having no settlement boundaries policy could lead to the development of employment uses in rural areas where they would normally not be permitted and could support the rural economy.
16. To enhance the viability and vitality of town centres	-	Medium Term	Permanent	Development could take place in rural areas with no settlement boundaries policy which is likely to lead to poor access to town centres. New residents would therefore be less likely to support town centres.
17. To encourage efficient patterns of movement in support of economic growth	-	Medium Term	Permanent	The distributed development likely to be associated with having no settlement boundaries policy would lead to greater use of private cars as journeys would probably be longer and residents would likely be further from areas with access to sustainable modes of transport.
Potential Mitigation Measures	<p>The Sustainable Transport policy could help mitigate the effects of private transport from rural areas. This could also include the promotion of public transport as a suitable alternative.</p> <p>The Natural Environment policies will mitigate issues relating to the coalescence of settlements by preventing development which would lead to such and will ensure the protection of landscape characters so that new development is sympathetic to current designs and standards.</p> <p>The Infrastructure policy will support the Natural Environment policies by helping mitigate impacts relating to the loss of green infrastructure such as open spaces and habitats by ensuring their reinforcement.</p> <p>The Historic Environment policies will mitigate effects on historic buildings by inhibiting development that severely impacts Heritage Assets and Listed Buildings and other non-designated Heritage Assets. Sympathetic design of new facilities could also help mitigate the negative impacts that could occur to historic buildings.</p>			

## WLP 1.4 Infrastructure Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Medium Term	Permanent	This option would mean that the current health and well-being infrastructure would likely have to accommodate any new development, when it is likely that the current provision would be overwhelmed by the level of development outlined.
2. To improve levels of education and skills in the population	--	Long Term	Permanent	Having no infrastructure policy will put pressure on the education system especially at primary school level where many schools are currently approaching or are already above capacity.
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	Not implementing an infrastructure policy and subsequently not improving the transport network would mean that access to services from new development could be poor. Also, not implementing this policy could hold up strategic transport improvements such as on the A12 and A47.
5. To reduce deprivation of all forms.	-	Long Term	Permanent	This option would put further pressure on schools from the new students coming from new development, which could impact on educational attainment. Also, there may be fewer small scale jobs created as a result of a lack of infrastructure development.
6. To meet the housing requirements of the	0	n/a	n/a	No noticeable effect.

whole community				
7. To maintain air quality	-	Medium Term	Permanent	Having no infrastructure policy could mean that residents in new developments may need to travel to reach key services, leading to increased greenhouse gas emissions.
8. To maintain and improve water quality	-	Long Term	Permanent	This option would mean that the current provision of water treatment infrastructure would have to accommodate any future development. Certain areas have already been identified as running near capacity and any future development would push them above this.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short Term	Permanent	Not implementing an infrastructure policy could potentially harm landscapes through a lack of control over infrastructure development.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium Term	Permanent	Having not infrastructure policy will mean that facilities will not necessarily be located closer to new developments, meaning that residents may need to travel for services which will increase greenhouse gas emissions.
11. To conserve natural resources	-	Short Term	Permanent	There is the potential of loss of natural areas to infrastructure development if an infrastructure policy is not implemented. Also, it could mean that open areas such as parks and green corridors may not be reinforced.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	This option could mean that areas of biodiversity value could be lost to infrastructure development. Also, it could mean that valuable green corridors and open areas may not receive the support that they need

				for reinforcement.
13. To conserve and enhance the historic environment	0	n/a	n/a	No noticeable effect.
14. To achieve sustained and resilient economic growth	-	Long Term	Permanent	No infrastructure policy could lead to a lack of infrastructure development near new residential developments and fewer transport improvements across the District.
15. To enhance the rural economy	0	n/a	n/a	No noticeable effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No noticeable effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Long Term	Permanent	Sustainable transport methods may not be improved or promoted under this option. Also, this option will hold up strategic transport improvements.
Potential Mitigation Measures				
<p>The Sustainable Transport policy could be used to mitigate the effects of increased private transport use, including the promotion of public transport as a suitable alternative.</p> <p>Employment policies can help mitigate the potential effects of limited new infrastructure development and subsequently limited new jobs by protecting existing employment areas and the creation of new employment areas within settlement boundaries.</p> <p>The Landscape Character policy will help mitigate the effects of not controlling infrastructure development by providing safeguards regarding landscape character.</p> <p>Also, the Natural Environment policies will help mitigate impacts on green infrastructure by not permitting any development that have an adverse impact on such areas and ensuring their protection.</p>				

## WLP 2.1 Central and Coastal Lowestoft Regeneration Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Medium Term	Permanent	This option could lead uncoordinated development within Lowestoft. This could lead to developments being permitted in areas with poorer access to services and facilities 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	0	n/a	n/a	Under this option there would be limited improvement to service provision in central and coastal Lowestoft.
5. To reduce deprivation of all forms.	-	Medium Term	Permanent	This option could lead to development with insufficient access to employment and services.
6. To meet the housing requirements of the whole community	-?	Short Term	Permanent	A lack of a regeneration strategy would increase uncertainty over housing delivery. Whilst limited housing would be delivered within central Lowestoft this would to some extent be offset by the development on greenfield sites outside of Lowestoft.
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	Inappropriate development not in keeping with the character of the surrounding areas could occur under this option which could harm the townscape. Without

				regeneration strategy for central Lowestoft there could be greater pressure for development on greenfield sites on the edge of towns.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No regeneration strategy for central and coastal Lowestoft would mean undermine the justification for development on waterfront sites at risk of flooding. This would reduce the amount of new development on land at risk of flooding.
11. To conserve natural resources	--	Short Term	Permanent	This option would result in less development within central and coastal Lowestoft on brownfield sites. This will significantly increase pressure to develop greenfield sites outside of Lowestoft.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	This policy would not ensure the development of the East of England Park and other open areas, meaning there may be a deficit of such areas in the future once residential and employment development have taken place.
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	This option could mean that areas around the town centre may not be used for retail and employment uses, harming the areas viability, and employment development may not be sufficient to accommodate the increase in population.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	-	Short/Medium Term	Permanent	Under this option, town centres will not be promoted and nearby land may not be used to develop services to help raise their viability.

17. To encourage efficient patterns of movement in support of economic growth	-	Medium term	Permanent	Employment development may not occur near or within already established clusters under this option, meaning that commuter traffic will be more dispersed, leading to more traffic on the road network.
Potential Mitigation Measures	<p>The Infrastructure policies within the Local Plan may help mitigate some of the issues identified, especially regarding access to services such as education and healthcare as well as open spaces and parks.</p> <p>The Local Plan’s Employment policies will help ensure that employment development occurs near clusters of similar developments and is not too dispersed.</p> <p>The Housing and Design policies will help ensure that residential development does not detrimentally affect the surrounding townscape and will be suitable to meet local demands and needs, such as regarding affordable housing.</p> <p>The Town Centre policies may help promote these areas to ensure their future viability, which could help counteract some of the effects on these areas from this option.</p>			

## WLP2.8 Historic High Street and Scores Area Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-?	Short/Medium Term	Permanent	No policy regarding the Historic High Street and Scores area would mean that retail services may be less viable for the local population and could become more dispersed, meaning walking and cycling may be less viable. Also, there will be less chance of a connection to the East of England Park.

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/Medium Term	Permanent	This option could lead to retail services becoming more dispersed, which will mean these services are harder to access especially for the local population.
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/Medium Term	Permanent	A no policy option could limit the conversion of unviable units into open market housing or could lead to inappropriate development due to a lack of control over conversion.
7. To maintain air quality	-?	Short Term	Permanent	The potential for dispersed retail and service development associated with this option could lead to further private car use and therefore further emissions from them.
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	This option could mean that any development or conversion may not be sympathetically designed in regards to the areas historic character.
10. To reduce contributions to climate change and mitigate the effects.	-?	Short Term	Permanent	This option could lead to more dispersed retail and service provision and fewer available services for the local population, which could lead to more car emissions from greater use of private vehicles.
11. To conserve natural resources	0	n/a	n/a	No effect.
12. To conserve and enhance biodiversity and	0	n/a	n/a	No effect.

geodiversity				
13. To conserve and enhance the historic environment	-	Short Term	Permanent	This option will mean that the historic character and function of the area will receive less protection, putting it at risk from unsympathetic development.
14. To achieve sustained and resilient economic growth	-	Medium Term	Permanent	No policy could mean that retail services will leave the town centre as the lack of protection could make them less appealing to retail uses, which would lead to reduced economic vitality in this area.
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	This option could lead to a loss of retail uses within the town centre, reducing the areas attractiveness and viability in the future.
17. To encourage efficient patterns of movement in support of economic growth	-	Short Term	Permanent	No policy would likely mean that retail services will become dispersed away from the town centre, which would mean customers would have to use private vehicles to reach them, leading to more traffic.
Potential Mitigation Measures	<p>The Town Centre and Historic Environment policies, which are mentioned in the preferred option, could help prevent the loss of retail uses and help mitigate the impacts of new development on the historic buildings.</p> <p>The Design and Housing policies could also help manage the effects of residential development and conversion in the area.</p> <p>The Sustainable Transport policy could assist with the dispersal of retail uses through the promotion of access to sustainable transport methods.</p>			

## WLP2.9 Inner Harbour Port Area Alternative Options

### Policy Option: No Policy

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	-?	Medium/ Long Term	Permanent	This option could lead to inappropriate development in the area which may not provide jobs to increase the skills of 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	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
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	-?	Short Term	Permanent	Under this option inappropriate development could occur as a result of a lack of clarity over what may be developed, which would harm the areas character and its economic functions.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	0	n/a	n/a	No effect.

enhance the historic environment				
14. To achieve sustained and resilient economic growth	-	Short Term	Permanent	This option would mean there would be no coordination over what development could take place in the Harbour area. This could mean that businesses that are not appropriate for the Port could be developed and could harm the operation of the area. This would make the Port less attractive to other businesses
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/Medium Term	Permanent	Businesses that could use of the Port may not necessarily establish themselves within the Port under this option, or inappropriate businesses which bring in customer traffic could establish themselves here, which would lead to more dispersed activities and therefore more traffic on the road network.
Potential Mitigation Measures	<p>The Local Plan Employment policies would go some way in managing the effects of new employment development in the area, as the policies state that any new employment development within settlement boundaries can not inhibit other uses in the surrounding area.</p> <p>Also, Design policies would manage the effects of new businesses which may not fit with the current character and function of the area.</p> <p>Sustainable Transport policies could also help mitigate any potential increase in traffic from potential dispersal of some businesses.</p> <p>The promotion of the Port could also help attract appropriate businesses to the area.</p>			

# WLP2.10 Oulton Broad District Shopping Centre

## Alternative Options

### Policy Option: stronger protection for retail uses

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-?	Short Term	Permanent	This option could ensure that retail services remain in the area to serve the local population, reducing the need for car travel. However it could also result in the loss of retail services if rents become unviable, which would lead to dispersal and likely less use of sustainable transport.
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	Retail uses will be protected and may remain in the area under this option. However it could also lead to dispersal if rents become too high and so access to them could be reduced.
5. To reduce deprivation of all forms.	-?	Medium Term	Permanent	This option could guarantee small scale jobs within the protected retail uses; however it could also lead to the deterioration of this area through the loss of retail jobs as they move out.
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	-?	Short Term	Permanent	While retail uses may remain in the area, if they do move out this could

distinctiveness of landscapes and townscapes				lead to the deterioration of the area if the units are left vacant, which will harm the townscape.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	-?	Medium Term	Permanent	This policy would guarantee at least some retail use would remain within the area which will support the local economy. However retail uses may leave the area which would lead to the deterioration of the area. Also, this policy would limit the ability of businesses to convert units into restaurants and cafes which could harm the tourism potential of 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	-?	Short/Medium Term	Permanent	Town centres could lose out to Oulton under this option if the protection the area receives makes it more attractive to businesses. However, town centres could also benefit if rents in this area become unsustainable, then businesses would be more likely to want to set up in town centres.
17. To encourage efficient patterns of movement in support of economic growth	-?	Short Term	Permanent	Retail uses would be concentrated in this area under this policy which could help promote the use of sustainable transport, however this

			will not happen if retail uses are forced out of the area by unsustainable prices.
Potential Mitigation Measures	<p>The Local Plan Town Centre policies will promote retail uses in town centres, which may help mitigate the effects of this policy if Oulton becomes more attractive to businesses.</p> <p>The Sustainable Transport policy will help promote the use of these transport methods.</p>		

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Long term	Permanent	Removal of this policy will mean there is no protection in the Local Plan for local shops and services that are accessible by bike or on foot. This will encourage sedentary 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	Removal of this policy will mean that there is no protection in the Local Plan for shops and services that are accessible for people from the surrounding area.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
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	0	n/a	n/a	No effect

distinctiveness of landscapes and townscapes				
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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				

## WLP2.11 Kirkley District Shopping Centre Alternative Options

### Policy Option: stronger protection of retail uses

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	-?	Short Term	Permanent	This option will ensure that retail services remain in the area to

population				service the local population which will reduce the need for private transport. However, it could also lead to retail outlets moving out as rents become too high and units become vacant. This could mean that the local population will have to travel further to access these services which could increase reliance on private car travel.
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	Retail services will be protected but could also move out of Kirkley under this option, which means the local population will have less access to these services.
5. To reduce deprivation of all forms.	-?	Medium Term	Permanent	This option could help ensure the provision of small scale jobs in the area, but could also lead to a loss of jobs as retail services move elsewhere as rents potentially increase.
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	-?	Short Term	Permanent	Units will be protected under this option and so should not change to any great extent, but they may become vacant under this option as rents become too high to become economically viable. This could lead to the deterioration of the area which will harm the townscape.

10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	-?	Medium Term	Permanent	This option will guarantee at least some continued retail use in the area which will support the local economy. However it could also lead to the deterioration of the Kirkley Centre as retail uses move out, which will slow the economic growth of the area. It would also limit the conversion to restaurants which could harm the tourism potential of 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	-?	Short/Medium Term	Permanent	Retail uses could move out of town centres under this option if Kirkley provides a more attractive and prosperous opportunity. However if rents become too high in Kirkley town centres could become more attractive.
17. To encourage efficient patterns of movement in support of economic growth	-?	Short Term	Permanent	This option may help concentrate retail services into specific areas which will help promote sustainable transport methods. However it could also lead to dispersal if retail uses are forced out of the area.
Potential Mitigation Measures	The Town Centre policies could help promote town centres as the preferred location for retail services under this option if it is found that			

	<p>retail services are moving out of these areas into District centres such as Kirkley.</p> <p>The Sustainable Transport policy and general promotion of sustainable transport could help mitigate the effects of more dispersed retail uses if this does occur.</p>
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### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Long term	Permanent	Removal of this policy will mean there is no protection in the Local Plan for local shops and services that are accessible by bike or on foot. This will encourage sedentary 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	Removal of this policy will mean that there is no protection in the Local Plan for shops and services that are accessible for people from the surrounding area.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
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	No effect
10. To reduce	0	n/a	n/a	No effect

contributions to climate change and mitigate the effects.				
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	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				

## Policy WLP6.2 Southwold Harbour Alternative Options

### Policy Option: No Policy

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.	0	n/a	n/a	No effect.
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	-	Short Term	Permanent	A no policy option would mean that the historic structures of Southwold Harbour would be at risk from development that may not necessarily be sympathetic to the local character, due to the lack of clarity over what may be developed in the area.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	-	Short Term	Permanent	This option would mean there would be less protection for the historic huts, moorings and other structures that currently make up the character and function of the area.
14. To achieve sustained and resilient economic growth	+?	Short Term	Permanent	The lack of protection for the historic character of the area under this option may lead to more flexibility for businesses to respond to market forces, as it would be

				easier to expand or potentially establish themselves 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	0	n/a	n/a	No effect.
<b>Potential Mitigation Measures</b>				
<p>The Local Plan Design policies could help manage the negative effects associated with this option by prohibiting development that is not sensitive to the current character of an area.</p> <p>Also, the Historic Environment policies could help prohibit insensitive development and help maintain the character of the area.</p> <p>Landscape policies could also protect Southwold Harbour as a Conservation Area and an Area of Outstanding Natural Beauty.</p>				

## Policy WLP7.1 Rural Settlement Hierarchy and Housing Growth Alternative Options

**Policy Option: A rural settlement hierarchy based only on the size of a settlement.**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	The scale of development is unlikely to be significant enough to justify provision of new facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	The scale of development is unlikely to be significant enough to justify provision of new facilities.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to	-	Short	Permanent	The scale of development is unlikely

key services and facilities		term		to be significant enough to justify provision of new facilities and there are few opportunities to develop land within existing built up areas. Development may not be located near services and facilities.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Focusing development on larger villages could help facilitate delivery of affordable housing.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Focusing development on larger villages could help facilitate delivery of affordable housing.
7. To maintain air quality	-	Short term	Permanent	New development located in areas where there is poor access to services and facilities will encourage greater vehicular travel.
8. To maintain and improve water quality	0	n/a	n/a	Development is unlikely to be significant to place undue pressure on infrastructure or justify investment.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Potential to place too much development in villages that cannot cope or enable integration with the existing community.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	People may be living in areas that have poor access to services and facilities.
11. To conserve natural resources	-	Short Term	Permanent	This option could result in the loss of high grade agricultural land near some of the larger villages.
12. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	Large schemes will have greater capacity to enhance the existing green infrastructure network.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Large scale development could result in proposals adversely affecting the historical character of a settlement and the narrow road network.
14. To achieve sustained and resilient economic	+	Long term	Permanent	This option could support people working in the agricultural industry

growth				and support existing services and facilities in rural settlements.
15. To enhance the rural economy	+	Long term	Permanent	This option could support people working in the agricultural industry and support existing services and facilities in rural settlements.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Development in larger villages could help facilitate the delivery of footways and cycle infrastructure to connect people with larger service centres.
Potential Mitigation Measures				
This option itself does not require any mitigation as no development is proposed.				

**Policy Option: a rural settlement hierarchy based only on access to services and facilities.**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	The scale of development is unlikely to be significant enough to justify provision of new facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	The scale of development is unlikely to be significant enough to justify provision of new facilities.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	+	Short term	Permanent	The scale of development is unlikely to be significant enough to justify provision of new facilities and there are few opportunities to develop land within existing built up areas. Development would place people in locations where services and facilities exist.
5. To reduce deprivation of all forms.	-	Long term	Permanent	This option could result in quantities of development that are inappropriate to the size of the

				existing development and result in poor integration with the existing community.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Focusing development particular villages could help facilitate delivery of affordable housing.
7. To maintain air quality	-	Short term	Permanent	Development located near existing services and facilities could reduce vehicular travel to larger service centres, however, such travel will still increase with development in rural areas.
8. To maintain and improve water quality	0	n/a	n/a	Development is unlikely to be significant enough to place undue pressure on infrastructure or justify investment.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Potential to place too much development in villages that cannot cope or enable integration with the existing community.
10. To reduce contributions to climate change and mitigate the effects.	+	Short term	Permanent	Less travel to access services and facilities would be required.
11. To conserve natural resources	-	Short Term	Permanent	This option will result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	Large schemes will have greater capacity to enhance the existing green infrastructure network.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Large scale development could result in proposals adversely affecting the historical character of a settlement and the narrow road network.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	This option could support people working in the agricultural industry and support existing services and facilities in rural settlements.
15. To enhance the rural economy	+	Long term	Permanent	This option could support people working in the agricultural industry

				and support existing services and facilities in rural settlements.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Development in larger villages could help facilitate the delivery of footways and cycle infrastructure to connect people with larger service centres.
<b>Potential Mitigation Measures</b>				
<p>This option will increase traffic on a limited road network which could be mitigated by improved provision for pedestrians and cyclists. Increased provision of public transport could be justified in some locations.</p> <p>Selection of sites that have good access to larger service centres by public transport could reduce traffic impact and lack of access to services and facilities. Impact on biodiversity and the character of settlements could be mitigated through quality design and landscaping schemes.</p> <p>Allowing windfall sites could support agricultural workers in rural areas where there is little focus on housing.</p> <p>Exception sites could help deliver affordable housing in rural areas where affordability is an issue and there is little prospect of housing coming forward.</p>				

**Policy Option: Only focus new housing development in larger villages (80%) and smaller villages (20%) to be delivered through housing allocations respectively but no development in hamlets or scattered communities.**

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 larger villages which have services and facilities enable people to access a limited number of services and facilities locally and help reduce unnecessary journeys to destinations further afield. Increased accessibility is more likely

				to encourage people to walk and cycle. However, limited amount of growth in smaller settlements could reduce their sustainability thereby not being able to support a local population or justify further investment in local services and facilities in these areas.
2. To improve levels of education and skills in the population	0	n/a	n/a	Focussing growth in the larger villages could help increase the viability of rural schools. Scale of development is not large enough to deliver new education facilities.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	+	n/a	n/a	Focussing rural development on larger villages will help make commercial and non-profit community services and facilities more viable
5. To reduce deprivation of all forms	+?	Long term	Permanent	Development could deliver affordable housing in areas where demand is highest but the option will not deliver housing in unaffordable area in the countryside or support the rural economy and associated jobs.
6. To meet the housing requirements of the whole community	+?	Medium term	Permanent	The option will provide new housing in rural areas where most people live, however, needs in the hamlets and scattered and communities is unlikely to be met.
7. To maintain air quality	0	Long term	Permanent	New development in rural areas will generate additional traffic but this is unlikely to have an impact in air quality sensitive locations.
8. To maintain and improve water quality	-?	n/a	n/a	None of the larger villages have significant issues related to water recycling works. However, new development will increase pressure on existing infrastructure. Scale of

				development is unlikely to justify significant investment to upgrade existing water recycling works and the sewerage network. There are no significant issues in small rural settlements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Some landscapes in the rural areas have no significant features of landscape character or historical value while others such as Wangford and Somerleyton are associated with Conservation areas and the Area of Outstanding Natural Beauty. Focussing on larger village will enable the most suitable sites to be identified and be of a scale where appropriate mitigation measures could be designed into a scheme. With less focus on smaller communities the risk to their rural character is reduced.
10. To reduce contributions to climate change and mitigate the effects	-	Short term	Permanent	New development will result in adverse impacts for climate change, however, by focussing on large villages this option is likely to minimise these as much as possible.
11. To conserve natural resources	-	Short Term	Permanent	This option will result in the development of greenfield land with little brownfield land available. Some larger villages are located in area of the best agricultural land which may be unavoidable. A selection of sites enables appropriate sites to be considered to avoid high grade land where possible.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Somerleyton, Barnby and North Cove are all located close to the Broads and European Protected Sites. Other villages will not adversely affect designated sites.

				Development provides and opportunity to improve connectivity within the green infrastructure network to benefit biodiversity. Scale of development proposed is not large enough to increase visitor numbers significantly.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Potential impact on sites with heritage value.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Focussing on the larger villages could support local businesses but development is not of a scale to significantly increase employment but can act to support existing jobs.
15. To enhance the rural economy	+	Long term	Permanent	Focussing on the larger villages could support local businesses the enable younger people to stay in the area when employment is available. However, with no development in the smallest rural communities there is increased potential for these to become isolated and support less young people that could contribute towards the local economy.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Scale of development proposed is likely to have a negligible impact on larger service centres.
17. To encourage efficient patterns of movement in support of economic growth	+?	Long term	Permanent	Focussing on sustainable locations where services and facilities are available will encourage sustainable forms of transport and support local business. Scale of development is not large enough to significantly support local service centres.
Potential Mitigation Measures	Focussing development on the villages that have the best access to services and facilities and are large enough to incorporate new development will help support rural services and facilities. This will encourage people to travel short journeys without the need to travel by			

	<p>private vehicle or further afield. Upgrading local transport networks for pedestrians and cyclists between villages and large service centres would improve access to services and facilities increase the value within a network of communities.</p> <p>Sustainable travel patterns would contribute towards mitigating climate change in conjunction with other policies.</p> <p>Larger sites in rural villages provide increased opportunities to deliver a mix of housing types and tenures to meet the needs of the local community.</p> <p>There is potential impact on Conservation Areas which could be mitigated through quality design and the selection of sites to reduce potential impact.</p> <p>Some larger settlements have edges that are exposed to the surrounding landscape. The impact could be mitigated through tree planting, landscaping, reinforcing historical field boundary hedgerows, quality scheme design and selecting the most appropriate sites which would have the least potential impact.</p>
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**Policy option: Spread development more evenly across larger villages, smaller villages, hamlets and scattered communities? 40% in larger villages to be delivered through housing allocations; 40% in smaller villages to be delivered through housing allocations; and 20% in hamlets and scattered settlements to be delivered through windfall.**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	This option will distribute development across settlements which could result in development taking place in unsustainable locations with poor access to services and facilities. This would decrease reliance of private vehicles for travel and greater travel distances to access services and facilities.
2. To improve levels of education and skills in the population	-	Short term	Permanent	Development will be located in settlements with little school provision creating longer travel times and reducing rural school viability.

3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	-	Short term	Permanent	This option will distribute development across settlements which could result in development taking place in unsustainable locations with poor access to services and facilities. This would decrease reliance of private vehicles for travel and greater travel distances to access services and facilities.
5. To reduce deprivation of all forms	-	Short term	Permanent	Less development in the larger villages could make it easier to integrate new development into these areas. Additional development in small settlements could deliver affordable housing were required, however, the opposite applies to larger villages where demand is higher.
6. To meet the housing requirements of the whole community	+	Medium term	Permanent	This option could support smaller communities and help retain facilities but reduces potential benefits for larger rural settlements and not deliver housing types and tenures where most needed. The distribution of development reduces the potential for development to help facilitate new facilities where required. Housing could be delivered in rural locations where it is needed to support community connections and address issues related to affordability.
7. To maintain air quality	0	n/a	n/a	New development in rural areas will generate additional traffic but this is unlikely to have an impact in air quality sensitive locations.

8. To maintain and improve water quality	0	n/a	n/a	None of the larger villages have significant issues related to water recycling works. Scale of development is unlikely to justify significant investment to upgrade existing water recycling works and the sewerage network. Increased housing numbers in smaller rural settlements could increase pressure on the foul water network where only descriptive consents are currently applied.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	This option could reduce the impact on larger villages but could have significant adverse impacts on the character of small settlements.
10. To reduce contributions to climate change and mitigate the effects	-	Short term	Permanent	Development in the more remote settlements located further away from large service centres would increase vehicle use and reduce the potential for development to facilitate pedestrian and cycle connections between settlements where they could benefit local people.
11. To conserve natural resources	-	Short Term	Permanent	This option will result in the development of greenfield land with little brownfield land available. Some larger villages are located in area of the best agricultural land which may be unavoidable. A selection of sites enables appropriate sites to be considered to avoid high grade land where possible.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Somerleyton, Barnby and North Cove are all located close to the Broads and European Protected Sites. With a larger distribution of settlements applicable using this

				option development is less likely to adversely affect designated areas. Development provides and opportunity to improve connectivity within the green infrastructure network to benefit biodiversity. Scale of development proposed is not large enough to increase visitor numbers significantly.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Scale of development in small settlements could have an adverse impact on their historical development patterns.
14. To achieve sustained and resilient economic growth	+?	Long term	Temporary	Focussing on the larger villages could support local businesses but development is not of a scale to increase employment or deliver new employment. Development in small settlements could support agricultural workers.
15. To enhance the rural economy	+?	Long term	Permanent	This option would enable provision housing that could meet housing need in a larger number of settlements. Development is less likely to be located in the best location to support new jobs but could make employment in the agricultural industry more accessible and affordable.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Scale of development proposed is likely to have a negligible impact on larger service centres.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	This option will result in development that is scattered across communities and not focus on sustainable locations where services and facilities are provided or easily accessible. This option is likely to reduce the ability of settlements to work as a complementary network of villages.

			Scale of development is not large enough to significantly support local service centres.
Potential Mitigation Measures	<p>With a wide distribution of development there is limit scope to mitigate climate change through sustainable travel patterns to access services and facilities.</p> <p>Quality design could mitigate impact on settlement character which is particularly relevant for small communities.</p> <p>There is potential impact on Conservation Areas which could be mitigated through quality design and the selection of sites to reduce potential impact.</p> <p>Some settlements have edges that are exposed to the surrounding landscape. The impact could be mitigated through tree planting, landscaping, reinforcing historical field boundary hedgerows, quality scheme design and selecting the most appropriate sites which would have the least potential impact.</p>		

**Policy option: Allocate sites for housing in all three categories in the settlement hierarchy and not rely on windfall and neighbourhood plan allocations in the smallest and most rural communities in the District.**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	This option will distribute development across settlements which could result in development taking place in unsustainable locations with poor access to services and facilities, however, it will support communities and social connections within them.
2. To improve levels of education and skills in the population	-	Short term	Permanent	Development will be located in settlements with little school provision creating longer travel times and reducing rural school viability.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	-	Short term	Permanent	This option will distribute development across settlements

				which could result in development taking place in unsustainable locations with poor access to services and facilities. This would decrease reliance of private vehicles for travel and greater travel distances to access services and facilities. This option enables greater certainty about where development will take place in rural communities during the plan period.
5. To reduce deprivation of all forms	-	Long term	Permanent	This option could support smaller communities and help retain facilities but reduces potential benefits for larger rural settlements and not deliver housing types and tenures where most needed. There is increased potential to allocate land for affordable housing in small communities rather than relying on windfall.
6. To meet the housing requirements of the whole community	+	Medium term	Permanent	This option could support smaller communities and help retain facilities but reduces potential benefits for larger rural settlements and not deliver housing types and tenures where most needed. The distribution of development reduces the potential for development to help facilitate new facilities where required. There is increased potential to allocate land for affordable housing in small communities rather than relying on windfall.
7. To maintain air quality	0	Short term	Permanent	New development in rural areas will generate additional traffic but this is unlikely to have an impact in air quality sensitive locations.

8. To maintain and improve water quality	0	Long term	Temporary	None of the larger villages have significant issues related to water recycling works. Scale of development is unlikely to justify significant investment to upgrade existing water recycling works and the sewerage network. Increased housing numbers in smaller rural settlements could increase pressure on the foul water network where only descriptive consents are currently applied. Allocations would enable greater certainty of where development is located and avoid areas where there are potential infrastructure issues.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Some landscapes in the rural areas have no significant features of landscape character or historical value while others such as Wangford and Somerleyton are associated with Conservation areas and the Area of Outstanding Natural Beauty. Increased development in small settlements could facilitate schemes that are inappropriate and have an adverse impact on settlement character. This option enables greater certainty about where development will take place in rural communities during the plan period and therefore enables potential impacts to be considered at an early stage. There will be fewer protected wildlife areas affected but more townscapes will suffer the effects of development.
10. To reduce contributions to climate change and mitigate the	-	Short term	Permanent	New development will result in adverse impacts for climate change. Development in the more remote

effects				settlements located further away from large service centres would increase vehicle use and reduce the potential for development to facilitate pedestrian and cycle connections between settlements where they could benefit local people.
11. To conserve natural resources	-	Short Term	Permanent	This option will result in the development of greenfield land with little brownfield land available. Some larger villages are located in area of the best agricultural land which may be unavoidable. A selection of sites enables appropriate sites to be considered to avoid high grade land where possible.
12. To conserve and enhance biodiversity and geodiversity	+?	n/a	n/a	Somerleyton, Barnby and North Cove are all located close to the Broads and European Protected Sites. With a larger distribution of settlements applicable using this option development is less likely to adversely affect designated areas. Development provides and opportunity to improve connectivity within the green infrastructure network to benefit biodiversity. Allocations enable more sites to be located where they can provide such benefits. Scale of development proposed is not large enough to increase visitor numbers significantly and with a greater distribution of sites there is potentially less impact on protected sites.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Development in small settlements could adversely affect historical development patterns.

14. To achieve sustained and resilient economic growth	0	Long term	Temporary	Focussing on the larger villages could support local businesses but development is not of a scale to increase employment or deliver new employment.
15. To enhance the rural economy	+	Long term	Permanent	This option could support the provision of affordable housing in rural locations.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Scale of development proposed is likely to have a negligible impact on larger service centres.
17. To encourage efficient patterns of movement in support of economic growth	+?	Long term	Permanent	This option could help facilitate development in locations to maximise sustainable travel patterns without relying on market forces.
Potential Mitigation Measures	<p>Allocation policies could be used to mitigate issues directly related to the site or the settlement without relying on higher level policies.</p> <p>With a wide distribution of development there is limited scope to mitigate climate change through sustainable travel patterns to access services and facilities.</p> <p>Quality design could mitigate impact on settlement character which is particularly relevant for small communities.</p> <p>There is potential impact on Conservation Areas which could be mitigated through quality design and the selection of sites to reduce potential impact.</p> <p>Some settlements have edges that are exposed to the surrounding landscape. The impact could be mitigated through tree planting, landscaping, reinforcing historical field boundary hedgerows, quality scheme design and selecting the most appropriate sites which would have the least potential impact.</p>			

## WLP8.1 Housing Mix Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
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1. To improve the health and well-being of the population	-	Medium term	Permanent	Size and type of homes would not be provided in response to identified district or local level need. This would be detrimental to the well being of groups in need of specialist sheltered and extra care housing, as identified in the Strategic Housing Market Assessment (SHMA).
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.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	-	Short term	Permanent	Size and type of homes would not be provided in response to identified district or local level need. This would be detrimental in providing the 35% of 1 and 2 bedroom units required in the district as identified in the SHMA. Those requiring specialist housing would also not have their needs met.
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect

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	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.			

## WLP8.2 Affordable Housing Alternative Options

### Policy Option: No Policy

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	Market housing is unlikely to deliver housing which is affordable to all

				groups of the community and this would result in unbalanced communities
6. To meet the housing requirements of the whole community	--	Short term	Permanent	Market housing would not be affordable to all and some groups will not be able to house themselves.
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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	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	Affordable housing would need to be provided through means such as Council developments or Housing Associations. It is unlikely this will be sufficient to meet the need identified in the SHMA and this approach would still create unbalanced communities.
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## WLP8.3 Self Build and Custom Build Alternative Options

### Policy Option: No Policy

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.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	-	Short term	Short term	Plots are much less likely to be available to those members of the community wishing to self or custom build their home. There are in excess of 100 on the self build register.
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	No effect
10. To reduce contributions to climate change and mitigate the	0	n/a	n/a	No effect

effects.				
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	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.				

## WLP8.4 Conversion of Properties to Flats Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	High concentrations of flat conversions can create amenity issues through the over intensive use of properties.
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	-	Short term	Permanent	Fear of crime could increase in areas where there is a perception of

				high numbers of flats and HMOs.
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	Flat/HMO conversions will remove larger and family homes from the housing stock which will be detrimental to creating mixed and balanced communities.
6. To meet the housing requirements of the whole community	-	Short term	permanent	This would generate small units of accommodation for which there is a need as identified in the SHMA. However, this is likely to be at the cost of family homes and mixed, balanced communities. This is considered to be a negative impact on the community as a whole.
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	0	n/a	n/a	No effect
15. To enhance the rural	0	n/a	n/a	No effect

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	0	n/a	n/a	No effect
Potential Mitigation Measures	Visible policing of areas with high flat/HMO conversions may decrease fear of crime.			

## WLP8.5 Gypsy and Traveller Sites Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-?	Short term	Permanent	A lack of criteria-based policy to steer the location of sites could result in sites with poor access to health care.
2. To improve levels of education and skills in the population	-?	Short term	Permanent	A lack of criteria-based policy to steer the location of sites could result in sites with poor access to education.
3. To reduce crime and anti-social behaviour	-?	Short term	Permanent	No local policy could lead to fewer new site approvals which would increase the numbers of unauthorised sites.
4. To improve access to key services and facilities	-?	Short term	Permanent	A lack of criteria-based policy to steer the location of sites could result in sites with poor access to services and facilities.
5. To reduce deprivation of all forms.	-?	Short term	Permanent	This option could result in a lack of authorised pitches which would be harmful to integrating mixed and balanced communities.
6. To meet the housing requirements of the	-?	Short term	Permanent	This could result in insufficient authorised pitches to meet the

whole community				need identified by the Gypsy and Traveller Accommodation Needs Assessment
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	-?	Short term	Permanent	Lack of a criteria-based policy to steer the location of sites could result in sites in flood risk zones.
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	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	Provision of a transit site would reduce the number of temporary unauthorised encampments.			

## Policy Option: allocated sites

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Sites could be allocated with good access to health care would improve the health of gypsies and travellers.
2. To improve levels of education and skills in the population	+	Short term	Permanent	Site allocations would provide permanent sites for families which would allow for stable education for children.
3. To reduce crime and anti-social behaviour	+	Short term	Permanent	Allocated sites would reduce the number of unauthorised encampments.
4. To improve access to key services and facilities	+	Short term	Permanent	Sites could be allocated in locations with good access to services and facilities
5. To reduce deprivation of all forms.	+	Short term	Permanent	Places to live will be provided for a minority group which will help create mixed and balanced communities.
6. To meet the housing requirements of the whole community	+	Short term	permanent	Places to live will be provided for a minority group in the community to meet demand identified in the Gypsy and Traveller Accommodation Needs Assessment.
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	+	Short term	Permanent	Sites could be allocated in areas at low risk of 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	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				

## WLP8.6 Affordable Housing in the Countryside Alternative Options

### Policy Option: Do not allow any market housing on exception sites

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	Providing affordable housing on exception sites will meet a local

				housing need.
6. To meet the housing requirements of the whole community	-	Short Term	Permanent	Not allowing affordable housing on exception sites may make these areas economically unviable for developers.
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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	0	n/a	n/a	No effect.
15. To enhance the rural economy	-?	Short term	Permanent	If these sites become unviable for developers, the supply of housing in rural areas may not be able to keep up with demand.
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	Housing policies could ensure that affordable housing is delivered on larger exception sites, however this will only be applicable on sites of more than 10 dwellings.
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### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	+	Long term	Permanent	Providing affordable housing on exception sites will meet a local housing need.
6. To meet the housing requirements of the whole community	+	Long term	Temporary	New housing can provide much needed new homes and take pressure off dwellings that may be considered to be over crowded. Housing need is likely to increase so an exception site is only a temporary measure.  With no upper limit market housing is likely to reduce the amount of affordable units delivered.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Minimal or no effect.
10. To reduce	0	n/a	n/a	Minimal or no effect.

contributions to climate change and mitigate the effects				
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	+	Long term	Permanent	Housing can be close to rural employment areas and support the local work force and businesses.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	+?	Long term	Permanent	Exception sites in rural areas can reduce the need to travel. However, some residents are likely to travel further to larger service centres.
Potential Mitigation Measures	If there is no maximum for the amount of market housing required to cross subsidise the affordable units a larger number of exception sites will be required to meet housing need.			

## WLP8.7 Small Scale Residential Development in the Countryside

### Alternative Options

#### Policy Option: Locate development only where there is good access to services and facilities

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	-	Short term	Permanent	Increase the likelihood of social connections within a limited

population				number of villages but other rural areas will not benefit from potential growth which offsets the overall benefit of this policy approach.
2. To improve levels of education and skills in the population	+	Short term	Permanent	Dwellings are more likely to be located where schools are accessible.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Dwellings are likely to be located in villages that have better access to services and facilities than smaller settlements.
5. To reduce deprivation of all forms	+	Short term	Temporary	Provides new housing to support communities of a scale that will be able to provide some affordable housing.
6. To meet the housing requirements of the whole community	0	Short term	Permanent	Provides new housing to support communities but unlikely to provide housing that is affordable to the average person.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Short term	Permanent	More development in fewer locations could reduce the risk to different landscapes, however, the positive effect could be offset by having a greater effect on the village townscapes where development takes place.
10. To reduce contributions to climate change and mitigate the effects	-	Short term	Permanent	Less travel will be required to access services and facilities however, most residents will still need to access larger service centres on a regular basis.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and	0	n/a	n/a	Minimal or no effect.

geodiversity				
13. To conserve and enhance the historic environment	0	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	+	Short term	Permanent	New dwellings will support local communities and enable people to access local services and facilities in rural communities and areas of rural employment.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	New dwellings likely to come forward in areas where car travel is necessary, however, sites will be focused on settlements where unnecessary vehicle travel is minimised.
Potential Mitigation Measures				

### Policy Option: No size limits but has to be adjacent to a village

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Temporary	Increase the likelihood of social connections within villages but other rural areas will not benefit from potential growth which offsets the overall benefit of this policy approach.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Dwellings are likely to be located in villages that have better access to

				services and facilities than smaller settlements.
5. To reduce deprivation of all forms	0	Short term	Permanent	Provides new housing to support communities but unlikely to provide housing that is affordable to the average person.
6. To meet the housing requirements of the whole community	0	Short term	Permanent	Provides new housing to support communities but unlikely to provide housing that is affordable to the average person.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	Policy seeks to ensure the sites are contained within the built up area and do not encroach into the Countryside.
10. To reduce contributions to climate change and mitigate the effects	0	Short term	Permanent	Reliance on private vehicles will be required, however, there is a greater likelihood that some services and facilities will be available.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	+	Short term	Permanent	New dwellings will support local communities and enable people to access local services and facilities in rural communities and areas of rural employment.
16. To enhance the	0	n/a	n/a	Minimal or no effect.

viability and vitality of town centres				
17. To encourage efficient patterns of movement in support of economic growth	+?	Short term	Permanent	New dwellings likely to come forward in areas where car travel is necessary. Some areas are likely to have access to public transport and the strategic road network.
Potential Mitigation Measures				

### Policy Option: Up to 5 dwellings subject to site constraints

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Temporary	Increase the likelihood of social connections being retained within the community.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	-	Short term	Permanent	Dwellings may not necessarily be delivered in areas where there is good access to services and facilities.
5. To reduce deprivation of all forms	0	Short term	Permanent	Provides new housing to support communities but unlikely to provide housing that is affordable to the average person.
6. To meet the housing requirements of the whole community	-	Short term	Permanent	Provides new housing to support communities but unlikely to provide housing that is affordable to the average person. However, a larger number of dwellings could deliver a greater variety of housing types.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and	+	Short term	Permanent	Policy seeks to ensure the sites are contained within the built up area

distinctiveness of landscapes and townscapes				and do not encroach into the Countryside. Sites of this scale could have a detrimental impact on the character of a small settlement.
10. To reduce contributions to climate change and mitigate the effects	-?	Short term	Permanent	Sites coming forward are unlikely to be near services and facilities and facilities and will require car travel.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	+	Short term	Permanent	New dwellings will support local communities and enable people to access local services and facilities in rural communities and areas of rural employment.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	New dwellings likely to come forward in areas where car travel is necessary.
Potential Mitigation Measures	Allow developments to be considered where they have support of the local community.			

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	+	Short term	Temporary	Increase the likelihood of social connections being retained within

population				the community.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	--	Short term	Permanent	Dwellings may not necessarily be delivered in areas where there is good access to services and facilities. This would be exacerbated without any location constraints and relied on other policies such as landscape.
5. To reduce deprivation of all forms	-	Short term	Permanent	Provides new housing to support communities but unlikely to provide housing that is affordable to the average person.
6. To meet the housing requirements of the whole community	-	Short term	Permanent	Provides new housing to support communities but unlikely to provide housing that is affordable to the average person.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Development likely to result in encroachment into the countryside and not be consistent with the historical development pattern in the District.
10. To reduce contributions to climate change and mitigate the effects	-	Short term	Permanent	Sites coming forward are unlikely to be near services and facilities and will require car travel.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Development likely to result in encroachment into the countryside and not be consistent with the

				historical development pattern in the district.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	+?	Short term	Permanent	New dwellings will support local communities and enable people to access local services and facilities in rural communities and areas of rural employment.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	New dwellings likely to come forward in areas where car travel is necessary.
Potential Mitigation Measures				

## Policy WLP8.8 Rural Workers Dwellings in the Countryside

### Alternative Options

#### Policy Option: No Policy

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

5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	-	Long term	Permanent	Potential for dwellings to be converted to market homes if no restrictions are in place.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Minimal or no effect.
10. To reduce contributions to climate change and mitigate the effects	-?	Short term	Permanent	Less travel would be associated with the commute to work, however, in the long-term there is potential for creating dwellings in isolated location with poor access to services and facilities.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	+	Short term	Temporary	Supports local businesses where necessary, however, if converted to market housing this will have an adverse impact on the area in the long-term.
15. To enhance the rural economy	-	Short term	Temporary	Supports local businesses where necessary, however, if converted to market housing this will have an adverse impact on the area in the long-term.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.

17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Less travel would be associated with the commute to work, however, in the long-term there is potential for creating dwellings in isolated location with poor access to services and facilities.
Potential Mitigation Measures				

## Policy WLP8.9 Replacement Dwellings and Extensions in the Countryside

### Alternative Options

#### Policy Option: Permit replacement dwellings and extensions in the countryside subject to a size constraint

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of	+	Short term	Permanent	Potential that extensions and replacement dwellings will not be in keeping with original character of

landscapes and townscapes				the building and its setting.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	May have an impact when there are extensions to listed buildings, however, this impact will be considered under a different policy.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Minimal or no effect.
Potential Mitigation Measures				

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.

3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	Policy will only allow redevelopment where this is in keeping with local character which is not strongly emphasised in national policy.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Policy option could result in material harm to heritage assets and their setting without protection from other policies.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of	0	n/a	n/a	Minimal or no effect.

movement in support of economic growth				
Potential Mitigation Measures				

## Policy WLP8.10 Residential Annexes in the Countryside

### Alternative Options

#### Policy Option: Do not permit detached annexes in the countryside

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	Potentially restricting annexes could reduce the limit the opportunity to family members to be close together when the get older having an adverse impact on social connections.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Minimal or no effect.

10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	+?	Short term	Permanent	Not allowing annexes could inadvertently protect heritage assets and their setting.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Policy option would prevent the creation of independent and isolated dwellings in the countryside.
Potential Mitigation Measures				

### Policy Option: No policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Temporary	Greater potential for family members to be located close to each other as they get older to retain social connections.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.

4. To improve access to key services and facilities	-	Medium term	Permanent	No policy could result in buildings that become independent over time and result in isolated dwellings in the countryside.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	-	Medium term	Permanent	No policy could result in buildings that become independent over time and result in isolated dwellings in the countryside.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Could result in buildings that are poorly designed and not reflective of their surroundings.
10. To reduce contributions to climate change and mitigate the effects	-	Short term	Permanent	Increased likelihood of dwellings being delivered that are in isolated locations.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	-	Short term	Permanent	No policy could adversely affect dwellings of historical value, particularly one that is no listed or designated.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage	-	Short	Permanent	Increased likelihood of dwellings

efficient patterns of movement in support of economic growth		term		being delivered that are in isolated locations.
Potential Mitigation Measures				

## Policy WLP8.11 – Conversion of Rural Buildings to Residential Use Alternative Options

### Policy Option: No policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	No policy could result in the loss of buildings that contribute positively to the character of an area.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Dwellings will be created in unsustainable locations.

11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Non-listed buildings could be at risk increasing the likelihood that an area could be adversely affected.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Dwellings will be created in unsustainable locations.
Potential Mitigation Measures				

## Policy WLP8.12 Existing Employment Areas Alternative Options

**Policy Option: Protect all premises in existing employment use, irrespective of location from redevelopment/conversion to other uses unless marketing evidence demonstrates there is no demand for employment use**

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	+	Medium/ Long Term	Permanent	Protecting all employment units in these areas is likely to keep up job numbers and would ensure that qualified workers would be more

				likely to stay 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	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	This option will ensure that the units in existing employment use are retained for employment purposes which will keep up job numbers.
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	No effect.
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	Protecting existing employment sites will reduce the need for new sites which could be greenfield sites, especially where the operation requires a large site or it may create amenity issues.
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	Protecting all employment units in existing employment areas will ensure that the units are only used

				for employment purposes, which will help maintain jobs and support the local economy. However some existing units may no longer be suitable for employment use and the marketing requirement for a change of use could be considered onerous in some circumstances. Overall the effect would be positive.
15. To enhance the rural economy	+	Short Term	Permanent	Protecting existing employment areas in rural areas will ensure that jobs are protected and will support the rural economy.
16. To enhance the viability and vitality of town centres	+	Short Term	Permanent	The protection of existing employment premises will prevent town centre retail uses from moving in to them and vacating their town centre sites.
17. To encourage efficient patterns of movement in support of economic growth	+?	Short Term	Permanent	Protecting existing employment areas such as industrial estates could help promote the use of sustainable transport methods which will help reduce congestion.
Potential Mitigation Measures				

**Policy Option: Allow for the flexible re-use and redevelopment of existing employment premises for any uses providing they comply with a criterion to ensure they are compatible with neighbouring uses**

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	-	Medium Term	Permanent	This option could lead to the loss of employment sites to non-employment uses. Restricting the changes to compatible uses would limit the changes to non-employment uses, but not prevent

				them. Some sectors of the economy may benefit from the flexibility, but overall it is considered that it would lead to fewer skilled jobs in the District and could lead to qualified workers leaving the area.
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.	-	Medium/Long Term	Permanent	Allowing for flexible redevelopment could lead to a reduction in employment uses in existing employment areas which could threaten the viability of employment operations and could lead to the loss of jobs.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	-?	Short/Medium Term	Permanent	There is potential that loss of existing employment sites could disperse employment uses as they try to find suitable premises. This would lead to more commuting traffic and could make it more difficult to provide sustainable transport links. Non-employment uses moving to out-of-town employment sites would draw people away from areas such as town centres, increasing car use and emissions.
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	No effect.

10. To reduce contributions to climate change and mitigate the effects.	-?	Short Term	Permanent	Greenhouse gas emissions have the potential to increase under this option as employment uses are less likely to concentrate in existing employment areas and town centre uses could be attracted to edge of town sites. This would generate more traffic and emissions.
11. To conserve natural resources	-	Short Term	Permanent	Loss of existing employment sites could create pressure to develop greenfield sites, especially where the operation requires a large site or it may create amenity issues.
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/Medium Term	Permanent	This option could reduce the amount of suitable employment sites available for employment uses which would be an impediment to the economy. Businesses in existing employment areas may find it harder to operate as neighbouring sites change to non-compatible uses. Some types of businesses may benefit such as out-of-town retailers who would have a greater range of sites to move to. This would create long term harm for town centres as shoppers are attracted away. Overall the effect is considered to be negative.
15. To enhance the rural economy	-	Short/Medium Term	Permanent	Loss of employment premises in rural areas could lead to a loss of jobs in rural areas of the District.
16. To enhance the viability and vitality of town centres	-	Short/Medium Term	Permanent	The flexible approach to redevelopment in existing employment areas in this option

				could mean that employment uses would lose out to commercial and retail uses. This would therefore take potential businesses away from town centres and would harm the viability of employment uses.
17. To encourage efficient patterns of movement in support of economic growth	-	Short/Medium Term	Permanent	Employment units could become more dispersed under this option if retail and other uses begin to move into existing employment areas. This would create more traffic on the road network as workers commute to various locations.
Potential Mitigation Measures	<p>The Local Plan Employment policies may help mitigate any potential job losses and the effects of new employment development within and outside of the existing employment areas by establishing the criteria for development.</p> <p>The Sustainable Transport policy could help with mitigating some of the effects of the increase in car and industrial emissions through the incorporation and promotion of sustainable transport.</p> <p>The Town Centre policies will help promote town centres by establishing the necessary requirements for new development.</p>			

### Policy Option: No Policy

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	-	Medium/Long Term	Permanent	Not protecting existing employment areas could lead to a reduction in the number of units used for employment purposes, which in turn will reduce the number of people in jobs and training and could also lead to qualified workers leaving the District to pursue other employment opportunities.

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.	-	Medium Term	Permanent	This option could lead to reductions in the number of units in employment use in existing employment areas, which will lead to a reduction in the number of jobs which could increase deprivation levels.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	-?	Short/Medium Term	Permanent	There is potential that loss of existing employment sites could disperse employment uses as they try to find suitable premises. This would lead to more commuting traffic and could make it more difficult to provide sustainable transport links. Non-employment uses such as retail moving to out-of-town employment sites would draw people away from town centres, increasing car use and emissions.
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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	-?	Short/Medium Term	Permanent	Greenhouse gas emissions have the potential to increase under this option as employment uses are less likely to concentrate in existing employment areas and town centre uses could be attracted to edge of town sites. This would generate more commuter and shopping

				traffic and emissions.
11. To conserve natural resources	-?	Short Term	Permanent	No protection for existing employment sites could create pressure to develop greenfield sites, especially where the operation requires a large site or it may create amenity issues.
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	This option could reduce the amount of suitable employment sites available for employment uses which would be an impediment to the economy. Businesses in existing employment areas may find it harder to operate as neighbouring sites change to non-compatible uses. Some types of businesses may benefit such as out-of-town retailers who would have a greater range of sites to move to. This would create long term harm for town centres as shoppers are attracted away. Overall the effect is considered to be negative.
15. To enhance the rural economy	-	Short Term	Permanent	No protection for rural employment uses could lead to a loss of jobs in rural areas of the District.
16. To enhance the viability and vitality of town centres	-	Short Term	Permanent	Not protecting existing employment uses would mean that retail outlets could easily establish themselves in these areas, taking away business from town centres.
17. To encourage efficient patterns of movement in support of economic growth	-	Short Term	Permanent	This option could lead to more dispersed employment uses as employers have more options for potential sites. This is likely to lead

				to increased traffic on the road network.
Potential Mitigation Measures	<p>The loss of existing employment sites could be mitigated by providing new employment developments as set out in the New Employment Development policies.</p> <p>The Sustainable Transport policy could help with mitigating some of the effects of the increase in car emissions through the incorporation of sustainable transport methods.</p> <p>The Town Centre policies could help promote town centres by providing criteria for new development that will be permitted.</p>			

## Policy WLP8.13 New Employment Development Alternative Options

### Policy Option: No Policy

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	-	Medium/ Long Term	Permanent	This option would provide uncertainty as to the location and development of new employment opportunities. This would mean that fewer people would be in work and training, and qualified workers may seek employment from outside 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	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	-	Medium/ Long Term	Permanent	The uncertainty of new job creation with this and the limited options for employers under this option would likely lead to a lack of job growth.
6. To meet the housing	0	n/a	n/a	No effect.

requirements of the 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	0	n/a	n/a	No effect.
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	This option combined with the Settlement Boundaries policy makes it increasingly difficult for new employment development to be built on greenfield land.
12. To conserve and enhance biodiversity and geodiversity	+	Short Term	Permanent	The no policy option, along with the settlement boundaries policy, means it is very unlikely that new employment development will be built in areas 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	-	Medium Term	Permanent	This option could lead to a lack of job creation in the future due to the uncertainty of where employers can develop.
15. To enhance the rural economy	-	Medium Term	Permanent	No new employment development policy would mean that existing employment areas in rural locations would be unable to expand, especially because the Settlement Boundaries policy will inhibit development in rural areas even further.
16. To enhance the	0	n/a	n/a	No effect.

viability and vitality of town centres				
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures	The Existing Employment Areas policy could help mitigate a lack of job growth by ensuring that employment uses are protected in these areas in the future.			

## Policy WLP8.14 Conversion and Replacement of Rural Buildings for Employment Use Alternative Options

### Policy Option: No policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of	-	Short term	Permanent	Redevelopment of buildings could be inappropriate to their setting.

landscapes and townscapes				
10. To reduce contributions to climate change and mitigate the effects	0?	Short term	Permanent	Local businesses and support the local workforce, however, this could also increase the amount of travel associated with raw materials and services.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	+	Short term	Permanent	Redevelopment of buildings could be inappropriate to their setting.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	Small businesses in rural communities will have greater flexibility to redevelop buildings for employment use.
15. To enhance the rural economy	+	Long term	Permanent	Will support small businesses in rural communities.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Local businesses can support the local workforce, however, this could also increase the amount of travel associated with raw materials and services.
Potential Mitigation Measures				

## Policy WLP8.15 Self Catering Tourist Accommodation Alternative Options

### Policy Option: Focus around Lowestoft and Market Towns

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health	0	n/a	n/a	No effect.

and well-being 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	+	Short term	Permanent	Tourism accommodation focussed around sustainable settlements will provide access to services and facilities for visitors in those towns. Rural facilities are not likely to be supported. A positive overall.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Tourism development will generate employment.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	0	Medium term	permanent	Tourist accommodation would be closer to public transport options in the towns. Visitors would be focussed nearer sensitive areas with air quality issues such as parts of Lowestoft and Beccles. A noticeable effect as a result of tourist accommodation is considered to be unlikely.
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 would not take place in open countryside locations which would help protect the character of the landscape. Design policies would help control the appearance of development in townscapes. Overall the effect is considered to be a minor positive.
10. To reduce contributions to climate change and mitigate the effects.	+	Short term	Permanent	Access to services, facilities and public transport will reduce the need to travel by private car. Although overall the number of car

				journeys is likely to increase.
11. To conserve natural resources	?	short term	Permanent	Focussing tourism accommodation around built up and developed areas means there is potential to avoid greenfield sites and develop brownfield sites, although it is unlikely that greenfield sites will be avoided altogether. Uncertain effect overall.
12. To conserve and enhance biodiversity and geodiversity	?	Short term	Permanent	Focussing tourist accommodation around the towns will help to protect rural biodiversity sites. However, sensitive sites within or on the edge of the towns could still be affected. A biodiversity policy would help mitigate this harm.
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	Tourist accommodation in general will support the economy, although this option is more restrictive in terms of the locations which could be developed. Businesses may find it more difficult to respond to market demands or provide for those looking to stay in the countryside. Positive overall.
15. To enhance the rural economy	-	Medium term	permanent	New tourist accommodation would not be supported in rural locations and therefore the rural economy is unlikely to be enhanced.
16. To enhance the viability and vitality of town centres	+	medium term	permanent	New accommodation focussed around towns will provide footfall in town centres and support town centre businesses.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	It is likely that most tourist accommodation developments will generate private car journeys. This option will have the strongest links with public transport, services and

			facilities which will reduce the need for car journeys. Jobs provided by tourist accommodation will be easily accessible by sustainable means. Overall car journeys are still likely to increase.
Potential Mitigation Measures	<p>A sustainable transport policy and travel planning will mitigate climate change effects.</p> <p>Rural tourist attractions could be promoted to encourage visitors and underpin the rural economy.</p>		

### Policy Option: No Policy

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	?	Unknown	Unknown	Tourism development taking place in rural locations would help to support rural services making them more viable. However it is unclear where development may take place.
5. To reduce deprivation of all forms.	+	Short term	Temporary/permanent	Tourist accommodation businesses will provide employment.
6. To meet the housing requirements of the whole community	0			
7. To maintain air quality	?	Unknown	Unknown	Large scale tourist accommodation development could take place in remote locations which would increase car journeys, or near to sensitive areas with poor air quality. This could reduce air quality.

				Development could also take place in and around large settlements which would reduce the reliance on the car.
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 term	permanent	Tourist accommodation development, including large scale schemes, could potentially take place in designated landscapes such as the AONB which would be detrimental to the character of the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-?	Medium term	permanent	Tourist accommodation development, including large scale schemes, could potentially take place in remote locations which could generate a high number of car journeys.
11. To conserve natural resources	-?	Short term	permanent	Tourist accommodation development, including large scale schemes, could potentially take place on greenfield sites. Use of greenfield land will be more likely in rural locations.
12. To conserve and enhance biodiversity and geodiversity	-?	Medium term	permanent	Tourist accommodation development, including large scale schemes, could potentially take place in locations near to sensitive habitats and species. These habitats and species could be disturbed by visitors. Negative effects would be more likely in, but not exclusive to, countryside locations.
13. To conserve and enhance the historic environment	?	Short term	permanent	Tourist accommodation development could have a harmful impact on heritage assets if
14. To achieve sustained and resilient economic growth	+	Short term	permanent	This option will provide flexibility in terms of location for developments of all size which will make it easy for operators to respond to demand

				and create a diverse offer for visitors.
15. To enhance the rural economy	+?	Unknown	Unknown	New tourist accommodation development in rural areas will support the rural economy; however this option gives no certainty as to where development will take place.
16. To enhance the viability and vitality of town centres	+	medium term	permanent	Visitors staying in tourist accommodation in the district will be attracted to town centres which will increase footfall and support businesses. Accommodation in or close to town centres will generate a greater positive effect.
17. To encourage efficient patterns of movement in support of economic growth	?	Unknown	Unknown	Large scale tourist accommodation could increase traffic and congestion, but this effect is uncertain.
Potential Mitigation Measures				
Biodiversity planning policies will help protect species and habitats. A sustainable transport planning policy and travel planning would mitigate negative climate change effects from emissions. Design and landscape planning policies will help mitigate harm to the landscape and/or townscape.				

## Policy WLP8.16 New Hotels and Guest Houses Alternative Options

### Policy Option: no more conversions in flat saturation areas

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Preventing new hotels and guest houses in these areas will avoid generating residential amenity issues.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and	0	n/a	n/a	No effect.

anti-social behaviour				
4. To improve access to key services and facilities	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Preventing conversion of residential properties to hotels/guest houses will help promote a mix of dwellings, including larger dwellings, and a more balanced community.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Retention of all properties for residential use will provide a greater mix of housing types which will benefit the community as a whole.
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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	Some of the flat saturation areas in Lowestoft are located close to sea-front tourism areas and are good locations for hotels/guest houses. There may be potential to improve the tourism economy for well run

				establishments in this area. However, the policy does not prevent hotels and guest houses being created in other nearby areas. It is considered the overall impact would be a small impediment to growth of the tourism economy.
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	Flat saturation areas tend to be close to town centres. Retention of a mix of housing types is considered to balance out prevention of new hotels/guest houses in these specific areas resulting in no overall impact on town centres.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures				
Potential Mitigation Measures		No mitigation identified for negative impact on economic growth.		

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	Unrestricted conversion of residential properties to hotels and guest houses in flat saturation areas could generate parking and bin storage issues and over-intensive use/activity in some 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	0	n/a	n/a	No effect.

5. To reduce deprivation of all forms.	-	Medium term	Permanent	Unrestricted conversion of residential properties is likely to result in the loss of larger dwellings which would limit the range of dwellings available which would not support mixed and balanced communities. Employment would be created. Overall it is considered the harmful effects in deprived areas would have a negative impact on deprivation.
6. To meet the housing requirements of the whole community	-	Medium term	permanent	Unrestricted conversions of residential properties to hotels and guest houses would reduce the number of homes in central Lowestoft, especially larger homes as these are more likely to be converted.
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	?	Not known	Not known	New hotels and guesthouses would be directed towards town centres by national planning policy. This could have an effect on the quality of the townscape.
10. To reduce contributions to climate change and mitigate the effects.	+	Not known	Not known	New hotels and guesthouses would be directed towards town centres by national planning policy which could encourage use of sustainable transport.
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	+	Short	Permanent	Unrestricted conversions of

and resilient economic growth		term		residential properties to hotels and guest houses would be responsive to market signals and support the tourism economy.
15. To enhance the rural economy	?	Not known	Not known	New hotel
16. To enhance the viability and vitality of town centres	+			New hotels and guest houses would support the tourism economy and increase visitor numbers which would increase footfall in town centres.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures				
Design planning policies would help mitigate potential harm to townscapes. No mitigation for negative health and well being; deprivation; and housing for the community have been identified.				

## Policy WLP8.17 Existing Tourist Accommodation Alternative Options

### Policy Option: Absolute Protection Option

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.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the	-?	Short term	Permanent	This option is inflexible and would prevent the re-use of tourist

whole community				accommodation even when there is demonstrably no demand for it. This could prevent premises which are surplus to requirements from being brought in to use 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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	-?	Short term	Permanent	This option is inflexible and would prevent the re-use of tourist accommodation even when there is demonstrably no demand for it. This could create vacant premises which are damaging to the perception of an area and would be unattractive to visitors and could prevent alternative businesses making use of the premises.
15. To enhance the rural economy	-?	Short term		This option is inflexible and would prevent the re-use of tourist accommodation even when there is demonstrably no demand for it.

				This could prevent premises which are surplus to requirements from being re-used in either a residential or commercial use – both of which would help support the rural economy.
16. To enhance the viability and vitality of town centres	-?	Short term		This option is inflexible and would prevent the re-use of tourist accommodation even when there is demonstrably no demand for it. This could lead to empty premises which are damaging to the perception of a town. Re-use of surplus-to-requirement premises as housing or commercial would help support town centres.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures				
No mitigation identified for the potential negative effects.				

### Policy Option: No Policy

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.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the	0	n/a	n/a	No effect.

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	0	n/a	n/a	No effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	-	Short term	Permanent	This option could lead to the loss of tourist accommodation which would be harmful to the tourism economy in the district.
15. To enhance the rural economy	-	Short term	Permanent	This option could lead to the loss of tourist accommodation in rural areas which would be harmful to the rural economy.
16. To enhance the viability and vitality of town centres	-	Short term	Permanent	Loss of tourist accommodation in important areas such as central Lowestoft would be harmful in attracting visitors to the town who would then support the town centre. Loss of tourist accommodation in general would reduce visitor numbers which would be harmful to all town centres in the district.
17. To encourage	0	n/a	n/a	No effect.

efficient patterns of movement in support of economic growth				
Potential Mitigation Measures	There are no clear options to mitigate the harmful effects identified.			

## Policy WLP8.18 New Town Centre Use Development Alternative Options

### Policy Option: Define Boundaries Only

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.	0	n/a	n/a	No effect
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect

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	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	-	Long term	Permanent	Removal of the 350 metre threshold for requiring impact tests would mean that smaller proposals are not assessed for their impact on town centres.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Long term	Permanent	Removal of this policy would mean that there is no encouragement in the Local Plan for locating new retail development in accessible town centre locations, which can be reached by bike or on foot. This will encourage sedentary 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	Removal of this policy from the Local Plan would make it difficult to direct new retail development to town centre locations, which are more accessible.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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	-	Long term	Permanent	Removal of this policy from the Local Plan would increase out of town retail and leisure development which would undermine the viability and vitality

				of the town centre.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

## Policy WLP8.19 Vitality and Viability of Town Centres Alternative Options

### Policy Option: Retail only in Primary Shopping Areas

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	?	Not known	Not known	This policy option would focus retail development in accessible town centre locations but this might be at the expense of other important 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	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	0	n/a	n/a	No effect

townscapes				
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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	-	Short term	Permanent	This option would prevent uses other than retail taking place in primary shopping areas which would be unduly restrictive. Leisure provision is also important in town centres to promote their viability and vitality.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

### Policy Option: No Policy

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	0	n/a	n/a	No effect

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	0	n/a	n/a	No effect
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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	-	Long term	Permanent	Removal of this policy from the Local Plan would mean that there are no policies that prevent the loss of A1 and A3 units in town centres and this could undermine their

				retail function as a result.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

## Policy WLP8.20 Local Shopping Centres Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Long term	Permanent	Removal of this policy will remove protection of local shops and services that can be reached by bike or on foot. This will encourage sedentary 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	Removal of this policy will mean that there is no protection of shops and services that are accessible to the immediately surrounding area.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
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	0	n/a	n/a	No effect

landscapes and townscapes				
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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				

## Policy WLP8.21 Sustainable Transport Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of	0	n/a	n/a	Minimal or no effect.

education and skills in the population				
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	-	Short term	Permanent	No requiring sustainable measures is likely to make some services and facilities less access to some people.
5. To reduce deprivation of all forms.	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	-	Short term	Permanent	Development will create more travel with limited mitigation to counter the impacts.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Minimal or no effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of	0	n/a	n/a	Minimal or no effect.

town centres				
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	People would not be directly discouraged, however, the lack of provision is likely to have a similar adverse impact.
Potential Mitigation Measures				

## Policy WLP8.22 Protection of Built Community Services and Facilities Alternative Options

**Policy Option: Only protect services and facilities registered as assets of community value**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms.	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	This option only provides limited protection and facilities that have less protection could be more easily converted to other uses such as housing.
7. To maintain air quality	-	Long term	Permanent	This option increases the likelihood of a change of use being acceptable therefore people may have to travel further to access facilities increasing air pollution.
8. To maintain and improve water quality	-	Long term	Permanent	This option increases the likelihood of a change of use being acceptable therefore people may have to travel further to access facilities increasing

				water pollution through particulate matter captured in surface water run-off.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	This option increases the likelihood that facilities located within the town could be converted to uses that have not been historically located there or the building has not been designed for.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	This option increases the likelihood of a change of use being acceptable therefore people may have to travel further to access facilities
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	-	Long-term	Permanent	This option increases the likelihood that facilities located within the town could be converted to uses that have not been historically located there or the building has not been designed for.
14. To achieve sustained and resilient economic growth	-	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	This option increases the likelihood that facilities located within the town could be converted to alternatives uses reducing economic activity in rural settlements.
16. To enhance the viability and vitality of town centres	+	Long term	Permanent	With less protection for services and facilities in rural areas more people could travel to larger service centres. Benefit is off-set by increased traffic and need for parking.
17. To encourage efficient patterns of	-	Long term	Permanent	This option increases the likelihood of a change of use being acceptable

movement in support of economic growth				therefore people may have to travel further to access facilities further afield which requires vehicular travel.
Potential Mitigation Measures	None identified.			

**Policy Option: Protect all community services and facilities equally**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	This option protects the status quo but will not improve well-being.
2. To improve levels of education and skills in the population	0	n/a	n/a	This option protects the status quo but will not improve education.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	None.
4. To improve access to key services and facilities	0	n/a	n/a	This option protects the status quo but will not improve access.
5. To reduce deprivation of all forms.	0	n/a	n/a	This option protects the status quo but will not reduce deprivation.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	This option will protect facilities for the existing community without providing new facilities.
7. To maintain air quality	+	Long term	Permanent	Retaining current level of access will help reduce the need to travel using vehicle transport.
8. To maintain and improve water quality	0	n/a	n/a	None.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	None.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	None.
11. To conserve natural resources	0	n/a	n/a	None.

12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	None.
13. To conserve and enhance the historic environment	+	Long-term	Permanent	Protecting services and facilities will help retain these functions within buildings where they have been used for such purposes in the historical context and contribute towards the identity of the community.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	The option will help retain the identity of a settlement which can promote and support tourism based on reputation.
15. To enhance the rural economy	0	n/a	n/a	This option only protects the status quo.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	This option only protects the status quo.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	By retaining existing services and facilities this option encourages local people to access these which encourages people to travel by foot or pedal rather than relying on provision further afield which requires vehicular travel.
Potential Mitigation Measures	None identified.			

#### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	None.
2. To improve levels of education and skills in the population	0	n/a	n/a	None.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	None.

4. To improve access to key services and facilities	0	n/a	n/a	None.
5. To reduce deprivation of all forms.	0	n/a	n/a	None.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	This option only provides limited protection and facilities that have less protection could be more easily converted to other uses such as housing.
7. To maintain air quality	-	Long term	Permanent	This option increases the likelihood of a change of use being acceptable therefore people may have to travel further to access facilities increasing air pollution.
8. To maintain and improve water quality	-	Long term	Permanent	This option increases the likelihood of a change of use being acceptable therefore people may have to travel further to access facilities increasing water pollution through particulate matter captured in surface water run-off.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long-term	Permanent	This option increases the likelihood that facilities located within the town could be converted to uses that have not been historically located there or the building has not been designed for.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	This option increases the likelihood of a change of use being acceptable therefore people may have to travel further to access facilities.
11. To conserve natural resources	0	n/a	n/a	None.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	None.
13. To conserve and enhance the historic environment	-	Long term	Permanent	This option increases the likelihood that facilities located within the town could be converted to uses that have not been historically located there or the building has

				not been designed for.
14. To achieve sustained and resilient economic growth	-	Long term	Permanent	This option will adversely affect the local economy by reducing its support for agricultural and tourism sectors.
15. To enhance the rural economy	0	n/a	n/a	This option will adversely affect the local economy by reducing its support for agricultural and tourism sectors.
16. To enhance the viability and vitality of town centres	+	Long term	Permanent	With less protection for services and facilities in rural areas more people could travel to larger service centres. Benefit off-set by increased traffic and parking.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	This option increases the likelihood of a change of use being acceptable therefore people may have to travel further to access facilities further afield which requires vehicular travel.
Potential Mitigation Measures	None identified.			

## Policy WLP8.23 Protection of Open Space

### Alternative Options

#### Policy Option: Identify Local Green Spaces important to local communities

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	This option protects the specific green spaces but will not improve provision.
2. To improve levels of education and skills in the population	0	n/a	n/a	This option protects the specific green spaces but will not improve provision.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	This option protects the specific green spaces but will not reduce anti-social behaviour.

4. To improve access to key services and facilities	0	n/a	n/a	This option protects the specific green spaces but will not improve provision.
5. To reduce deprivation of all forms	0	n/a	n/a	No additional benefit when considered with national and local guidance.
6. To meet the housing requirements of the whole community	+	Medium term	Permanent	This option will protect particular green spaces which will reduce land available for housing within the built up area.
7. To maintain air quality	+	Short term	Permanent	This option provides additional protection of open spaces which can help mitigate air pollution by capturing particulate matter and filtering noise.
8. To maintain and improve water quality	+	Short term	Permanent	This option provides additional protection of open spaces which can help mitigate air pollution by capturing particulate matter and filtering noise.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	This option can provide additional protection to open spaces identified as being particularly important to the community.
10. To reduce contributions to climate change and mitigate the effects	+	Short term	Permanent	This option will not improve provision but can help mitigate future effects.
11. To conserve natural resources	0	Short term	Permanent	This option will reduce the development of greenfield land within existing built up areas. However, potential development would therefore need to be located on other greenfield land which could be of high agricultural value.
12. To conserve and enhance biodiversity and	0	n/a	n/a	This option can provide additional protection to open spaces identified

geodiversity				as being particularly important to the community and benefit biodiversity.
13. To conserve and enhance the historic environment	+	Short term	Permanent	This option can provide additional protection to open spaces identified as being particularly important to the community.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	This option will provide additional protection for local amenity which contributes towards the perception of an area increasing an area's tourism offer.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	This option protects the status quo but will not improve provision.
17. To encourage efficient patterns of movement in support of economic growth	0	Long term	Permanent	This option can provide additional protection to open spaces identified as being particularly important to the community.
Potential Mitigation Measures	<p>The identification of Local Green Spaces that are particularly important to the community will need to be considered in conjunction with national guidance seeking to protect open spaces.</p> <p>Without justification it may not be possible to identify which green spaces are important to a community. Community consultation required. Alternatively, these can be identified within Neighbourhood Plans.</p>			

#### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Long Term	Permanent	Protected by national guidance but could expose some open spaces to change if use.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.

4. To improve access to key services and facilities	-	Short term	Permanent	Protected by national guidance but could expose some open spaces to change if use thereby reducing accessibility.
5. To reduce deprivation of all forms	-	Long term	Permanent	Exposure to changes of use could increase deprivation and lower the perception of an area.
6. To meet the housing requirements of the whole community	-	Long term	Permanent	Exposure to changes of use could increase deprivation and lower the perception of an area.
7. To maintain air quality	-	Short term	n/a	Protected by national guidance but could expose some open spaces to change if use and reduce capacity to mitigate air quality issues.
8. To maintain and improve water quality	-	Short term	n/a	Protected by national guidance but could expose some open spaces to change if use and reduce capacity to mitigate water quality issues.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Exposure to changes of use could result in the loss of open space.
10. To reduce contributions to climate change and mitigate the effects	-	Short term	Permanent	Exposure to changes of use could result in the loss of open space.
11. To conserve natural resources	+	Short term	Permanent	This option could increase the potential for development in built up areas while reducing the need to development on green field land of high agricultural value.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Exposure to changes of use could result in the loss of open space and reduced connectivity in the green infrastructure network.
13. To conserve and enhance the historic environment	0	n/a	n/a	National and local policies should protect open spaces where they are important to the setting of a heritage asset or have conservation value themselves.

14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	-	Short term	Permanent	Exposure to changes of use could result in the loss of open space and adversely affect the quality of a town centre.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Exposure to changes of use could result in the loss of open space and adversely affect movement routes for pedestrians and cyclists.
Potential Mitigation Measures	Identifying important green spaces through Neighbourhood Plans could provide additional protection for some open spaces.			

## Policy WLP8.24 Flood Risk Alternative Options

### Policy Option: No Policy

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.	+	Medium term	Permanent	National planning policy allows weight to be given to sustainability benefits which would include the regeneration of the Lake Lothing area. This will deliver jobs, housing and community facilities which will help reduce deprivation.
6. To meet the housing requirements of the	+	Medium term	Permanent	National planning policy allows weight to be given to sustainability

whole community				benefits which would include the regeneration of the Lake Lothing area. This will provide a substantial number of homes.
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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	++	Medium term	permanent	This option will steer development away from areas at risk of flooding including the effects of climate change.
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	+	Medium term	permanent	National planning policy allows weight to be given to sustainability benefits which would include the regeneration of the Lake Lothing area. This will support the local economy.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	+	Medium term	Permanent	National planning policy allows weight to be given to sustainability benefits which would include the regeneration of the Lake Lothing area. This will enhance Lowestoft town centre.
17. To encourage efficient patterns of	0	n/a	n/a	No effect.

movement in support of economic growth				
Potential Mitigation Measures	None required.			

## Policy WLP8.25 Coastal Change Management Area Alternative Options

**Policy Option: Allow for new coastal defence schemes contrary to the approach outlined in the current Shoreline Management Plan or any future Coastal Strategy if wider benefits for the area can be demonstrated**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	This option would prevent new residential development taking place in areas at risk of coastal erosion which could generate a risk to life and harmful psychological effects.
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.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	This would restrict building new homes in areas at risk of coastal erosion, but the effect is considered to be minimal on meeting housing needs for the district.
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	0	n/a	n/a	Landscape policies would address the impact of development in the

distinctiveness of landscapes and townscapes				landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	This option would lead to an uncoordinated approach to coastal protection which could be detrimental delivery of the Shoreline Management Plan and its objectives, generating unintended effects.
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	+	Medium term	Permanent	This option would help protect coastal communities and ensure the continued use of coastal areas for recreation and tourism.
15. To enhance the rural economy	?	Medium term	Permanent	This option may help support the rural economy by allowing temporary tourism development in coastal locations, but the effect is uncertain.
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.			

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
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1. To improve the health and well-being of the population	-	Short term	Permanent	New residential development in areas at risk from coastal erosion will generate adverse psychological effects on the occupiers as well as a risk to life. Planning Practice Guidance prevents new residential development in Coastal Change Management Areas but these must be set out by the local plan.
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.	0	n/a	n/a	No effect.
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	Landscape policies would address the impact of development in the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	This option would lead to an uncoordinated approach to coastal protection which could be detrimental delivery of the Shoreline Management Plan and its objectives and generate unintended effects.
11. To conserve natural resources	0	n/a	n/a	No effect.
12. To conserve and enhance biodiversity and	0	n/a	n/a	No effect.

geodiversity				
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	This option will allow development in coastal areas (such as tourism development) which can support the economy.
15. To enhance the rural economy	?	Not known	Not known	This option may help support the rural economy by allowing tourism development in coastal locations, but the effect is uncertain.
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.			

## Policy WLP8.26 Relocation and Replacement of Development Affected by Coastal Erosion Alternative Options

### Policy Option: No Policy

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	0	N/A	N/A	No effect

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	-	Short/Medium term	Permanent	There is a risk that homes will be lost and not replaced under this option which would put more demand on the market. There is also a possibility that if the dwellings are replaced that they would be in unsuitable locations due to the lack of clarity from relying solely on the NPPF.
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/Medium Term	Permanent	This option could lead to a loss of services and dwellings in coastal areas which may not be replaced, leading to a loss of character. Also, if the development is replaced in unsuitable areas due to the lack of clarity, than this would harm the quality of the areas affected.
10. To reduce contributions to climate change and mitigate the effects.	-	Short/Medium Term	Permanent	A no policy option would mean there is little local clarity on how communities can adapt to coastal change, which could lead to a loss of services or unsuitable development which may harm the character of coastal areas.
11. To conserve natural resources	-	Short/Medium Term	Permanent	This option could mean that replacement development could occur in unsuitable locations due to the lack of clear guidelines that are put forward in the NPPF.
12. To conserve and enhance biodiversity and geodiversity	-	Short/Medium Term	Permanent	Habitats could be threatened by replacement development under this option.
13. To conserve and enhance the historic	0	N/A	N/A	No effect

environment				
14. To achieve sustained and resilient economic growth	-	Medium Term	Permanent	This option could lead to a loss of services in coastal areas and could reduce their viability.
15. To enhance the rural economy	-	Medium Term	Permanent	Rural services could be lost in coastal areas under this option as there are no clear guidelines as to how they can be replaced.
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				
<p>The Settlement Boundaries policy will help prevent development taking place in the countryside.</p> <p>The Local Plan Natural Environment policies could assist in the mitigation of the effects of uncoordinated development that could threaten the countryside.</p>				

## Policy WLP8.27 - Renewable Energy Alternative Options

### Policy Option: suitable areas option

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	This option safeguards residential amenity and safety and takes in to account impacts on the transport network. It also takes account of cumulative effects and ancillary infrastructure. Effects will be limited to the lifespan of the technology which is not likely to be permanent. This should avoid negative impacts from 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	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
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	+	Long term	Permanent	This option refers explicitly to assessing cumulative impacts of developments and states that technology should be removed when no longer in use. This helps to conserve the quality of the landscape in the long term. The landscape policy can be used to control the landscape impact of individual proposals.
10. To reduce contributions to climate change and mitigate the effects.	++	Medium term	Permanent/temporary	This option supports the delivery of renewable energy and provides certainty over where developments can take place.
11. To conserve natural resources	-	Short term	Temporary	Most renewable energy development is likely to take place on greenfield sites. However many of the technologies are temporary in nature and the site can be restored when it is no longer required. National planning policy encourages the use brownfield and low grade agricultural sites for solar farms. Overall it is considered that greenfield sites will be used but in

				many cases only temporarily.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Temporary	The biodiversity policy will protect sensitive sites. National planning policy requires consideration of biodiversity improvements around solar arrays. There is potential for negative impacts on biodiversity from renewable energy developments over their life time.
13. To conserve and enhance the historic environment	0	n/a	n/a	The historic environment policies and national planning policy safeguard heritage assets.
14. To achieve sustained and resilient economic growth	?	Short term	Temporary	Renewable energy developments may provide jobs and employment for local businesses.
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	Biodiversity enhancements could be secured where practical as part of a renewable energy development. Sites should be restored to their former state when no longer needed which will preserve natural resources.			

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	This option relies on national planning policy which identifies residential amenity and safety as issues to be addressed. This should avoid negative impacts from the developments.
2. To improve levels of education and skills in	0	n/a	n/a	No effect.

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	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
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	+	Long term	Permanent	National planning policy on renewable energy development seeks to preserve the landscape and avoid harm. The landscape policy in the local plan can be used to control the landscape impact of proposals.
10. To reduce contributions to climate change and mitigate the effects.	++	Medium term	Permanent/temporary	National planning policy aims to increase the amount of energy from renewable and low carbon sources which will reduce emissions.
11. To conserve natural resources	-	Short term	Temporary	Most renewable energy development is likely to take place on greenfield sites. However many of the technologies are temporary in nature and the site can be restored when it is no longer required. National planning policy encourages the use brownfield and low grade agricultural sites for solar farms. Overall it is considered that greenfield sites will be used but in many cases only temporarily.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Temporary	The biodiversity policy will protect sensitive sites. National planning policy requires consideration of biodiversity improvements around solar arrays. There is potential for

				negative impacts on biodiversity from renewable energy developments over their life time.
13. To conserve and enhance the historic environment	0	n/a	n/a	The historic environment policies and national planning policy safeguard heritage assets.
14. To achieve sustained and resilient economic growth	?	Short term	Temporary	Renewable energy developments may provide jobs and employment for local businesses.
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	Biodiversity enhancements could be secured where practical as part of a renewable energy development. Sites should be restored to their former state when no longer needed which will preserve natural resources.			

## Policy WLP8.28 Sustainable Construction Alternative Options

### Policy Option: No Policy

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.	0	n/a	n/a	No effect.
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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	This option will rely on Building Regulations to reduce emissions. This will control energy consumption of new buildings but little else.
11. To conserve natural resources	-	Short term	Permanent	This option offers little or no influence on use of materials or management of waste.
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	None found for identified negative effects.
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## Policy WLP8.29 Design Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	National planning policy seeks to protect residential amenity and promotes a network of green and open spaces.
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	+	Short term	Permanent	National planning policy seeks to design out crime.
4. To improve access to key services and facilities	+?	Short term	Permanent	There is some encouragement of easy access to facilities in national planning guidance, but this is limited and lacks detail.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Housing policies based on the strategic housing market assessment will provide housing types and tenure in response to housing need.
7. To maintain air quality	+?	Medium term	Permanent	National planning policy encourages sustainable transport.
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	National Planning Policy seeks to promote good design in the townscape and landscape.
10. To reduce contributions to climate change and mitigate the effects.	+?	Short term	Permanent	National planning policy encourages sustainable transport.

11. To conserve natural resources	0	n/a	n/a	No effect
12. To conserve and enhance biodiversity and geodiversity	+	Medium term	Permanent	National planning policy promotes soft landscaping schemes and green spaces which will promote biodiversity.
13. To conserve and enhance the historic environment	+	Short term	Permanent	National planning policy promotes protection of heritage assets.
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	+	Medium term	Permanent	National planning policy encourages walking, cycling and use of public transport.
Potential Mitigation Measures				
No negative effects identified.				

## Policy WLP8.30 Housing Density and Design Alternative Options

### Policy Option: blanket high density option

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	+	Short	Permanent	High density for development could

key services and facilities		term		house people close to services around sustainable settlements.
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	This option would provide more homes per hectare which may result in lower prices in the market making homes more affordable.
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	This option could deliver high density schemes where they are not appropriate such as edge of settlement or rural locations.
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	This option makes the most efficient use of land which will minimise the uptake 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	0	n/a	n/a	No effect.

movement in support of economic growth				
Potential Mitigation Measures	Harmful effects in the townscape/landscape from inappropriately high density development would require some flexibility in the policy to prevent them.			

### Policy Option: Housing density and design – low density option

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 term	Permanent	Low density development could result in sprawl and people living further away from 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	This option would result in less homes per hectare which may increase the cost of homes in the market, reducing their affordability.
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	This option requires low density development may be uncharacteristic of the townscape in some locations such as town centres.
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	This option makes inefficient use of land for development and would consume the most greenfield sites.
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				
There is no mitigation identified for the negative effects. The policy would require flexibility to overcome these effects.				

### Policy Option: No policy

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 term	Permanent	Densities could be chosen by developers which could be at high or low densities. People could be housed close to facilities or further away in sprawling developments.

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	This option could deliver either more or less expensive housing in the market.
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 townscape	0	n/a	n/a	Design, landscape and heritage policies will help control the impact of housing development on the townscape and/or landscape.
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	Land could be used either in a high density and efficient manner or in a low density sprawling way.
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	As the identified effects are all uncertain it is not possible to propose			

Measures	mitigation measures.
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## Policy WLP8.31 Residential Gardens and Urban Infilling Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	National planning policy has regard to residential amenity, but at a very broad level. Therefore no policy will have no determinable effect on delivery 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	?	Short term	Permanent	National planning policy will allow development of urban sites in some cases which can deliver housing close to existing services and facilities. There will be some uncertainty as to which developments will be acceptable.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
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	National planning policy encourages good design, therefore no policy will not have a discernible effect on the townscape or landscape.
10. To reduce contributions to climate	0	n/a	n/a	No effect.

change and mitigate the effects.				
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	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	No negative effects identified.			

## Policy WLP8.32 Biodiversity and Geodiversity Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.

4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Sites protected by national policy.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Areas of biodiversity and geodiversity value are protected by national policy, however, non-statutory sites could be at greater risk as they have no direct protection.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Retain the status quo.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Sites are protected by national policy but this applies to designated sites which could place local designations at greater risk.
13. To conserve and enhance the historic environment	0	n/a	n/a	Minimal or no effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Minimal or no effect.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of	0	n/a	n/a	Minimal or no effect.

economic growth				
Potential Mitigation Measures				

## Policy WLP8.33 Landscape Character Alternative Options

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Minimal or no effect.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	National guidance provides for the protection of designated landscapes and heritage assets but not for townscapes.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Landscapes designation does not relate to the quality of agricultural

				land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Relying on national policy is unlikely to be strong enough to resist proposals that are not in keeping with local character or could adversely affect biodiversity if the damage is less than significant.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Relying on national policy is unlikely to be strong enough to resist proposals that are not in keeping with local character or could significantly non-designated heritage features.
14. To achieve sustained and resilient economic growth	-	Short term	Permanent	National guidance provides for the protection of designated landscapes but not for locally sensitive areas or townscapes which could adversely affect tourism in the area.
15. To enhance the rural economy	-	Short term	Permanent	National guidance provides for the protection of designated landscapes but not for locally sensitive areas or townscapes which could adversely affect tourism in the area and jobs associated with the sector.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Minimal or no effect.
Potential Mitigation Measures	Designated landscapes are protected by landscape character, however, mitigation measures could be in place through alternative policies related to amenity and green infrastructure.			

# Policy WLP8.34 Coalescence of Settlements

## Alternative Options

### Policy Option: Identification of strategic gaps

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	-	Short term	Permanent	This option may result in development not being located in areas that have the best access to services and facilities.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and improve water quality	0	n/a	n/a	Minimal or no effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	++	Short term	Permanent	This option will prevent smaller settlements from being subsumed thereby retaining their identity.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.

13. To conserve and enhance the historic environment	+	Short term	Permanent	This option will prevent smaller settlements from being subsumed thereby retaining their identity.
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	This option will prevent smaller settlements from being subsumed thereby retaining their identity.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Without development in these areas improved connectivity for cyclists and pedestrianised will be difficult to deliver without external investment.
Potential Mitigation Measures				
None identified.				

### Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Minimal or no effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	Minimal or no effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Minimal or no effect.
4. To improve access to key services and facilities	0	n/a	n/a	Minimal or no effect.
5. To reduce deprivation of all forms	0	n/a	n/a	Minimal or no effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	This option could deliver in housing adjacent existing built up areas.
7. To maintain air quality	0	n/a	n/a	Minimal or no effect.
8. To maintain and	0	n/a	n/a	Minimal or no effect.

improve water quality				
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	This option could result in the coalescence of settlements and have an adverse effect on the community and sense of place.
10. To reduce contributions to climate change and mitigate the effects	0	n/a	n/a	Minimal or no effect.
11. To conserve natural resources	0	n/a	n/a	Minimal or no effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Minimal or no effect.
13. To conserve and enhance the historic environment	-	Short term	Permanent	This option could result in the coalescence of settlements and have an adverse effect on the historical development patterns and sense of community.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	This option could reduce the sense of place and correspondingly reduce the perception of the area and its contribution towards the local tourism offer.
15. To enhance the rural economy	0	n/a	n/a	Minimal or no effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Minimal or no effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	New development could facilitate improved pedestrian and cycle connections between settlements.
Potential Mitigation Measures	<p>Settlement character could be protected with large-scale landscaping, public open space provision and tree/woodland planting to protect settlement boundaries in the long term.</p> <p>Selection of alternative sites in settlements where there are no coalescence issues could reduce risk to other area.</p> <p>Local Green spaces could be identified through Neighbourhood Plans</p>			

	where they are justified as being important to local communities. Rely on other policies in the local plan related to settlement character.
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## Policy WLP8.35 Heritage Assets Alternative Options

### Policy Option: No Policy

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.	0	n/a	n/a	No effect
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	n/a
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Removal Local Plan policy about heritage assets would mean there is no locally specific protection for heritage assets that contribute to historic landscapes and townscapes.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	Removal of Local plan policy would mean that there is no locally specific protection the historic environment, including the requirement for a heritage assessment prepared by a qualified individual. It would also remove reference to practical guidance contained in the Council's Built Heritage and Design SPD.
14. To achieve sustained and resilient economic growth	0	n/a	n/as	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				

## Policy WLP8.36 Locally Listed Buildings and Non-Designated Heritage Assets

### Alternative Options

#### Policy Option: No Policy

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.	0	n/a	n/a	No effect
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	--	Long term	Permanent	Removal of this policy means that there will be no Local Plan policy to protect locally listed buildings, which are an important part of local landscapes and townscapes.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	Removal of this policy would mean that there is no Local Plan policy to protect locally listed buildings, which are an important part of 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	0	n/a	n/a	No effect

efficient patterns of movement in support of economic growth				
Potential Mitigation Measures				

## Policy WLP8.37 Conservation Areas Alternative Options

### Policy Option: No Policy

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.	0	n/a	n/a	No effect
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	--	Long term	Permanent	Removal of the policy covering conservation areas would mean that there are no Local Plan policies protecting conservation areas, which are an important part of local landscapes and townscapes.
10. To reduce contributions to climate change and mitigate the	0	n/a	n/a	No effect

effects.				
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	Removal of the policy covering conservation areas would mean that there are no Local Plan policies covering conservation areas, which area an important part of 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	0	n/a	n/a	No effect
Potential Mitigation Measures				

## Policy WLP8.38 Archaeology Alternative Options

### Policy Option: No Policy

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.	0	n/a	n/a	No effect
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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	Removal of the Local Plan archaeology policy would mean that there is no locally specific protection for archaeological remains that are found within the District.
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	0	n/a	n/a	No effect

movement in support of economic growth				
Potential Mitigation Measures				

## Alternative Site Options

Locations of all sites can be found within the appendices to the First Draft Local Plan.

## Alternative Site Options - Lowestoft and Surrounding Area

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				is unlikely that development could fit in with the surrounding rural character.
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	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: 4 - Blundeston Road (west end), Corton, Lowestoft**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	0	n/a	n/a	The site is isolated from community facilities in Corton.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	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	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	-	n/a	n/a	The site is within tributary farmland landscape character area . The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value and low capacity for development. However, the site is not well enough connected to the surrounding landscape which exhibits more sensitive features and relationship with the Broads to create a significant effect on the landscape. The site does not relate well to the existing settlement.
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.

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	?	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: 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.
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	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	The site is within tributary valley farmland and rural river valleys character areas. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a low sensitivity, a moderate value and low capacity for development. This is mainly due to major contribution the landscape area makes to the setting of the Broads. 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	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	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. 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.

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	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.

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	--	Short term	Permanent	The site is within Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies the area which this site falls within as having a moderate sensitivity, a high value, a major contribution to the setting of the Broads and a very low capacity for development. The site is quite exposed to views from the west and potentially The Broads. The site is very rural in character and housing development would be out of character. Given the impact on the setting of the Broads the site is not considered suitable for development.
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	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	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures				
It is not considered possible to mitigate the significant effects identified on the landscape.				

#### 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	There is a risk of surface water flooding on this site.
11. To conserve natural resources	--	Short Term	Permanent	The site is undeveloped high grade agricultural land (grade 1). Although the site is not currently in agricultural use.
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**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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 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	Reasonably contained within the landscape. The Settlement Fringe Landscape Sensitivity Study assesses the landscape area as having low sensitivity, low value and a high capacity for 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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
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	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
anti-social behaviour				
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 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	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.

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				
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	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	--	Short term	Permanent	The site is within Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value and low capacity for development. 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 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	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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	+	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 Settlement Fringe Landscape Sensitivity Study states that the landscape area has a moderate sensitivity, a moderate value and a moderate capacity for development. Site is well screened but 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 geodiversity	?	Short Term	Permanent	Overgrown nature of parts of the site could support biodiversity. 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

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	To mitigate the impacts on the landscape and the townscape the site would need to be well screened, including retaining existing planting . Opportunities to provide pedestrian and cycle connections into the surrounding residential areas to the south would need to be explored.			

#### 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
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	0	n/a	n/a	Site is within Tributary Valley Farmland. The Settlement Fringe

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				Landscape Sensitivity Study identified the landscape area as having a low sensitivity, a moderate value and a high capacity for development. 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. Development of the site could allow for mitigation works to reduce the risk of flooding from the Kirkley Stream.
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
17. To encourage efficient patterns of	+	Short term	Permanent	The site is within cycling distance of existing employment areas.

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement in support of economic growth				
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 townscapes	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 and west.

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 likely to mean on balance emissions will rise above a de minimus level. Development of the site could allow for mitigation works to reduce the risk of flooding from the Kirkley Stream.
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
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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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				completed.
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	?	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. Retain natural features within the development.			

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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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 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 character area. The Settlement Fringe Landscape Sensitivity Study states that the landscape area has a moderate sensitivity, a high value, a major contribution to the setting of the Broads and a very low capacity for development. The Settlement Fringe Study states that the wider landscape has historic continuity and significant heritage features. The site is located very close to The Broads. Large parts of the site are wooded which contributes significantly to the local landscape and the setting of the Broads. Approximately half of the area is open meadow secluded by trees.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				The site has a poor relationship to the existing settlement. Suffolk County Council Archaeology suggest part of the site has historic landscape value as a planned garden associated with the rectory.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	There is a risk of surface water flooding on this site.
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 enhance the historic environment	-	n/a	n/a	The site may constitute a non-designated heritage asset. Development within the site could harm the asset
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, however, as any development would remove some of the historic landscape and some of the tree cover it is considered that development would still have a significant negative effect.			

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

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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 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 character area. The Settlement Fringe Landscape Sensitivity Study states that the landscape area has a moderate sensitivity, a high value, a major contribution to the setting of the Broads and a very low capacity for development. Western part of the site is exposed to views from The Broads. The site is distinctly rural in character. Mature planting from the Whiting Road estate to Church Road provides a natural edge to the settlement. These potential impacts on the landscape

Sustainability Objective	Effect	Timescale	Permanence	Comments
				are not considered to be mitigatable. As such the site is not considered suitable for development
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	There is a slight risk of surface water flooding on this site.
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 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. However, even with this mitigation it is likely there would still be a significant impact on this sensitive landscape.			

**Site Option: 54.204 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. However, noise and odour pollution from nearby industries and railway line could harm peoples health and wellbeing.
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 in an accessible location with good links to open space on Normanston Park and services and facilities in Oulton Broad.
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	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	?	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	-	Long term	Permanent	The development of dwellings on the site would currently be out of character with the area.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	This site is a risk of surface water flooding.
11. To conserve natural resources	0	n/a	n/a	No effect
12. To conserve and enhance biodiversity and geodiversity	-	n/a	n/a	Trees and shrubs cover large parts of the site, providing a potential biodiversity habitat. The site is also

Sustainability Objective	Effect	Timescale	Permanence	Comments
				connected to the water and natural beach. The Rusty Back Fern site county wildlife site is located adjacent. Coastal saltmarsh and intertidal mudflats are located to the southern boundary of Lake Lothing. There is potential for a negative effect if the whole site is developed.
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	Has potential to make a minor contribution to economic growth through a mixed use development.
15. To enhance the rural economy	0	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	+	Long term	Permanent	Dependent on use
Potential Mitigation Measures	Ensure buildings are designed to limit noise pollution. Avoid developing the beach area to limit the impact of biodiversity. An ecological survey would be needed of the remainder of the site and it might be that other parts of the site need to be left undeveloped to protect biodiversity. The southern parts of the site, which are at risk from flooding should also be avoided.			

**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.

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. 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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. Lower density residential development would be more appropriate in this location.			

#### 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

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	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 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	+	Short	Permanent	The site is within cycling distance of

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement in support of economic growth		term		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
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	0	n/a	n/a	Tributary valley farmland, well screened and contained in the landscape. Likely to be only minimal impact on the wider

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	There is a small risk of surface water flooding on this site.
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 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: 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	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	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
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 Settlement Fringe Landscape Sensitivity Study states that the landscape area has a moderate sensitivity, a high value, a major contribution to the setting of the Broads and a very low capacity for development. The site is located very close to The Broads. Although this site is reasonably well contained there is still a risk to impact upon the setting of the Broads.
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	--?	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	In order to mitigate the impacts on the landscape and the historic environment, development would need to be restricted to along the frontage of Church Lane.			

**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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 Barnard's 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	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	+	Short term	Permanent	The site is in close proximity to South Lowestoft Industrial Estate and could there decrease commuting times.
Potential Mitigation Measures				
To avoid potential impacts on biodiversity, existing natural features should be retained.				

#### 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
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	--	Short term	Permanent	Tributary valley farmland covers most of the site with rural river

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				valleys covering the land next to the railway line. The Settlement Fringe Landscape Sensitivity Study identified the landscape area as having a low sensitivity, moderate value, a major contribution to the setting of the Broads and a low capacity for development. The site is exposed to distant views from the Broads and the development of the site would extend the urban boundary of Lowestoft towards the Broads in a location where there is currently a more natural edge to the urban area.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	This site is at risk of surface water flooding.
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				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. However, it is likely there would still be a significant negative effect on the setting of the Broads, given the encroachment of development on the crest of the valley.

### 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
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 covers most of the site with rural river valleys covering the land next to the railway line. The Settlement Fringe Landscape Sensitivity Study identified the landscape area as having a low sensitivity, moderate

Sustainability Objective	Effect	Timescale	Permanence	Comments
				value, a major contribution to the setting of the Broads and a low capacity for development. The site is exposed to distant views from the Broads and the development of the site would extend the urban boundary of Lowestoft towards the Broads in a location where there is currently a more natural edge to the urban area.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	There is a risk of surface water flooding on this site.
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. However, it is likely there would still be a significant negative effect on the setting of the Broads, given the encroachment of development on the crest of the			

Sustainability Objective	Effect	Timescale	Permanence	Comments
	valley.			

**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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Located in Flood risk area and would be difficult to mitigate to 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	0	n/a	n/a	No impacts.

Sustainability Objective	Effect	Timescale	Permanence	Comments
the population				
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	--?	Long	Permanent	Development of the site would potentially affect the setting of

Sustainability Objective	Effect	Timescale	Permanence	Comments
environment		term		listed buildings within the cemetery 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

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	-	Short term	Permanent	Coastal cliffs character area. The main objective of the landscape here is to maintain the remote coastal character and open gaps which allow glimpses of the coast. The Settlement Fringe Landscape Sensitivity Study states that the landscape area has a low sensitivity, a low value and a high capacity for development. The site is flat but poorly related to the suburban area of the town. Development site 22 to the north could help mitigate this. Any development would need to be of lower density, retaining open breaks towards the sea and be sufficiently set back from the coast..
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	?	n/a	n/a	Archaeological potential on site.

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	The site is in close proximity to South Lowestoft Industrial Estate and could there decrease commuting times.
Potential Mitigation Measures	Not possible to completely mitigate impact on landscape as any development would undermine the character of the undeveloped coast and lead to loss of part of the gap between Pakefield and Pontins. However, ensuring the development is set back from the cliff and glimpse of the sea are retained, together with a lower density of development, the impact on the landscape will be reduced. 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	There is a risk of surface water flooding on this site.
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

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 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

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	-	Short term	Permanent	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value, a moderate contribution to the setting of the Broads and a low capacity for development. The low capacity of this landscape area is more associated with the contribution to the Broads. This site is not visible from the Broads and is some distance away 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 Gorleston Road where some boundary planting may be required. The northern part of the site is more exposed and rural in character and development here would have a more effect. However, the quality of the landscape in this location is reduced by the pylons on the opposite side of Gorleston Road. . Limited impact

Sustainability Objective	Effect	Timescale	Permanence	Comments
				from development on the southern part of the site as A12 already detracts from the landscape. The site has poor relationship with the existing settlement, but given its size , development could form its own identity.
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
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. The effects on the landscape could be mitigated by ensuring development is 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 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. 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 longer term.	Permanent	The proposed area for employment (10 hectares) would meet half the objectively assessed need for employment development for the entire District.
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	Open space could be provided on the site to address the lack of			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures				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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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
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: 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 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 Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value, a moderate

Sustainability Objective	Effect	Timescale	Permanence	Comments
				contribution to the setting of the Broads and a low capacity for development. The low capacity of this landscape area is more associated with the contribution to the Broads. This site is not visible from the Broads and is some distance away. 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 would have more of an impact upon the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	The site is a risk of surface water flooding.
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	Lower density development to the western part of the site could help			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	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	There is a risk of surface water flooding on this site.
11. To conserve natural	-	Short	Permanent	The site is undeveloped greenfield

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources		term		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	The effect on the landscape could be reduced if development on the northern part of the site was screened with a significant area of boundary planting.			

#### 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	-	Long term	Permanent	Tributary valley farmland, well screened and contained in the landscape. Likely to be only minimal impact on the wider landscape. However, the site has a poor relationship with existing built-up area.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	This site is at risk of surface water flooding.
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	+	Short term	Permanent	The site is within cycling distance of existing employment areas.

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

**Site Option: 178 Carlton Motors, Rushmere Road, Gisleham**

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
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	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	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
11. To conserve natural	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources				
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	The loss of the existing business would very slightly impact on 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: 179 Eades Farm, Beccles Road, Carlton Colville**

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 cycling distance of a number of services and facilities. However, the route is not particularly safe and there is no pedestrian access to the site at present. The site is adjacent to the planned Oakes Farm sports development and the proximity to this may encourage healthy lifestyles.
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	The site is within cycling distance of a number of services and facilities. However, the route is not particularly safe and there is no pedestrian access to the site at present
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 in the northern part of the site and farmed plateau clayland in the southern part of the site. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity a moderate value and a high capacity for development. The site has mature vegetation on most boundaries although is exposed to views from the west. The site is screened from the Broads by Rookery Park Golf Club. The site at present has a very poor relationship with the existing built up area. The planned Oakes Farm sports development will extend the developed area of Carlton Colville up to the boundary of the site but the site will still have a poor relationship with existing residential areas.

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	This site is at risk of surface water flooding.
11. To conserve natural resources	--	Short Term	Permanent	The majority of 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
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	To mitigate impacts on the landscape the development will need to have its own identity that is respectful to the rural character of the area. This will mean parts of the site, particularly to the west and south will need to be lower density.			

### Site Option: 180/70 Land North of Hall Lane, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	This site is located close to health facilities which could accommodate the population of the development and could promote sustainable transport methods such as cycling.

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	This site is located close to services which would help accommodate any new population from development and help promote sustainable transport.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site could potentially provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site would provide housing to meet local needs and has been suggested to be able to be developed in the early years of the plan.
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 Settlement Fringe Landscape Sensitivity Study identified the area as moderate sensitivity, moderate value and low capacity. The Landscape Character Assessment suggests planting native species in order for new development to be incorporated into the local landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Short Term	Permanent	This site does suffer with some patches being vulnerable to surface water flooding.
11. To conserve natural resources	-	Short Term	Permanent	This area is greenfield land and has a pond covering part of the site, as well as being within a Source Protection Zone 3.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	Development of this site could result in the loss of the pond located in the area, which could

				provide habitats for local wildlife.
13. To conserve and enhance the historic environment	--	Short Term	Permanent	This site is located near several historically significant buildings such as the Blue Boar Inn, with development of this site considered to have a detrimental impact on these buildings and their surroundings. This site also has archaeological potential.
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	Developing this site could help promote the use of sustainable transport methods to access local services, however the site has limited accessibility.
Potential Mitigation Measures	The promotion of sympathetic design could ensure that the buildings do not adversely affect the landscape. Planting and screening could also assist with this and mitigate some of the effects on biodiversity.			

**Site Option: 181 Land at the former Lothingland Hospital site, off Airey Close and Allington-Smith Close, 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.
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	+	Long	Permanent	The site is within cycling distance of

Sustainability Objective	Effect	Timescale	Permanence	Comments
key services and facilities		term		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	0	n/a	n/a	No effect
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
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	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	+	Short term	Permanent	The site is within cycling distance of existing employment areas.

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

**Site Option: 182 Land south of 324 Yarmouth Road and east of Pleasurewood Hill north of Gunton Avenue, 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 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	This is an attractive site that makes a positive contribution to the townscape. It is undulating with mature trees which benefit from a tree preservation order.

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	This site has a small risk of surface water flooding.
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	Mature trees on the site and hedgerows could support biodiversity. 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	To mitigate the impacts on the townscape and biodiversity, the mature trees on the site would need to be retained. Development will need to be of a low density in keeping with the surrounding character.			

#### Site Option: 183 Land to the south of Hall Lane, Oulton

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

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	-	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.	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. 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 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	-	Long 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

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	None identified.			

#### Site Option: 184 Oakenshaw, Parkhill, 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 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	-	Short term	Permanent	Tributary valley farmland, well screened and contained in the landscape. However, loss of trees on the site could be detrimental to

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				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	-?	Short Term	Permanent	The loss of woodland on the site could harm biodiversity.
13. To conserve and enhance the historic environment	--	Short Term	Permanent	This site is part of the curtilage close to the listed Park Hill Hotel and any development could have a significant impact on the setting of the 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	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	Extensive screening around the site and the retention of the woodland and protected trees could mitigate the impact on the landscape, biodiversity and the historic environment to a degree. Even with mitigation it is likely that there will still be a significant impact on the historic environment as the development will result in the loss and change of character of part of the curtilage of the listed building.			

**Site Option: 185 Parkhill, Oulton**

Sustainability Objective	Effect	Timescale	Permanence	Comments
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<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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	No effect
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	Part 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	--	Short Term	Permanent	This site is part of the curtilage of the listed Park Hill Hotel and any development could have a significant impact on the setting of the grade II listed building.

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To achieve sustained and resilient economic growth	+	Short Term	Permanent	The provision of tourist accommodation would make a modest contribution to local 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	0	n/a	n/a	No effect
Potential Mitigation Measures	To mitigate the significant negative effect on the setting on the listed building, the lodge development should be small scale and of a low density, limited to the area around the car park to the north of the site,, with no loss of vegetation. The bungalow development which replaces the chicken sheds should be of a more rural design of similar proportions to the existing sheds and using the same footprint.			

**Site Option: 186 Part of Rookery Park Golf Club, Carlton Colville**

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 cycling distance of a number of services and facilities. However, the route is not particularly safe and there is no pedestrian access to the site. The site is opposite to the planned Oakes Farm sports development and the proximity to this may encourage healthy lifestyles.
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	-	Short term	Permanent	The site is within cycling distance of a number of services and facilities. However, the route is not particularly safe and there is no pedestrian access to 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 enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Tributary valley farmland. The site has a poor relationship with the existing settlement of Carlton Colville.
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	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	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
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	The site has poor accessibility to employment areas.
Potential Mitigation Measures	None identified.			

### Site Option: 187 - Plot 'H', Blundeston Road, Oulton

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 term	Permanent	The site is within cycling distance of a number of services and facilities. However, the route is not particularly safe and there is no pedestrian access to 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	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	-	Short	Permanent	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				landscape area as having a moderate sensitivity, a moderate value, a moderate contribution to the setting of the Broads and a low capacity for development. The low capacity of this landscape area is more associated with the contribution to the Broads. The site is well screened and cannot be seen from the Broads. However, development would be poorly related to the existing settlement.
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	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	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: 188 - Rear of 334 Beccles Road, Carlton Colville**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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.
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	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 and rural river valleys character areas. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a low sensitivity, a moderate value and low capacity for development. This is mainly due to major contribution the landscape area makes to the setting of the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Broads. The site is very exposed to views from the west at Marsh Lane. The existing buildings on Beccles Road have mature vegetation producing a natural edge to the settlement. Development of this site could create a harder edge to the settlement unless significant landscaping was put in place on the western boundary.
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	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 has poor accessibility to employment areas.
Potential Mitigation Measures	Effects on the landscape could be mitigated by landscaping and planting on the western boundary.			

**Site Option: Potential development area south of Lowestoft.**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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.				

## Alternative Site Options – Beccles and Worlingham

### Beccles and Worlingham Housing Allocation Strategy – Option A

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium term	Permanent	This option would provide open space.
2. To improve levels of education and skills in the population	+	Medium term	Permanent	A primary school would be delivered.
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	A primary school and open space would be provided.
5. To reduce deprivation of all forms.	+	Short term	Permanent	This option will provide a mix of housing including affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	This option will deliver a range of housing including affordable housing.
7. To maintain air quality	?	n/a	n/a	The development will generate significant amounts of new traffic but it is unknown whether this traffic will affect sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	The Water Cycle Study has identified that there are no major constraints with respect to the water service infrastructure and the water environment and this development option can be accommodated with some conventional improvements..
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	The eastern sites are on land which has a high capacity to accommodate development and the southern relief road will alter the character of the landscape making it less sensitive. The western sites are in a more

Sustainability Objective	Effect	Timescale	Permanence	Comments
				sensitive location and the land here has a moderate capacity to accommodate development. The numbers of houses required means a lot of the sites will be built upon leaving little scope for buffering. The edge of the development would be exposed in views from the west and the south, creating a negative impact in the landscape which can't be easily mitigated.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium term	Permanent	The allocations will generate emissions from cars and homes which will contribute to climate change.
11. To conserve natural resources	--	Short term	Permanent	The eastern sites are on Grade 3 agricultural land. The western sites are on Grade 2 land which is valuable for agriculture and will result in a significant loss of good quality and versatile agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	There are ponds and hedgerows on the sites which could be home to species and habitats. There is a BAP priority habitat on the western edge of site 81.
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	+	Medium term	Permanent	Development of this scale will increase footfall in the town centre.
17. To encourage efficient patterns of	+	Medium term	Permanent	Homes are provided close to employment sites and within

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement in support of economic growth				cycling distance.
Potential Mitigation Measures	<p>Travel plan and transport assessment will help to minimise car use and emissions.</p> <p>Ponds and hedges should be surveyed and protective measures put in place and the BAP habitat should be protected in order to reduce harm to biodiversity.</p> <p>Landscaping or a planted buffer around the edge of the sites in the landscape will mitigate the visual impact in the landscape.</p> <p>No mitigation identified to prevent use of Grade 2 agricultural land.</p>			

### Beccles and Worlingham Housing Allocation Strategy – option B

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium term	Permanent	This option would provide open space.
2. To improve levels of education and skills in the population	+	Medium term	Permanent	A primary school would be delivered.
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	A primary school and open space would be provided.
5. To reduce deprivation of all forms.	+	Short term	Permanent	This option will provide a mix of housing including affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	This option will deliver a range of housing including affordable housing.
7. To maintain air quality	?	n/a	n/a	The development will generate significant amounts of new traffic but it is unknown whether this traffic will affect sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	The Water Cycle Study has identified that there are no major

Sustainability Objective	Effect	Timescale	Permanence	Comments
				constraints with respect to the water service infrastructure and the water environment and this development option can be accommodated with some conventional improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium term	Permanent	<p>Site 82 is not prominent in the landscape but it could generate exposed edges in the landscape. The Beccles Southern Relief road will provide a harder edge to the site, separating it from open countryside. This site has a high capacity to accommodate development as evidenced by the settlement fringe study.</p> <p>Sites 43 and 156 are on land identified as having a moderate capacity for development. Development could create exposed edges in the landscape. Re-development of the petrol station site will improve the townscape on London Road.</p>
10. To reduce contributions to climate change and mitigate the effects.	-	Medium term	Permanent	The allocations will generate emissions from cars and homes which will contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Sites 43 and 156 are on Grade 2 agricultural land which is very good quality agricultural land. Site 82 is Grade 3 (good to moderate) and urban quality agricultural land. The loss of the Grade 2 land would generate a negative effect.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	There are ponds and hedgerows on the sites which could be home to species and habitats. There is a BAP priority habitat on the western edge

Sustainability Objective	Effect	Timescale	Permanence	Comments
				of site 81.
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	+	Medium term	Permanent	Development of this scale will increase footfall in the town centre.
17. To encourage efficient patterns of movement in support of economic growth	+	Medium term	Permanent	Homes are provided close to employment sites and within cycling distance.
<b>Potential Mitigation Measures</b>				
	<p>A strategic cycle link between Beccles and the Ellough employment areas could be provided which will reduce reliance on the car. Travel plan and transport assessments will help to minimise car use and emissions.</p> <p>Good quality soft landscaping would mitigate the exposed edges of the development in the landscape.</p> <p>Ponds and hedges should be surveyed and protective measures put in place and the BAP habitat should be protected in order to reduce harm to biodiversity.</p> <p>No mitigation identified regarding the use of Grade 2 agricultural land.</p>			

### Beccles and Worlingham Housing Allocation - Strategy C

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium term	Permanent	Open space and/or play areas are likely to be provided.
2. To improve levels of education and skills in the population	-	Medium term	Permanent	This option does not utilize any sites large enough to support a new primary school as part of the development. The sites are near to

Sustainability Objective	Effect	Timescale	Permanence	Comments
				existing primary schools but these could not currently accommodate the growth.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities				In general the sites have good access to services and facilities by foot and by bike. Open space could be provided on the larger collections of sites such as the western sites and sites 8 and 81.
5. To reduce deprivation of all forms.	+	Short term	Permanent	This option will provide a mix of housing including affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	This option will deliver a range of housing including affordable housing.
7. To maintain air quality	?	n/a	n/a	The development will generate significant amounts of new traffic but it is unknown whether this traffic will affect sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	The Water Cycle Study has identified that there are no major constraints with respect to the water service infrastructure and the water environment and this development option can be accommodated with some conventional improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Sites 24, 60, 145 and 174 would generate exposed edges in the landscape. The sites to the west are in landscape which has a moderate capacity for development as evidenced in the settlement fringe study. Industrial buildings provide screening to part of sites 8, 81, 60 and 62.
10. To reduce contributions to climate	-	Medium term	Permanent	The allocations will generate emissions from cars and homes

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				which will contribute to climate change.
11. To conserve natural resources	-			The western sites are on Grade 2 agricultural land. Use of this land for development would have a negative impact on this objective.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	There are ponds and hedgerows on the sites which could be home to species and habitats. There is a BAP priority habitat on the western edge of site 81.
13. To conserve and enhance the historic environment	--	Short term	Permanent	Sites 60 and 62 make up the setting of Grade II listed Worlingham Manor and development of these sites would be harmful 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	+	Medium term	Permanent	Development of this scale will increase footfall in the town centre.
17. To encourage efficient patterns of movement in support of economic growth	+	Medium term	Permanent	Homes are within cycling distance of employment sites.
Potential Mitigation Measures	<p>A new primary school would be required or expansion off existing school(s) to meet educational requirements.</p> <p>Ponds and hedges should be surveyed and protective measures put in place. The BAP habitat should be protected and/or enhanced in order to protect biodiversity.</p> <p>Sensitive design and landscaping may reduce the harm to the setting of the listed building to a degree, but built development in its immediate setting will generate some harm which can not be mitigated.</p>			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				No mitigation for the loss of Grade 2 agricultural land has been identified.  Landscaping would help to integrate development in to its surroundings and avoid exposed edges in the landscape.

**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 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	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	n/a	n/a	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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	?	n/a	n/a	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.
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.

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	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 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	?	n/a	n/a	The development 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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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. The Settlement Fringe Study states that the area is considered to have a high sensitivity, high value and low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	There could be a risk of surface water flooding.
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 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	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			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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	?	n/a	n/a	The development will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.

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	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. The Settlement Fringe Study identified the area as having a high sensitivity, high value and low capacity.
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	There are ponds nearby which could be adversely affected by 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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: 12 – Low Meadows, Cucumber Lane, Weston

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Site within cycling distance of limited 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	-	Short term	Permanent	No GP surgery, primary school, pub or meeting place within cycling distance. No public transport links or footpath.
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	The local wastewater recycling centre could accommodate this site in isolation.
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.

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	Brownfield site, therefore preferable to other sites.
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 effects. Employment use to be relocated.
15. To enhance the rural economy	-	Short 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	None identified.			

#### 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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 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	0	n/a	n/a	The local wastewater recycling centre could accommodate this site in isolation.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	?	n/a	n/a	The northern part of the site is in a Conservation Area and adjacent to 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
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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 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	?	n/a	n/a	The development 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	-	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				would be difficult. The Settlement Fringe Study identifies the landscape as having moderate capacity to accommodate development. Development would intrude in to open countryside.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	There is a risk that parts of the site will suffer from surface water flooding.
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	No pedestrian access to Beccles or bus stops therefore development of the site will discourage walking. Limited employment sites within cycling distance.
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**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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 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	?	n/a	n/a	The development 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	-	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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				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 monitored. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and very low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	There is a risk of surface water flooding,
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	+	Short term	permanent	This is a mixed use proposal and there are other employment sites within walking and cycling distances, therefore it can help reduce commuting distances.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	n/a	n/a	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. The Landscape

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Character Assessment states that development should include planting and screening to minimise the effect of encroachment. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and moderate capacity.
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 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.

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 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
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	0	n/a	n/a	No effect.
9. To conserve and	-	Short	Permanent	The development would extend in

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and distinctiveness of landscapes and townscapes		term		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. The Settlement Fringe Study identified the area as having a low sensitivity, low value and high capacity.
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 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	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**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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.
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	?	n/a	n/a	The development will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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. The Settlement Fringe Study identified the area as having a low sensitivity, low value and high capacity.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 population	+	Short term	Permanent	2no. NEAPs and 1 LEAP within walking distance (500m) of site. 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	?	n/a	n/a	A development of this scale could generate air quality issues.
8. To maintain and improve water quality	0	n/a	n/a	The local wastewater recycling centre could accommodate this site in isolation.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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. The Settlement Fringe Study identified the area as having a low sensitivity, low value and high capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	There is a risk of surface water flooding on this site.
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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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	?	n/a	n/a	The development 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	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				countryside and avoiding exposed edges. The Settlement Fringe Study identified the area as having a low sensitivity, low value and high capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	There is a risk of surface water flooding in the area.
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 on the site could be harmful to the 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.
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**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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.
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	?	n/a	n/a	The development 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 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. The Settlement Fringe Study identified the area as having a low sensitivity, low value and high capacity.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	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	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Broadland landscape to the north. The proposed development would conflict with this aim. The Settlement Fringe Study identified this area as having a low sensitivity, low value and moderate capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The site is within flood risk zone 2.
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.
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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	?	n/a	n/a	The development 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	-	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 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. The Settlement Fringe Study identified the area as having a low sensitivity, low value and high capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium term	Permanent	There is some evidence showing the site is at risk of surface water flooding.
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	0	n/a	n/a	No effect.

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

**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.

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	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	?	n/a	n/a	The development 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	The local wastewater recycling centre could accommodate this site in isolation.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	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 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. The Settlement Fringe Study identified the area as having a low sensitivity, low value and high capacity.
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.

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	+	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.

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	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 Southern 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	?	n/a	n/a	The development 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 an irregular shape and protrudes in to open countryside. Part of the west of the site is 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Assessment states that exposed edges of the town should be avoided. The Settlement Fringe Study states that the area is considered to have a high sensitivity, high value and low capacity.
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.
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			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	?	n/a	n/a	The development 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	The site is not prominent in the landscape, but care is needed to avoid an exposed edge to the development as suggested by the Landscape Character Assessment. Good quality soft landscaping could

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	There is a risk of some surface water 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.
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 (mixed use)**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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 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	-	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.
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	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	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. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and moderate capacity.
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	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	Avoiding town centre uses on the site would reduce competition with the town centre. Improving pedestrian, cycle and public transport links			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				would improve accessibility but the prospects for this look poor.

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

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	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	?	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. 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. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and moderate capacity.
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	-	Short term	Permanent	Large employment sites are within walking and cycling distance.

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement in support of economic growth				However: there is no made footpath currently serving the site and the road is national speed limit. Pedestrian and cycle access is therefore poor. Any employment provided on the site would be extremely limited.
Potential Mitigation Measures	Cycling and foot paths would improve accessibility but the prospects for this appear to be poor. There is limited scope to incorporate buffers between residential development and the relief road and neighbouring industrial site given the restricted size of the site.			

#### 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	0	n/a	n/a	The local wastewater recycling centre could accommodate this site in isolation.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 be avoided. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and very low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	There is a potential risk of surface water flooding on the site.
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	The pond in the northwest corner should be surveyed and protection			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	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 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	?	n/a	n/a	The development will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.

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.	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 location. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and moderate capacity.
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	-	Short term	permanent	Employment sites are within walking and cycling distance.

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement in support of economic growth				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 population	-	Short 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 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	Accessible for most 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	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	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	Impacts on views from the Broads. Site makes up setting of the Broads. The area has a very low capacity for development, high value and low sensitivity according to the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Settlement Fringe Study. The Landscape Character Assessment suggests that development should conserve and enhance the natural wetland character of the Broads.
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	Use of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent.	No loss of designated site but potential impacts to existing boundary trees and hedgerows.
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	Providing housing in relatively sustainable location where there are employment opportunities.
Potential Mitigation Measures	None considered to be suitable.			

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

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				fields and other 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	Accessible for most 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	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	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 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, which would go against the suggestions of the Landscape Character Assessment. The Settlement Fringe Study indicates this area has high landscape value and makes up the setting of the Broads and therefore has a very low capacity to accommodate development.
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	Use of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	No loss of designated site but potential impacts to existing trees.

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance the historic environment	?	n/a	n/a	May be some potential for archaeology on 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	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 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	+	Short 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	+	Short 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.

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
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	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site is in agricultural use and open aspect to the countryside to the west. The Landscape Character Assessment states that development should include planting and screening to minimise the effect of encroachment. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and moderate capacity.
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	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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement in support of economic growth				
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.
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	?	n/a	n/a	The development 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	-	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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				The settlement edge is currently soft here and development would bring a harder edge, out of keeping with the LCA. The Landscape Character Assessment states that development should include planting and screening to minimise the effect of encroachment. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and moderate capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Parts of the site are at risk of surface water flooding.
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.
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 Option: 174**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	+	Short term	Permanent	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.
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. No footpath access.
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	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	The local wastewater recycling centre could accommodate this site in isolation.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site currently has buildings, some of them substantial. Open aspect to the countryside to the west; the site currently has a green undeveloped frontage facing west. The Landscape Character Assessment states that development should include planting and screening to minimise the effect of encroachment. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and moderate

Sustainability Objective	Effect	Timescale	Permanence	Comments
				capacity.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural resources	0	n/a	n/a	No effect.
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	-	Short term	Permanent	There is a locally listed building neighbouring the site to the south.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Development would result in the loss of the pallet/agricultural business. The pallet business could be relocated to the nearby industrial estate and the site is small for an agricultural business. Overall it is considered that the impact would not be significant.
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	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 Option: 175 Land to the north of Evergreens Garden Centre, Weston**

Sustainability Objective	Effect	Timescale	Permanence	Comments
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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 accessible by sustainable modes of transport. The proposed and existing employment uses 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 some employment.
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	0	n/a	n/a	The local wastewater recycling centre could accommodate this site in isolation.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	permanent	Settlement Fringe Study indicative capacity of landscape setting area: Moderate. Some projection in to countryside but buildings to the south, the road to the east and the railway line to the north and west provide some screening for the site. The Landscape Character Assessment advises that exposed

Sustainability Objective	Effect	Timescale	Permanence	Comments
				edges should be avoided and extension in to the landscape should be closely 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 are hedgerows on the site which may have 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	+	Short term	Permanent	The mixed use proposal includes commercial or light industrial uses which will create a limited no. of 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	0	n/a	n/a	No effect.
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. Hedgerows on the site should be surveyed and protective measures put in place as required.			

**Site Option: 176 Land to the west of the A145, Weston**

Sustainability Objective	Effect	Timescale	Permanence	Comments
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1. To improve the health and well-being of the population	-	Short Term	Permanent	The site has no footpath access to Beccles and the nearby road is national speed limit which will add extra dangers to cyclists.
2. To improve levels of education and skills in the population	+	Medium Term	Permanent	Employment development on this site may be able to provide training as well as retain skilled workers.
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.	+	Medium Term	Permanent	This site would provide jobs for the local area.
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	The development 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	This site will add to the already built up employment uses and so would be appropriate in regards to the current character. However, it does sit in a partially open area. This may go against what was suggested in the Landscape Character Assessment where exposed edges are to be avoided. The Settlement Fringe Study identified the area as moderate sensitivity, moderate value and moderate capacity.
10. To reduce contributions to climate change and mitigate the effects.	-?	Short Term	Permanent	This site could increase pollution from local traffic through increased commuting to the area. However, due to the concentration of employment uses, there could be potential to promote sustainable

				transport. The site is also a risk of surface water flooding.
11. To conserve natural resources	-	Short Term	Permanent	Development on this site would result in a loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	The site is bordered by trees and hedges that could provide habitats for wildlife and would be lost to development.
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	This site would provide jobs for the local population which would support the local economy.
15. To enhance the rural economy	+	Medium Term	Permanent	Development on this site would provide jobs 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 Term	Permanent	Development on this site would help concentrate employment in this area with the other employment uses, and so could help support sustainable transport options. However there are no cycle links or footpaths.
Potential Mitigation Measures				
The Sustainable Transport policy could help promote sustainable transport options. The Natural Environment policies will help ensure that any effects on the natural landscape and habitats are mitigated.				

**Site Option: 198 Chenery's Loke, Cucumber Lane, Weston**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Within cycling distance of services Within walking distance of a NEAP. No public transport nearby.

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	0	n/a	n/a	There is no footpath access to the site but cycle access is currently good for services and facilities. No public transport links. The proposed relief road may create a barrier, or it could benefit the site by providing nearby foot and cycle links. Overall a neutral impact.
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	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Settlement Fringe Study indicative capacity of landscape setting area is low. The site is relatively isolated and projects in to the countryside. It would be beyond the proposed southern relief road and even though there are some buildings nearby development would generate an intrusive appearance in the landscape. 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.	0	n/a	n/a	No effect.
11. To conserve natural	-	Short	Permanent	Development would result in the

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources		term		loss of a greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	There are hedgerows on the site which may have 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	0	n/a	n/a	No effect.
Potential Mitigation Measures	Landscaping may provide some mitigation but it is not considered that impact in the landscape could be fully mitigated.			

#### Site Option: 205 Old MJ Hales Scrapyard and Landloc, Cucumber Lane, Weston

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 near the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				site on Cucumber Lane. There is pedestrian access on the un-made Oak Lane. There is no footpath on Cucumber Lane which is a single width road – this is the only vehicular access.
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 needs.
7. To maintain air quality	?	n/a	n/a	The development 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 separated from the built up area of Beccles to the north and there is open countryside to the east, south and west. There are established trees and planting on the site. Existing views of the site are from Cucumber Lane and footpaths to the southwest. The Southern Relief Road will be constructed just 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. Nevertheless, development of this site on its own could generate an intrusive appearance. . The Landscape Character Assessment states that exposed edges of the town should be avoided. The Settlement Fringe Study states that the area has a high sensitivity, high value and low

Sustainability Objective	Effect	Timescale	Permanence	Comments
				capacity.
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	0	n/a	n/a	This site has formerly been used as a scrapyard.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	There are two ponds on the site which could be adversely affected by 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. Onsite ponds should be surveyed for protected species and/or retained along with protective measures.			

**Site Option: 207, Land to the west of Evergreens Garden Centre, Weston**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	No footpath access to the area and roads are not safe for cyclists as they are national speed limit.
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	Developing this site would provide jobs for the local population which would reduce deprivation levels.
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	The development 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	This site does sit in semi-open countryside facing out into a field. However, buildings surround the site and so developing the area would be in keeping with the current landscape. The Settlement Fringe Landscape Character Study identified the area as having a moderate sensitivity, moderate value and moderate capacity.
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	Developing this site would result in a loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	The loss of greenfield land on this site may also lead to the loss of habitats used by local wildlife.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic	+	Short term	Permanent	This site would provide jobs that will support the local economy.

growth				
15. To enhance the rural economy	+	Short term	Permanent	Development on this site would provide jobs for the local rural population.
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 employment uses that could be developed on this site would lead to increased traffic in the local area. However the concentration of employment uses could also promote the use of sustainable transport methods.
Potential Mitigation Measures	Hedgerow reinforcement and screening should be encouraged. Sympathetic design would ensure that there is a limited impact on the surrounding landscape.			

## Alternative 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 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/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	-	Long term	Permanent	The site is at high risk of flooding and development would create

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				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.
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	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 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	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 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 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.

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	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 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	+	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 farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies that the site is within a landscape area which has a high landscape sensitivity, a moderate value and a moderate capacity for new development. However, development of this land would not extend the built up area further south into open countryside than existing development to the east and permitted development to the west.
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 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	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	+	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
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.

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	?	n/a	n/a	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.
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	?	n/a	n/a	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	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 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 Option: 206 Land rear of Bungay High School

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 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	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	-	Long	Permanent	The site is within farmed plateau

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and distinctiveness of landscapes and townscapes		term		clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies that the site is within a landscape area which has low landscape sensitivity, a low value and a high capacity for new development. With the permitted industrial and housing development to the east, the development of this site will only have a small additional 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.
11. To conserve natural resources	-	Long 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	+	Long term	Permanent	Industrial development is permitted to the east of the site. Delivery of this development would create very close by employment opportunities. Other employment sites are within walking and cycling distance.
Potential Mitigation	Good landscaping could help mitigate the impact on the landscape and			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	setting of the listed building.			

#### Site Option: 209 Land south of Mountbatten Road, Bungay

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	The site has good accessibility to services and facilities in Bungay, including the 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	+	Long 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	-	Long term	Permanent	The site is within farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies that the site is within a landscape area which has low landscape sensitivity, a low value and a high capacity for new development. The development of the site would form an unnatural extension to the settlement if developed in isolation of the site 206 to the east.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	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	+	Long term	Permanent	Industrial development is permitted to the east of the site. Delivery of this development would create very close by employment opportunities. Other employment sites are within walking and cycling distance.
Potential Mitigation Measures	Sensitive landscaping will mitigate the impact on the landscape and the setting of the listed building. Surveying and protecting hedges, trees and ponds will mitigate harm to biodiversity.			

## Alternative 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 population	+	Short 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	+	Short 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.	+	Short term	Permanent	Employment development has the potential to reduce levels of deprivation.
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	?	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. The Settlement Fringe Landscape Sensitivity Study identifies the surrounding landscape as having moderate capacity for development as a result of its high sensitivity and moderate value.

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	This site is situated in an area of Grade 3 agricultural land and is partially within source protection zone 1.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	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	--?	Short term	Permanent	This site surrounds Archer's Cottage, which is Grade II listed, and could impact upon the building's setting. This site has not been subject to systematic archaeological investigation. An iron-age settlement has been excavated to the north and a Roman road leads north westwards to the northwest of the site. Design of any scheme on this site should include measures that enable preservation in situ. Proposals should be accompanied by a scheme for archaeological investigation of the site, which demonstrates the impact upon remains on the site and measures to manage that impact.
14. To achieve sustained and resilient economic growth	+	Medium 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	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	+	Short 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	+	Short 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	+	Short 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	+	Short 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Short 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.	-	Short/Medium 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	-	Short term	Permanent	Proposed development would be located in source protection zone 2.
12. To conserve and enhance biodiversity and geodiversity	-	Short 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	-	Short term	Permanent	Proposed development could harm views and setting of the Halesworth conservation area, particularly through the loss of trees along Saxons Way. This site has the potential for both early and Anglo Saxon remains. Development should be accompanied by archaeological investigation which identifies impacts on remains and measures to manage those impacts, including preservation in situ.
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	+	Short term	Permanent	Proposed development would be located within cycling and walking

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement in support of economic growth				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	-	Short term	Permanent	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	-	Short 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	+	Short term	Permanent	Proposed development has the potential to meet housing needs of the local 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	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 rural in character and could be harmed by future

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development.
10. To reduce contributions to climate change and mitigate the effects.	-	Short/Medium 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	-	Short 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	-	Short term	Permanent	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 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	+	Short term	Permanent	Development on this site will create some public open space; key services will be accessible by foot

Sustainability Objective	Effect	Timescale	Permanence	Comments
				and by bike.
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	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	No effect.
6. To meet the housing requirements of the whole community	+	Short 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	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 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. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development as a result of its high sensitivity and moderate value.
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	This is an allocation on greenfield land.
12. To conserve and enhance biodiversity and	-	Short term	Permanent	This is an overgrown site that might contain biodiversity habitats.

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				
13. To conserve and enhance the historic environment	-?	Short term	Permanent	Development on this site would obscure views towards Holton conservation area. There is strong potential for early settlement on this site. Development proposals should be accompanied by archaeological investigation which assesses impact upon archaeological remains and suggests measures to manage those impacts, including preservation in situ.
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	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	-	Short term	Permanent	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	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	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	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Proposed development has the potential to meet local housing requirements.
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	Proposed development would be highly visible from the west and north of the site. It may change the remote rural character of the site. The Settlement Fringe Landscape Sensitivity Study identifies this area as having moderate capacity for development because of its high sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium term	Permanent	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	-	Short term	Permanent	Proposed development would be located in an area of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	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	-?	Short term	Permanent	Proposed development may impact upon nearby cottages and farmhouse.
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	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	+	Short term	Permanent	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	No effect.
4. To improve access to key services and facilities	+	Short 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.	+	Short 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	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	?	n/a	n/a	Proposed development would be

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and distinctiveness of landscapes and townscapes				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. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development on account of its high landscape sensitivity and moderate landscape value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	-	Short 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	-	Short 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	-	Short term	Permanent	Halesworth airfield crosses part of the site. This site is located directly to the north of both Iron Age and Roman settlements. Development proposals should be accompanied by archaeological investigation identifies the impacts of development and suggests measures to manage those impacts. This includes measures for preservation in situ.
14. To achieve sustained and resilient economic growth	+	Medium term	Permanent	Employment development will help to underpin economic growth.
15. To enhance the rural economy	+	Medium term	Permanent	Employment development will help to underpin economic growth and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	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	+	Short 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	+	Short 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	+	Short term	Permanent	Proposed development has the potential to meet local housing 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	Proposed development could

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and distinctiveness of landscapes and townscapes		term		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.	-	Medium 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	Proposed development would be located within source protection zone 2.
12. To conserve and enhance biodiversity and geodiversity	-	Short 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	-	Short term	Permanent	Proposed development could harm views of Halesworth conservation area, including St. Mary's Church. There is potential for both early remains and remains of an Anglo Saxon settlement on this site. Development proposals should be accompanied by archaeological investigation which identifies the impacts of development and suggests a programme for managing those impacts.
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	Proposed development would be located within cycling and walking distance of local employment opportunities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	+	Short 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	+	Short 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	+	Short term	Permanent	Proposed development has the potential to meet local housing 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	Proposed development is located within the gap between Halesworth and Holton and is classified as tributary valley farmland. Care must therefore be taken to ensure that it does not harm the surrounding landscape. The Settlement Fringe

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Landscape Sensitivity Study identifies this area as having a moderate capacity for new development because of its high sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	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 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	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	+	Short 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	+	Short 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.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Proposed development has the potential to meet local housing 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	This site is in a prominent location but the impact of any future development would be lessened by the development currently taking place in the south east corner of the site. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for new development because of its high sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the	-	Medium term	Permanent	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	-	Short term	Permanent	Site is located within 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	+	Short term	Permanent	Proposed development would have access by bicycle or public transport 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	+	Short 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	+	Short 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.	+	Short 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	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	Proposed development would be located in an area of undulating land which slopes down towards the east. Development has the potential to significantly reduce views towards Holton and could harm local amenity. The Settlement Fringe Landscape sensitivity Study identifies this area as having a moderate capacity for development because of its high sensitivity and moderate landscape value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	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	-	Short term	Permanent	Proposed development could result in the loss of trees and hedges that run across the site.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Proposed development could harm the farmhouse located on the site. There are remains of Iron Age and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Roman settlement to the north and a Roman road to the north west. Development proposals should be accompanied by a programme of archaeological investigation which identifies the impacts of development and suggests measures to manage those impacts.
14. To achieve sustained and resilient economic growth	+	Medium term	Permanent	Proposed development could create jobs which would support economic growth.
15. To enhance the rural economy	+	Medium 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	+	Short 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	+	Short 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	+	Short 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	+	Short term	Permanent	Proposed development has the potential to meet housing 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	Proposed development could lead to coalescence between Halesworth and Holton along Holton Road. The site is fairly prominent but development would be screened by a plantation to the south. This is an area of rural river valley landscape. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	Proposed development would be situated within source protection zone 1 and Grade 3 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	-?	Short term	Permanent	Proposed development is located close to Holton conservation area and is opposite a number of historic buildings. There is potential for early settlement remains on this site. While there is no objection in principle to development on this site planning permission should require a programme of archaeological investigation.
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	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	+	Short 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	+	Short 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	+	Short 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 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	Proposed development would form an 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. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a low capacity because of its high sensitivity and value
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	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	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	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	+	Short 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	+	Short 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	+	Short term	Permanent	Proposed development has the potential to meet local housing 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	--	Short 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. The Settlement Fringe Landscape Sensitivity Assessment identifies this area as having a moderate capacity for development because of its high sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	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	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	Proposed development is located within cycling and walking distance of local employment opportunities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	+	Short 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	+	Short 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	+	Short term	Permanent	Proposed development has the potential to meet local 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	Proposed development located in an area of tributary valley farmland and rural river valley on a highly visible site. Development would be highly visible. The Settlement Fringe Landscape Sensitivity Assessment identifies this area as having a moderate capacity for development because of its high sensitivity and moderate value.
10. To reduce	-	Medium	Permanent	While this site is in cycling distance

Sustainability Objective	Effect	Timescale	Permanence	Comments
contributions to climate change and mitigate the effects.		term		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	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).
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	Proposed development is not likely to impact upon the historic environment. This site has the potential for remains of Anglo Saxon remains and possibly a cemetery. Development proposals should include a programme of investigation which should identify remains that the impacts of development. It should also suggest measures to manage those impacts.
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	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**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	-	Short term	Permanent	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.
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	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	+	Short 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 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	Proposed development would be highly visible from the south and west and could alter the remote character of the area. The Settlement Fringe Landscape Sensitivity Study identifies this area as having moderate capacity for development because of its high sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium term	Permanent	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	-	Short term	Permanent	Proposed development would be located in an area of Grade 3

Sustainability Objective	Effect	Timescale	Permanence	Comments
				agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Proposed development may impact upon nearby hedgerows.
13. To conserve and enhance the historic environment	-?	Short term	Permanent	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	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	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	+	Short 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	+	Short term	Permanent	Proposed development would be located within cycling and walking distance of key services and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	Proposed development could meet local housing 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	Proposed development is not in a designated area but does form a valley in an area of rolling countryside (an area of tributary valley farmland). The site is enclosed in the landscape which would reduce the effect of development. The Settlement Fringe Landscape Sensitivity Study identifies this area as having low capacity for development because of its high landscape sensitivity and value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	Proposed development would be located in an area of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short 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	-?	Short term	Permanent	There is potential for archaeological remains on this site and development proposals should be accompanied by a programme of

Sustainability Objective	Effect	Timescale	Permanence	Comments
				archaeological investigation. This should identify archaeological remains on the site, the potential impact of development and suggestions to manage impact. Mitigation measures should include preservation in situ where appropriate.
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	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	+	Short 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	+	Short term	Permanent	Proposed development would be located within 2 km cycling distance

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	+	Short term	Permanent	Proposed development has the potential to meet local housing 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	Proposed development would form an incursion into the open countryside and would be visible from the surrounding area. However it would be no more significant than neighbouring development on site 106 to the west. This is a greenfield site partly located within tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a low capacity for development because of its high landscape sensitivity and value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	-	Short 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	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	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	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Small scale development with a sensitive and appropriate design would mitigate landscape impact.			

### Site Option: 141 Site at the rear of 51 Old Station Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	The site located close to shops and services, reducing the need for car travel.
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 close to shops and facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site could provide a range of housing tenures.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and	0	n/a	n/a	No effect.

improve water quality				
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Short term	Permanent	Developing this site would create an incursion into the countryside. The Settlement Fringe study identified the area as having a high sensitivity, high value and low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short/Medium term	Permanent	The site is at risk of surface water flooding.
11. To conserve natural resources	-	Short term	Permanent	Development would result in the loss of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Development could lead to the loss of the surrounding hedgerows, which could be providing habitats for local wildlife.
13. To conserve and enhance the historic environment	-?	Short term	Permanent	There is some 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 sites location close to shops and services could help promote walking and cycling over car travel.
Potential Mitigation Measures	Planting and screening could help mitigate some of the effects on the landscape. Sensitive design could also mitigate some of these effects.			

**Site Option: 148, Holton Sawmill, Holton**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short 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	+	Short 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.	-	Short term	Permanent	Developing this site would result in the loss of employment land.
6. To meet the housing requirements of the whole community	+	Short 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 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	Proposed development would potentially impact upon the nearby conservation area. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a moderate capacity for development because of its high landscape sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	+	Short	Permanent	Development on this site would

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources		term		reuse vacant land that was previously used for employment and storage.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	This site is located directly adjacent to a county wildlife site and is close to a SSSI but it is unlikely that these would be affected by development.
13. To conserve and enhance the historic environment	-?	Short term	Permanent	This site is close to Holton conservation area and the village's historic core.
14. To achieve sustained and resilient economic growth	-	Short term	Permanent	Proposed development will result in the loss of an employment site.
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 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	+	Short 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	+	Short 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	+	Short term	Permanent	Proposed development could meet the housing needs of the local population
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	Proposed development would be located within the gap between Halesworth and Holton but would not be visible in the landscape. It is situated within tributary valley farmland. It would also impact upon views towards Holton. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	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	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	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	+	Short 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	+	Short 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	+	Short 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	+	Short term	Permanent	Proposed development has the potential to meet local housing 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	-	Short 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. Development of the entire site would form an incursion into the gap between Halesworth and Holton and would harm views towards Holton in the east but this would be contained by mature trees and hedgerows surrounding the site. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	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	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	+	Short term	Permanent	Proposed development is located within cycling and walking distance of local employment opportunities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
economic growth				
Potential Mitigation Measures	Proposed development should include tree planting and landscaping to mitigate any landscape impact.			

**Site Option: 153, Town Farm 3, Off Harrisons Lane, Halesworth**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short 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	+	Short 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	+	Short term	Permanent	Proposed development has the potential to meet local housing requirements
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	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. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development

Sustainability Objective	Effect	Timescale	Permanence	Comments
				because of its high landscape sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	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 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	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
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Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short 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	+	Short term	Permanent	Proposed development would be 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	+	Short term	Permanent	Proposed development could meet local housing 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	Proposed development would be shielded on all four sides by tall trees and dense vegetation. This would reduce the impact of development upon the landscape. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	Proposed development would be located in an area of Grade 3 agricultural land.
12. To conserve and	-	Short	Permanent	This site is not formally designated

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance biodiversity and geodiversity		term		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	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	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 Harrisons Lane, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short 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	+	Short term	Permanent	Proposed development would be located 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	+	Short term	Permanent	Proposed development has the potential to meet local housing 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 surrounded by tall trees which would screen in from the surrounding area. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	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	-	Short term	Permanent	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	-	Short term	Permanent	There may be some impact upon the setting of Halesworth cemetery. Location of this site means that there is potential for archaeological remains. There is no objection in principle to development on this site but proposals should be accompanied by a programme of archaeological investigation.
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	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	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	+	Short 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	+	Short 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.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development in this site would help to meet local housing 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	It is not known whether

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and distinctiveness of landscapes and townscapes		term		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. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	This site is located in an area of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	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	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	Development on this site would be located close to employment opportunities.
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	+	Short 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	+	Short 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	+	Short term	Permanent	Proposed development would meet local housing 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	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	-	Medium 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	-	Short term	Permanent	Proposed development on this site would be located within source protection zone 3.
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	There is a historic bridge on the east of the site on Bramfield Road. There is high potential for organic environmental and structural remains on this site and possibly remains on a bridge. Development proposals should be accompanied by a programme of archaeological investigation to identify remains and the impacts of development, as well as to suggest a programme of impact management. This should include preservation in situ where appropriate.
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	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**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	+	Short 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	+	Short 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 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	This site is in a prominent location overlooking the town to the south and east in an area of tributary valley farmland. Development on this site has the potential to impact the local townscape. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the	-	Medium term	Permanent	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 rate.
11. To conserve natural resources	-	Short 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	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	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
1. To improve the health and well-being of the population	+	Short 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	+	Short 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	+	Short term	Permanent	Development on this site would help to meet local 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	No effect.
10. To reduce contributions to climate change and mitigate the effects.	+	Medium 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	-	Short term	Permanent	Development on this site is located within source protection zone 2.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	This site is not formally designated but there are tall hedges along either side which could be a biodiversity habitat.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Development on this site would be located on the edge of the Halesworth conservation area. Insensitive development could harm the setting of historic buildings to the south. This site has high potential for archaeological remains because of its location on spur of land overlooking the river Blyth. The site is located on the edge of Anglo Saxon and medieval

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Halesworth. There is no objection to development on this site but proposals should be accompanied by a programme of archaeological investigation.
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	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	+	Short 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	+	Short term	Permanent	Development on this site would be in a location from where local shops and services could be accessed by bike or on foot.

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	Proposed development would help to meet local 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	Proposed development would be located in an area of tributary valley farmland on a site that is highly visible from the north. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	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	-	Short term	Permanent	This site is not formally designated but is overgrown and so may provide some biodiversity habitat.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Roman remains on the site indicate the presence of a significant structure. Pre-historic, Roman and Anglo Saxon remains discovered to the west of the site. Development proposals on this site should be accompanied by a programme of investigation which identifies archaeological remains, the impacts

Sustainability Objective	Effect	Timescale	Permanence	Comments
				of development and possible mitigation measures.
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	+	Medium term	Permanent	This site is located close to the town centre, therefore any new development would have the opportunity to enhance the vitality of the local town centre.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Development on this site would be located within walking and cycling distance of local employment sites.
Potential Mitigation Measures	Proposed development would form a visible incursion into the countryside but sensitive design and landscaping could mitigate impact.			

#### Site Option: 177, Southwold Road / Blyford (B1123) Holton

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 term	Permanent	Residential development on this site would not be located within walking distance of key services and facilities. The site is located on a fast, busy road with no cycle lanes or pavements.
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	Allocations of housing on this site would help to meet the housing needs of the 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	Development on this site would be poorly connected to existing settlements and would negatively impact upon an area of attractive countryside. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium term	Permanent	Development on this site is not located within walking distance of local services or open space. Although within cycling distance of services and open space the site is located on a fast, busy road.
11. To conserve natural resources	-	Short term	Permanent	Development on this site would result in the loss of vacant agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	The loss of mature trees and hedges surrounding this sit could 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	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	+	Short	Permanent	Employment opportunities are

efficient patterns of movement in support of economic growth		term		available within cycling distance and by public transport.
Potential Mitigation Measures	Retention of trees and hedges surround the site would help to mitigate landscape impact.			

**Site Option: 203, Land Adjacent Chediston Street, Halesworth.**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short 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	+	Short term	Permanent	Development on this site would be in a location from where local shops and services could be accessed by 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	+	Short term	Permanent	Proposed development would help to meet local 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	Proposed development would be located in an area of tributary valley farmland on a site that is highly visible from the north. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value.

10. To reduce contributions to climate change and mitigate the effects.	-	Medium 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	Development would take place on an area of Grade 2 agricultural land, with a small strip of Grade 3 land along the northern boundary. The site is also located within source protection zone 2, with the north east corner located within source protection zone 1.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	This site is not formally designated but is overgrown and so may contain biodiversity habitat.
13. To conserve and enhance the historic environment	-?	Short term	Permanent	Roman artefacts have been discovered on 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	+	Medium term	Permanent	This site is located close to the town centre, therefore any new development would have the opportunity to enhance the vitality of the local town centre.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Development on this site would be located within walking and cycling distance of local employment sites.
Potential Mitigation Measures	Proposed development would form a visible incursion into the countryside but sensitive design and landscaping could mitigate impact.			

## Alternative 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	+	Short 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	+	Short 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	+	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	Proposed housing could form a significant encroachment into the AONB and would be highly visible from the surrounding countryside. This area is identified by the Settlement Fringe Landscape Sensitivity Study as having a low capacity for development because of its low sensitivity and very high value.
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	The development will result in the loss of undeveloped 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	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	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	-	Short term	Permanent	Proposed development would have poor 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	-	Short 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	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Proposed housing could help to 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	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. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a low capacity for development because of its low sensitivity and very high value.
10. To reduce contributions to climate change and mitigate the effects.	--?	Long term	Permanent	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. Proposed development would not be well located for access to services and health facilities and on balance would be likely to increase emissions.
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	Permanent	The western half of this site is in an area of heathland.
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	0	n/a	n/a	No effect.
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	+	Short 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	+	Short term	Permanent	Proposed development will be within walking and cycling 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	+	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	--	Short term	Permanent	Proposed development would create an incursion into the AONB but this would be shielded by trees

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				surrounding the site. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a low capacity for development because of its low sensitivity and very high value.
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	Proposed development would result in the loss of undeveloped 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	-	Short term	Permanent	Development would lead to the loss of a caravan site, which provides tourist accommodation.
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	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	+	Short 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	+	Short 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.	+	Short term	Permanent	Employment development has the potential to reduce deprivation.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Proposed development has the potential to meet housing 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	Proposed development would form a major incursion into the AONB. It would be highly visible from the surrounding area. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a low capacity for development because of its low sensitivity and very high value.
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	Proposed development would result in the loss of undeveloped land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	There is a pond directly to the north of the site, which is also bisected by a hedgerow.

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	+	Long term	Permanent	Proposed business and office and storage distribution uses have the potential to provide local employment.
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	Proposed housing development will be located within cycling and walking distance of employment opportunities. Employment development will be adjacent to residential areas.
Potential Mitigation Measures	Proposed development would need to retain existing hedgerows and 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	+	Short 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	+	Short term	Permanent	Proposed housing will be located within cycling and walking distance of local shops and employment opportunities.

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	--	Short term	Permanent	Housing on this site would form a major encroachment into the AONB and an area of tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a low capacity for development because of its low sensitivity and very high value.
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 on this site would result in the loss of undeveloped 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	+	Short	Permanent	Local shops and services and

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement in support of economic growth		term		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	+	Short 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	+	Short 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	+	Short 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 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	Proposed development will form a significant encroachment into the AONB (with a classification of tributary valley farmland) and would be visible from the west. That said it is contained by existing development to the east and south.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				The Settlement Fringe Landscape Sensitivity Study identifies this area as having a low capacity for development because of its low sensitivity and very high value.
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 will result in a loss of undeveloped 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	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	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	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	+	Short 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	+	Short 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	+	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	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. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a low capacity for development because of its low sensitivity and very high value.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural resources	0	n/a	n/a	No effect.
12. To conserve and enhance biodiversity and	-	Short term	Permanent	Development is located adjacent to a county wildlife site and is

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				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	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	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	+	Short 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	+	Short term	Permanent	Proposed development would be located within walking distance of local shops and services. There is a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	+	Short term	Permanent	Proposed development has the potential to meet housing 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	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. The Settlement Fringe Landscape Sensitivity Study identifies this site as being on the edge of a landscape area with a low capacity for development because of its low sensitivity and very high value.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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	-	Short 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.

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	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 Option: 189, Land South of Wangford Road, Reydon

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short 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	+	Short 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	+	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	Housing on this site would form a major incursion into the AONB and tributary valley farmland. However developing only the southeast corner would considerably reduce landscape impact. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a low capacity for development because of its low sensitivity and very high value.
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 on this site would result in a loss of undeveloped 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 northern part of this site may contain archaeological material and there is a church to the north of 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	Local shops and services and employment opportunities are located within cycling and walking distance of proposed housing.
Potential Mitigation Measures	Low rise development in the southeast corner of the site will be less exposed in the landscape, particularly if it is of a low density, sensitive design.			

**Site Option: 202, Land North of Keen's Lane, Reydon**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	+	Short 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	+	Short 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	+	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	Development on this site would form an incursion into an area of tributary valley farmland in the AONB. However the site is well contained within the landscape and low rise, sensitive development is unlikely to have any significant impact. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a low capacity for development because of its low sensitivity and very high value.
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 on this site would lead to the loss of undeveloped land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	The southern edge of this site includes mature trees and hedgerows, which may include biodiversity value.
13. To conserve and enhance the historic environment	?	n/a	n/a	Development on this site could impact upon the setting of Grade II listed Gorse Lodge.
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	Local shops and services and employment opportunities are located within cycling and walking distance of proposed housing.
Potential Mitigation Measures	Low rise development will be less exposed in the landscape, particularly if it is of a low density, sensitive design. Development should also maintain trees and hedges.			

#### Site Option: 208, Broadside Park Farm, Reydon

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Proposed development would have good 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	+	Short term	Permanent	Proposed development would have good access to services, open space and 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	Proposed housing could help to meet local needs provided that the mix of types and tenures is appropriate for the local 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	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. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a low capacity for development because of its low sensitivity and very high value.
10. To reduce contributions to climate change and mitigate the effects.	--?	Long term	Permanent	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. Proposed development would not be well located for access to services and health facilities and on balance would be likely to increase emissions.
11. To conserve natural resources	-	Short term	Permanent	Development on this site would not result in the loss of undeveloped land
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	The northern half of this site clips the Pakefield to Easton Bavents SSSI and there is a County Wildlife Site Located to the south. The southern boundary of the site has tall trees and hedges, which may be of some 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	0	n/a	n/a	No effect.
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.			

## Alternative 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 Term	Permanent	Development would lead to a 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 Term	Permanent	Development would lead to a loss of allotments. There are limited community facilities located in the village. Footways are 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	Development has potential to deliver affordable housing.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site could 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	-	Short term	Permanent	The site is adjacent to existing residential properties, however is also located within the Conservation Area. It would likely create an exposed settlement edge. The Landscape Character Assessment has suggested that the peaceful rural landscape should be conserved through actions such as containment hedgerow planting. The Settlement Fringe Study

Sustainability Objective	Effect	Timescale	Permanence	Comments
				identified the landscape area as having a low sensitivity, high value and very low capacity.
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	The site is currently used as 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 term	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	0	Short term	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	+	Short term	n/a	The site has access to the railway station.
Potential Mitigation Measures	High quality urban design required to relate to surroundings. Replacement allotments required. Existing hedgerows and trees should be protected and enhanced where possible.			

#### 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	-	Short term	Permanent	Isolated site.

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	Isolated site.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site has potential for affordable housing.
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	-	Short term	Permanent	The site is made up of Farmed Plateau Clayland. Northern part of the site is well screened, whereas 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. The Landscape Character Assessment has suggested that hedgerow reinforcement and planting should take place to mitigate the effects of development. The Settlement Fringe Study identified the area as moderate sensitivity, moderate value and moderate capacity.
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	The development would result in the loss of undeveloped land and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	-	Short term	Permanent	The site would provide 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	-	Short term	Permanent	Isolated 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	Isolated site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could provide affordable housing.
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	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short 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. The Landscape Character Assessment has suggested that hedgerow reinforcement and planting should take place to mitigate the effects of development. The Settlement Fringe Study identified the area as moderate sensitivity, moderate value and moderate capacity.
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 lead to a loss 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	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	Site would provide 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: 15 Firs Garage, Church Road, Uggeshall Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Medium term	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	-	Medium term	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	+	Medium term	Permanent	The site will provide housing for the local area.
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	+?	Medium	Permanent	Site is adjacent to existing

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and distinctiveness of landscapes and townscapes		Term		properties and is currently occupied by a motor garage. Potential to create an exposed settlement edge along the southeast boundary. The Landscape Character Assessment has suggested that the enclosure landscape character should be maintained with the inclusion of hedgerow planting.
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 would lead to the use of a brownfield site and the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Medium term	Permanent	Hedgerows located around the periphery of the site could provide habitats which may be lost if the site is developed.
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	Development would lead to a loss of employment land.
15. To enhance the rural economy	-	Medium term	Permanent	Loss of employment associated with development. 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	-	Medium term	Permanent	Access will primarily be via private vehicle for all services and facilities. Limited bus service available. No employment centres located nearby.
Potential Mitigation	Contained within the wider landscape, planting would help integrate the			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	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	-	Short term	Permanent	No services or facilities nearby.
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 community facilities located 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	+	Short term	Permanent	Housing is proposed which will help to meet local 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 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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	Development would lead to a loss of Grade 3 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	--	Short term	Permanent	Site could have a 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	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	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 term	Permanent	Some services and facilities in the local area which will promote walking.
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	Some community facilities located in the village but these are limited. Footway provides a link to the primary school. Poor pedestrian and cycle access to surrounding areas.

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 will provide housing for the local area.
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	Inconsistent with the existing settlement pattern and development would create exposed settlement edges. The Landscape Character Assessment suggests planting native species would help integrate new development into the landscape area. The Settlement Fringe Study has identified the landscape area as having a moderate sensitivity, low value and low capacity.
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	Developing this site would lead to a loss of 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	Short term	Permanent	Blundeston church visible in the distance, therefore developing this site would impose upon the views of the church. There is the potential for archaeological finds on 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.

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	Poor connectivity for non private vehicle traffic.
Potential Mitigation Measures	Improve connectivity to Lowestoft. Existing hedgerows should be protected and enhanced where possible.			

#### Site Option: 25 – Hulver Street, Hulver

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	The site has poor access to 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 has limited access to most services and facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site has the potential to provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Site has the potential to provide a mix of housing.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site is used for agriculture and is flat and not too exposed. It is also located within the AONB.

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The site is at risk of surface water flooding.
11. To conserve natural resources	-	Short term	Permanent	Developing this site would lead to a loss of Grade 4 land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	No loss on designated site but potential impacts to trees and hedgerows.
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	This site would provide 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.				

#### Site Option: 27 Land off The Loke, Blundeston

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Facilities are located in the village.
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	+	Short term	Permanent	Facilities are located in the village.
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 provide housing for the local area.
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	High capacity for development but 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. The Landscape Character Assessment suggests planting native species would help integrate new development into the landscape area. The Settlement Fringe Study has identified the landscape area as having a moderate sensitivity, low value and low capacity.
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	Developing this site would lead to a loss of 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	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	No public transport and connections for pedestrians and cyclists are poor.
Potential Mitigation Measures	Planting to integrate the site into the surroundings. Consider with site 129. Improve connectivity to Lowestoft.			

**Site Option: 29 Land adjacent Millenium Green, Church Rd, Blundeston Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Some services and facilities in the village which are accessible by walking and cycling.
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	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site offers the potential to deliver affordable housing in a rural area.
6. To meet the housing requirements of the	+	Short term	Permanent	The site has the potential to deliver a variety of housing types and

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				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	+	Short term	Permanent	Site is consistent with the existing settlement pattern. Contained within the wider countryside. Has high capacity for development. The Landscape Character Assessment suggests planting native species would help integrate new development into the landscape area. The Settlement Fringe Study has identified the landscape area as having a moderate sensitivity, low value and low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The site is at risk of surface water flooding.
11. To conserve natural resources	--	Short term	Permanent	Developing this site would lead to the loss of Grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerow on site may provide habitats which may be lost if the site is developed.
13. To conserve and enhance the historic environment	--	Short term	Permanent	Grade I listed church located to the west and Grade II listed building to the south. Developing this site could impact on the setting for these buildings.
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	-	Short	Permanent	No public transport and

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement in support of economic growth		term		connections for pedestrians and cyclists are poor.
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 term	Permanent	Some services and facilities located in the village which are accessible by walking and cycling.
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	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could potentially provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Site could provide 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	--	Short term	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 but impact unlikely to be significant enough to materially harm the designation. The Settlement Fringe Landscape Character Study has identified the landscape area as having a moderate sensitivity, high value and very low capacity.
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	Developing this site would lead to a loss of Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Trees and hedgerows along part of the site boundary may provide habitats for local wildlife which may be lost if the site is developed.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Development could have an impact on nearby listed buildings.
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 public transport and connections for pedestrians and cyclists are poor.
Potential Mitigation Measures	Landscaping and planting required along the southern boundary of the site to help integrate it into the surroundings. Design to minimise impact			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				on listed buildings. Improve cycle connectivity to Reydon.

**Site Option: 31 – Land Adjacent to Little Priory, Church St, Wangford Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Some services and facilities are accessible by walking and cycling in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Some services and facilities are located in the village.
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	Size of the site indicates limited potential for a variety of housing, however housing will still be provided.
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 the built up area, adjacent to a historic church and located within the AONB. The Landscape Character Assessment suggests that the floodplain character should be conserved as should the mosaic of habitats.
10. To reduce contributions to climate	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				
11. To conserve natural resources	+	Short term	Permanent	Site is located on brownfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Trees and hedgerows along part of the site boundary could provide habitats for local wildlife which may be lost if the site is developed.
13. To conserve and enhance the historic environment	--	Short term	Permanent	Development could damage the setting of the church and listed buildings.
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	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. Improve cycle connections to Reydon. Existing hedgerows and trees should be protected and enhanced where possible.			

**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	+	Short term	Permanent	Some services and facilities accessible by walking and cycling in the village.
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	+	Short term	Permanent	Some services and 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 term	Permanent	Development of site should provide a mix of house types.
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 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 being lost. The Landscape Character Assessment suggests that the remote coastal character of the area should be preserved. The Settlement Fringe Study identified the landscape area as having a low sensitivity, low value and high capacity.
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	The site forms part of a brownfield site.
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	Development could affect the setting of the Pond Farmhouse

Sustainability Objective	Effect	Timescale	Permanence	Comments
environment				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	This site would provide housing in a sustainable location close to employment opportunities in Lowestoft but the connectivity is poor.
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. Improve connectivity to Lowestoft.			

**Site Option: 42 – Land at 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 term	Permanent	Some services and facilities located in the village which are accessible by walking and cycling.
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	Some services and facilities in the village.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could deliver affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site has the potential 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	+?	Short term	Permanent	Location of the site is consistent with the existing settlement pattern, however, it amounts to a significant extension of the village. The site is contained within the landscape by nearby tree lines. There is potential to improve quality and value of community facilities in the playing field area. The Landscape Character Assessment suggests planting native species would help integrate new development into the landscape area. The Settlement Fringe Study has identified the landscape area as having a moderate sensitivity, low value and low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The site is at risk of surface water flooding.
11. To conserve natural resources	--	Short Term	Permanent	Site is located on Grade 1 agricultural land which would be lost if it was developed.
12. To conserve and enhance biodiversity and geodiversity	0	Short term	Permanent	Hedgerow on site may provide habitats for local wildlife which may be lost if the site is developed.
13. To conserve and enhance the historic environment	-	Short term	Permanent	The site has the potential for archaeological finds.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	No public transport and connections for pedestrians and cyclists are poor.
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 term	Permanent	Some services and facilities in the village and the site includes a proposal for 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	+	Short term	Permanent	Some services and facilities located in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could deliver affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Site could provide a variety of housing types and tenures.
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	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	The site relates to existing residential development and is bound by the A146 to the south. However Swan Lane is a narrow road with limited a capacity for additional traffic. The Landscape Character Assessment has suggested that exposed settlement edges should be avoided. The Settlement Fringe Study identified the landscape area as having a low sensitivity, low value and high capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The site is at risk of surface water flooding.
11. To conserve natural resources	-	Short term	Permanent	Development would result in the loss of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows located along the site boundaries could provide habitats for local wildlife which may be lost if the site is developed.
13. To conserve and enhance the historic environment	-?	Short term	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	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	-	Short term	Permanent	Employment centres are Beccles and Lowestoft. Access will primarily be via private vehicle for all services

Sustainability Objective	Effect	Timescale	Permanence	Comments
economic growth				and facilities due to the limited bus service.
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 Land at the Former Garage, Somerleyton Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Some facilities accessible by walking and cycling in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site could provide housing that will help 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	+	Short term	Permanent	Located with in the built up area on a former garage site that is unattractive. Development could improve the appearance of this area. The Landscape Character Assessment has suggested that the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				peaceful rural landscape should be conserved through actions such as containment hedgerow planting. The Settlement Fringe Study identified the landscape area as having a low sensitivity, high value and very low capacity.
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	The site is located on a partially greenfield and partially brownfield site.
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	Located within the conservation area and listed buildings are within and around the site. Development could impact upon the setting of these areas.
14. To achieve sustained and resilient economic growth	-	Short term	Permanent	Development would lead to the loss of employment land.
15. To enhance the rural economy	-	Short term	Permanent	Development would lead to the loss of employment land.
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 good access to the train network.
Potential Mitigation Measures	Design to reflect Conservation Area. Contamination study required. Existing hedgerows should be protected and enhanced where possible.			

**Site Option: 48 – The Green, Barnby  
Housing and Open Space**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	+	Short term	Permanent	There is a limited number of community facilities available in the village. The site includes a proposal for new 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	+	Short term	Permanent	Limited community facilities available in the village with no provision for pedestrians or cyclists.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Site could provide 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	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	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. The Landscape Character Assessment has suggested that exposed settlement edges should be avoided. The Settlement Fringe Study identified the landscape area as having a low sensitivity, low value and high

Sustainability Objective	Effect	Timescale	Permanence	Comments
				capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The site is in flood risk zones 2 and 3.
11. To conserve natural resources	-	Short term	Permanent	Development would result in the loss of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows are located along the site boundaries and a ditch traverses the site. A variety of habitats are located north of the site.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Church is visible in the background. Development would likely impact upon the views of this 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	Limited bus service available in the area. Most travel would likely be via car.
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 – Land at The Homestead, Lound Rd, Blundeston Housing and Open Space**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	+	Short term	Permanent	Site could include the development of open space. Some services and

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				facilities are accessible by walking and cycling.
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	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Potential to deliver a limited amount of affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential 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	-?	Short term	Permanent	Located and contained within the built up area. Site contains disused greenhouses and a paddock which would be lost to development. The Landscape Character Assessment suggests planting native species would help integrate new development into the landscape area. The Settlement Fringe Study has identified the landscape area as having a moderate sensitivity, low value and low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The site is at risk of surface water flooding.
11. To conserve natural resources	--	Short term	Permanent	Located within the built up area. Site contains disused greenhouses and a paddock. Development would result in the loss of Grade 1 agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerow on site could provide habitats for wildlife which may be lost if the site is developed.
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	No public transport and connections for pedestrians and cyclists are poor.
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. Improve connectivity to Lowestoft. Existing hedgerows and trees should be protected and enhanced where possible. A proposal should provide a pedestrian connection to the Public Right of Way south of the site.			

**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 term	Permanent	No local facilities within walking or 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
anti-social behaviour				
4. To improve access to key services and facilities	0	Short term	Permanent	No community facilities located nearby, although train station is just 60m 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 enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	Site relates to existing settlement form and is unlikely to increase the sense of human influence in the wider countryside. The Landscape Character Assessment suggested that hedgerow reinforcement and planting should take place in the area.
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 undeveloped 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	Site located near railway line with hourly service on a slow train line. Primary access to the site will be via private vehicle.
Potential Mitigation Measures				
The design of the scheme should be set within the landscape using screening and reflecting local character. Existing hedgerows should be protected and enhanced where possible.				

**Site Option: 57 – Land Between The Street and A146, 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 term	Permanent	Some services and facilities in the village as well as some proposed 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	+	Short term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Site could provide a variety of housing types and tenures.

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	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	Short term	Permanent	Located with a Tributary Valley Farmland landscape character area. The Landscape Character Assessment has suggested that exposed settlement edges should be avoided. The Settlement Fringe Study identified the landscape area as having a low sensitivity, low value and high capacity.
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 Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows located along the site boundaries could provide habitats for local wildlife which may be lost if the site is developed.
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	Holiday accommodation could support the local area.
15. To enhance the rural economy	+	Short term	Permanent	Holiday accommodation could support the local 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 term	Permanent	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 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 population	-	Short term	Permanent	No services or facilities available in the local area. Access to facilities will rely heavily on car travel.
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 services or facilities 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 term	Permanent	Proposed development has the potential to meet local housing 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	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 the flat agricultural landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The site is at risk of surface water flooding.
11. To conserve natural resources	-	Short term	Permanent	Proposed development would result in the loss of Grade 3b 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	-	Short term	Permanent	Site contains Sotherton Moore, an area of common land enclosed in 1802. Development in this site would impact upon the setting of this 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	-	Short term	Permanent	The site has poor access for sustainable transport methods.
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	Limited services and facilities in local area. Access to these services will likely rely on car transport.
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	Few services and facilities located in the village and connectivity to

Sustainability Objective	Effect	Timescale	Permanence	Comments
				others is limited.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could 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. The Landscape Character Assessment suggested that hedgerow reinforcement and planting should take place in the area.
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	Developing this site would result in the loss of undeveloped 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	Limited bus service available.
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 – Land East of Flixton Rd, Blundeston  
Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Some services and facilities in the village which are accessible by walking or cycling.
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	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Potential to deliver affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Located between a residential area and a nursery a development will likely create an exposed settlement edge and be detrimental to the rural character of this area. The Landscape Character Assessment suggests planting native species would help integrate new development into the landscape area. The Settlement Fringe Study has identified the landscape area as having a moderate sensitivity, low value and low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The site is at risk of surface water flooding.
11. To conserve natural resources	--	Short term	Permanent	Site is made up of Grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows and trees around the boundary of the site could provide habitats for local wildlife which may be lost if the site is developed.
13. To conserve and enhance the historic environment	--	Short term	Permanent	Grade I listed Church located to the southeast of the site. Development would potentially have an 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.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	No public transport and connections for pedestrians and cyclists are poor.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 would help to integrate the site into the 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	Limited services and facilities in local area. Access to these services will likely rely on car transport.
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	Few services and 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 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 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. The Landscape Character Assessment suggested that hedgerow reinforcement and planting should take place in the area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows on the site boundary could provide habitats for local wildlife and may be lost if the site is developed.
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 public transport and connections for pedestrians and cyclists are poor.
Potential Mitigation Measures	Retention of trees, hedgerows and the pond would mitigate harm to biodiversity. An ecology study may be required to identify biodiversity value associated with the pond.			

**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	-	Short term	Permanent	No services or facilities available in the local area. Access to these services will likely rely on car transport.

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	No services or facilities in the local area.
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	Proposed development has the potential to meet local housing 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	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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short 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	No effect.
13. To conserve and enhance the historic environment	-	Short term	Permanent	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 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	No public transport links in the local area. Residents will likely have to rely on car transport.
Potential Mitigation Measures	Proposed development would take place on a greenfield site, which would make mitigation measures difficult.			

**Site Option: 67 – Land west of Chatten Close, Wrentham  
Housing and open space**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Some services and facilities in the village which are accessible by walking or cycling.
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	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Site could provide 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+?	Short term	Permanent	The site sits on a raised plateau, however the site is adjacent to existing properties and could be integrated into the wider surroundings. The Settlement Fringe Study identified the landscape area as having a moderate sensitivity, moderate value and moderate capacity.
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 Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerow located along the southern boundary could provide habitats for local wildlife that may be lost if the area id developed. .
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 bus service and connections for pedestrians and cyclists are poor.
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. Improve connectivity for cyclists to Reydon to access employment.			

**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	+	Short term	Permanent	Open space would be provided to compensate for the loss of the playing field. Greater over looking could encourage greater use and investment.
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	+	Short term	Permanent	Increased over looking could increase natural surveillance of site.
4. To improve access to key services and facilities	+	Short term	Permanent	Some services and 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 term	Permanent	Potential to provide a mix of housing types.
7. To maintain air quality	0	n/a	n/a	No significant 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. The Landscape Character Assessment suggested that hedgerow reinforcement and planting should take place in the area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	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	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 public transport and connections for pedestrians and cyclists are poor.
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 Chartres Piece, Willingham (housing)**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Open space and equipped play space available in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Few services and 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 term	Permanent	Potential to provide a mix of housing types.
7. To maintain air quality	0	n/a	n/a	No significant 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	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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	Developing this site would lead to a loss of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows and an adjacent pond 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	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 public transport and connections for pedestrians and cyclists are poor.
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. The site would need to be considered with site 134 to ensure access.			

#### 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	-	Short 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 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 accessible services or facilities nearby.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Development of site could provide affordable housing and a care home.
6. To meet the housing requirements of the	+	Short term	Permanent	Development of site could provide a mix of house types and a care home

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				to meet the needs of different people in the area.
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	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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	Developing this site would result in the loss of Grade 4 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short 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.
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	Development would be in an inaccessible location.
Potential Mitigation Measures	None identified.			

**Site Option: 71 – Land North of Hulver Street, Henstead**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	-	Short term	Permanent	No services or facilities available in the local area. Access to these services would likely have to rely on car transport.
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	-	Short term	Permanent	No services or facilities available in the local area.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site is vacant grazing land that slopes away into open countryside and will have a negative visual impact in the wider landscape. The site is also located within the AONB.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural resources	0	Short term	Permanent	Developing this site would result in the loss of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent.	No loss of designated site but potential impacts to trees and hedgerows.

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	Developing this site would provide 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 – Land North of Morton Peto Close, Somerleyton Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	Proposed loss of open space and 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 term	Permanent	Development would lead to a loss of open space. Limited services and facilities located in the village.

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 will provide housing for the local area.
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	Proposed loss of open space with likely detrimental effects to residential amenity and biodiversity. Located within the built up area. The Landscape Character Assessment has suggested that the peaceful rural landscape should be conserved through actions such as containment hedgerow planting. The Settlement Fringe Study identified the landscape area as having a low sensitivity, high value and very low capacity.
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	Site is currently used as a public open space and is made up of Grade 2/3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Loss of shrubs and mature trees which could provide habitats for local wildlife.
13. To conserve and enhance the historic environment	--	Short Term	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	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 has access to the train network.
Potential Mitigation Measures	Quality design could help mitigate the effects on historic buildings and the surrounding open area. Existing trees should be protected and enhanced where possible.			

#### 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	+	Short term	Permanent	Some services accessible via walking or cycling from the site.
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	+	Short term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short 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. Located within a Tributary Valley Farmland landscape area. The Landscape Character Assessment has suggested that the small scale wetland landscape should be preserved.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The site is at risk of surface water flooding.
11. To conserve natural resources	--	Short term	Permanent	Development would result in the loss of Grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent.	No loss on designated site but potential impacts to hedgerows which could provide habitats.
13. To conserve and enhance the historic environment	-?	Short term	Permanent	Potential impacts for the historic settlement core of Lound.
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	No public transport and connections for pedestrians and cyclists are poor.
Potential Mitigation Measures	Sympathetic design and planting could mitigate some of the negative effects of this site.			

**Site Option: 79 – Land off Blocka Road, Ashby Dell**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	-	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 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	Inaccessible for most services and facilities. Developments would likely rely on car 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	+	Short term	Permanent	The site will provide housing for the local area.
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 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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	Developing this site would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	No loss of designated site but potential impacts to woodland/hedgerows.
13. To conserve and enhance the historic	-	Short term	Permanent	Potential impacts for the setting of adjacent Grade II listed buildings.

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 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	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 setting of the site.			

**Site Option: 83 – Land off 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	+	Short term	Permanent	Some services and facilities in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Some services and facilities in the village.
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 but small site likely to have limited scope for providing a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	-	Short term	Permanent	Southern part of the site slopes downwards reducing potential impact on the landscape. Development towards the northern part of the site could create an exposed settlement edge. The Landscape Character Assessment has suggested that exposed settlement edges should be avoided. The Settlement Fringe Study identified the landscape area as having a moderate sensitivity, moderate value and very low capacity.
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 paddock made up of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	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	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	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	-	Short term	Permanent	Limited public transport connections in the local area.
Potential Mitigation Measures	Planting along the north boundary to integrate the site into the 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	+	Short term	Permanent	Some services and facilities in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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 will result in loss of a greenfield site and an area of open space/trees. The Landscape Character Assessment suggested that the remote coastal character of

Sustainability Objective	Effect	Timescale	Permanence	Comments
				the area should be preserved. The Settlement Fringe Study identified the landscape area as having a low sensitivity, low value and high capacity.
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 lead to the loss of a greenfield site, ungraded agricultural land plus an area of protected trees.
12. To conserve and enhance biodiversity and geodiversity	-	Short 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 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	Regular bus service but connections for pedestrians and cyclists are poor.
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. Improve connectivity to Lowestoft.			

**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	+	Short 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 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	Inaccessible for most services and facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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 in agricultural use and is very exposed in the open countryside and will have a negative visual impact in the wider landscape. Located within a Tributary Valley Farmland character area. The Landscape Character Assessment suggests maintaining hedgerows and other habitat links in the area.
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	Developing this site would lead to a loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	No loss on designated site but potential impacts to trees and hedgerows.
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	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 term	Permanent	Some services and facilities in the village which are accessible by walking and cycling.
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	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+?	Short term	Permanent	The site relates to existing residential development. Site is contained 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). The Landscape Character Assessment has suggested that exposed settlement edges should be avoided. The Settlement Fringe Study identified the landscape area as having a moderate sensitivity, moderate value and very low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Parts of the site are at risk of surface water flooding.
11. To conserve natural resources	--	Short term	Permanent	Development will result in the loss of a paddock made up of Grade 2 agricultural land within the built up area.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	Hedgerows located along the site boundaries and a ditch traversing the site. There is a potential impact on a pond adjacent to the west boundary.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 bus service available in the local area.
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	-	Short term	Permanent	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	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	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.

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	+?	Short term	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. The Landscape Character Assessment has suggested that the enclosed hedgerows seen in the area should be maintained.
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	Developing the site would lead to a loss of a paddock made up of Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows around the perimeter of the site and a pond located adjacent the site boundary to the west may provide habitats for local wildlife that would be lost to 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	-	Short term	Permanent	Limited public transport and connections for pedestrians and

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement in support of economic growth				cyclists are poor.
Potential Mitigation Measures	Improve connectivity with Lowestoft. Planting and screening could help mitigate some of the effects on biodiversity.			

**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 term	Permanent	Few services and facilities located in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Few services and facilities located in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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 opposite existing dwellings in the open countryside and potentially will create an exposed settlement edge. The Landscape Character Assessment has suggested that the hedgerows that create the enclosed landscape character should be maintained.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	Site is located on 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	-	Short term	Permanent	Primary access to the site will be via private vehicle. Access to nearby facilities is restricted by the A144. However a local bus service is 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. Provision of a new equipped play space should be considered.			

**Site Option: 93 - Land on the south side of Southwold Road, Brampton (2)  
Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
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Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Few services and facilities located in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Few services and facilities located in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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 opposite existing dwellings in the open countryside and potentially will create an exposed settlement edge. The Landscape Character Assessment has suggested that the hedgerows that create the enclosed landscape character should be maintained.
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	Site is located on a paddock made up 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	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	A local bus service is 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. Consideration should be made for a new equipped play space. This site should only be considered in conjunction with site 92.			

#### 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	+	Short term	Permanent	Open space and an equipped play space available in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Few services and facilities located in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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 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 according to the Landscape Character Assessment.
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	Developing this site would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Trees located in the corner of the site could provide habitats.
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 town centres are located nearby.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Limited bus service available. Primary access would be private vehicle.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures				Landscaping and planting required along southern boundary. Existing hedgerows and trees should be protected and enhanced where possible.

**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	-	Short term	Permanent	Site is isolated with no footways or cycle 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	n/a	No effect.
4. To improve access to key services and facilities	-	Short term	Permanent	Site has limited 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	The site will provide housing for the local area.
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 opposite existing dwellings in the open countryside. It is also contained within the wider landscape. The Landscape Character Assessment has suggested that the hedgerows that create the enclosed landscape character should be maintained.
10. To reduce contributions to climate	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				
11. To conserve natural resources	-	Short term	Permanent	Site is located on a paddock made up of Grade 4 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	-	Short term	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	-	Short term	Permanent	Site is isolated and has no provision for pedestrians or cyclists.
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	-	Short term	Permanent	Site has limited 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	The site will provide housing for the local area.
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 opposite existing dwellings in the open countryside. Site is located on a raised area of land and would be exposed. The Landscape Character Assessment has suggested that the hedgerows that create the enclosed landscape character should be maintained.
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	Site is located on 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	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	-	Short term	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 term	Permanent	Open space and equipped play space available in 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	n/a	No effect.
4. To improve access to key services and facilities	-	Short term	Permanent	Limited services and facilities located in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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	-	Short term	Permanent	Adjacent to existing residential properties but not consistent with existing settlement form. Likely to create exposed settlement edge,

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				however it is contained within the wider landscape. The Landscape Character Assessment has suggested that the enclosed hedgerow character of the area should be maintained. The Settlement Fringe Study identified the landscape area as having a low sensitivity, high value and very low capacity.
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	Site is made up of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	No features of note on site but is adjacent to a woodland which could be impacted by development.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Archaeological potential
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	Site has access to the train network.
Potential Mitigation Measures				

**Site Option: 100, Land south of 1-4 North End, All Saints South Elmham**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	-	Short term	Permanent	No services or facilities available. Access to services will likely rely on car transport.
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	Limited services and facilities located in the local area.
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 provide housing for the local area.
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	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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short 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	No effect.
13. To conserve and enhance the historic	-	Short term	Permanent	Development could impact the settings of local listed buildings.

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	No public transport links.
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	-	Short term	Permanent	Loss 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	-	Short term	Permanent	No services and facilities located in the village and no footways to Willingham St Mary.
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 provide housing for the local area.
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	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Partly enclosed by existing development but exposed to open farmland beyond and would result in the openness of the site being lost. The Landscape Character Assessment has suggested that the hedgerows that create the enclosed landscape character should be maintained.
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	Developing this site would result in a 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	This site will provide housing in an inaccessible location.
Potential Mitigation Measures	Replacement open space. Existing hedgerows and trees should be protected and enhanced where possible.			

**Site Option: 104, Land south of The Street, Wissett**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	+	Short term	Permanent	Few services and facilities located in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short 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	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	-?	Short term	Permanent	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	--	Short term	Permanent	Proposed development would be located in an attractive area of tributary valley farmland. The site is also located within Wissett conservation area. The Landscape Character Assessment suggests that new development should reinforce the wetland character of the area and should not introduce new elements that could further urbanise the area. The Settlement Fringe Study identified the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				landscape area as having a high sensitivity, high value and low capacity.
10. To reduce contributions to climate change and mitigate the effects.	--	Short term	Permanent	Proposed development would be located in flood zone 2 and would also be highly vulnerable to surface water flooding.
11. To conserve natural resources	-	Short 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	-	Short term	Permanent	Proposed development would be located on a site with a dense copse 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	--	Short 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	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	No public transport and connections for pedestrians and cyclists are poor.
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			

Sustainability Objective	Effect	Timescale	Permanence	Comments
	overcome. Existing hedgerows and trees should be protected and enhanced where possible.			

**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 population	+	Short 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 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	Variety of accessible local services and facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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 has no distinctive landscape quality apart from some boundary hedgerows. Open greenfield site will be lost. The Landscape Character Assessment suggests that the remote coastal character of the area should be preserved. The Settlement Fringe Study identified the landscape area as having a low sensitivity, low value and high capacity.
10. To reduce	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
contributions to climate change and mitigate the effects.				
11. To conserve natural resources	-	Short term	Permanent	Developing this site would lead to a loss of greenfield site
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	Not a designated site. Hedgerow is potential habitat.
13. To conserve and enhance the historic environment	-	Short 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.
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	Good bus service but connections for pedestrians and cyclists are poor.
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. Improved pedestrian and cycling connectivity to Lowestoft is required.			

#### 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	-	Short term	Permanent	No services or facilities available in the local area.

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	Accessible services and facilities in Kessingland but not in local area Should provide additional open space as part of development. No footways or cycle routes available.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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	Open greenfield site would be lost to a relatively large scale development affecting the character of the village. Located within a Tributary Valley Farmland landscape character area and the AONB. The Landscape Character Assessment states that the main objective in this area should be to conserve the wetland, woodland and hedgerow character.
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	Developing this site would lead to a loss of Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Not a designated site. Overgrown and unused for some time and so has some potential to provide habitat.

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	Rural location with poor access to public transport.
Potential Mitigation Measures				
Improved access to Kessingland and the wider area by public transport. Screening and planting could also help integrate this site into the surrounding landscape.				

#### 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 term	Permanent	No services or facilities available. Car transport will be needed to access these services elsewhere.
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 services or facilities available.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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 adjacent to existing properties and could be integrated into the wider surroundings. Potential exposed settlement edge along east boundary. The Landscape Character Assessment has suggested that the enclosure landscape character should be maintained with the inclusion of hedgerow planting.
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 will result in the loss of Grade 2/3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows located around the periphery of the site could provide habitats for local 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	-	Short term	Permanent	Limited public transport in the local area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
economic growth				
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	+	Short term	Permanent	Some services and facilities in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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 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. The Landscape Character Assessment has suggested that the small scale wetland character of the area should be maintained. The Settlement Fringe Study identified the landscape area as having a low

Sustainability Objective	Effect	Timescale	Permanence	Comments
				sensitivity, low value and high capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Some small areas at risk of surface water flooding.
11. To conserve natural resources	-	Short term	Permanent	Developing this site would lead to a loss of Grade 3a 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	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 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	Developing this site will provide housing close to Corton where there is access to tourism employment opportunities and public transport is available.
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	+	Short term	Permanent	Some services and facilities in the village.

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	Some services and facilities in the village.
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 provide housing for the local area.
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 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. The Landscape Character Assessment suggested that hedgerow planting should take place in the area to prevent a hard settlement edge. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and a very low capacity.
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	Developing this site will result in a loss of greenfield land.
12. To conserve and enhance biodiversity and	-	Short term	Permanent	Overgrown and unused for some time. Has some potential to provide

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				habitat.
13. To conserve and enhance the historic environment	--	Short term	Permanent	Would affect setting of Grade I 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	Providing housing in sustainable location but not close to employment opportunities. Good bus links to employment areas.
Potential Mitigation Measures	Design and layout of any new development needs to take account of the 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 term	Permanent	Some services and facilities in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Some services and facilities in the village.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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 a natural extension to the existing built up area and is well contained within the landscape. The Settlement Fringe Study identified the landscape area as having a moderate sensitivity, moderate value and moderate capacity.
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	Site is located on a paddock made up of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Trees on the site may provide habitats for local 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement in support of economic growth				
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. Existing hedgerows and trees should be protected and enhanced where possible.			

### Site Option: 123 - Lock's Road Westhall

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Located adjacent to 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	+	Short term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide 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	-?	Short	Permanent	The local wastewater recycling

Sustainability Objective	Effect	Timescale	Permanence	Comments
improve water quality		term		centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Short term	Permanent	Site is adjacent existing settlement edge with development on two sides. The site is well contained within the landscape. The Landscape Character Assessment suggested that hedgerow reinforcement and planting should take place in the area.
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 will result in the loss of undeveloped 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	Primary access to the site will be via private vehicle. Limited bus service available.
Potential Mitigation	Planting and landscaping to soften a potential exposed settlement edge			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures				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	+	Short 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	+	Short 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	The site will provide 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	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 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. The Landscape Character Assessment suggested that hedgerow planting should take

Sustainability Objective	Effect	Timescale	Permanence	Comments
				place in the area to prevent a hard settlement edge. The Settlement Fringe Study identified the area as having a moderate sensitivity, moderate value and a very low capacity.
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 involve the use of brownfield 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	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 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	Providing housing in sustainable location but not close to employment opportunities. Good bus links to employment areas but cycle and pedestrian routes are poor.
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. Improve connectivity between Kessingland and South Lowestoft.			

**Site Option: 127 - Mill Farm Field, Somerleyton**

<b>Sustainability Objective</b>	<b>Effect</b>	<b>Timescale</b>	<b>Permanence</b>	<b>Comments</b>
1. To improve the health and well-being of the population	+	Short term	Permanent	Some services and facilities in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short Term	Permanent	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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	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. The Landscape Character Assessment has suggested that the enclosed hedgerow character of the area should be maintained. The Settlement Fringe Study identified the landscape area as having a low sensitivity, high value and very low capacity.
10. To reduce contributions to climate change and mitigate the	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
effects.				
11. To conserve natural resources	-	Short term	Permanent	Developing this site would lead to a 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	-	Short term	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	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 access to the train network.
Potential Mitigation Measures	Quality urban design required to relate to surroundings. Amenity green space and landscaping should be provided at the northern part of the site to reflect the existing character and protect the Conservation Area and setting of listed buildings. Existing hedgerows should be protected and enhanced where possible.			

**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 term	Permanent	Some services and facilities in the village which are accessible by walking or cycling.
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	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Potential to provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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 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. The Landscape Character Assessment has suggested that the peaceful rural landscape should be conserved through actions such as containment hedgerow planting. The Settlement Fringe Study identified the landscape area as having a low sensitivity, high value and very low capacity.
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	Developing this site would result in a loss of Grade 2 agricultural land.
12. To conserve and enhance biodiversity and	-	Short term	Permanent	Hedgerows and a pond located on site which may provide habitats.

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				
13. To conserve and enhance the historic environment	-	Short term	Permanent	Located within the Conservation Area. Several listed buildings on 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	This site has access to the train network.
Potential Mitigation Measures	Quality urban design required to relate to surroundings. Heritage Asset study. Ecology study.			

**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 term	Permanent	Some services and facilities in the village which are accessible by walking or cycling.
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	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site could provide affordable housing in a rural area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	Potential to provide a mix of housing types.
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 a settled farmland character area. The site is bound on two sides by residential development and contained within the wider landscape. Development would be consistent with the existing settlement structure. The Landscape Character Assessment suggests planting native species would help integrate new development into the landscape area. The Settlement Fringe Study has identified the landscape area as having a moderate sensitivity, low value and low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Small pockets of surface water flood risk found on site.
11. To conserve natural resources	--	Short term	Permanent	Site is made up of Grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows, shrubs and trees located on the site which may provide habitats for local 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.

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	No public transport and connections for pedestrians and cyclists are poor.
Potential Mitigation Measures	Planting and landscaping to integrate the site into the surroundings. Consider with site 27. Improve connectivity with Lowestoft.			

#### Site Option: 130, Old Rectory Poultry Unit, Benacre Road, Hulver

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	No services or facilities available in the local area. Access to these services will likely rely on car transport.
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 services or facilities available.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of	-	Short term	Permanent	Proposed development would form a significant extension to the village and would be highly visible to the

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	Proposed development would result in a 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	-?	Short term	Permanent	Bronze age archaeological finds have been found in neighbouring fields. .
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	No public transport and connections for pedestrians and cyclists are poor.
Potential Mitigation Measures	Proposed development would need to be sympathetically designed and landscaping would be required.			

**Site Option: 131 - Orchard Farm Rear Field, New Road, Barnby**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Some services and facilities in the village.

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	Some services and facilities in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site could provide a mix of housing in a rural area.
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	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. The Landscape Character Assessment has suggested that exposed settlement edges should be avoided. The Settlement Fringe Study identified this landscape area as having a low sensitivity, moderate value and high capacity.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural	--	Short	Permanent	Development would result in the

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources		term		loss of a paddock made up of Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows located along the site boundaries could provide habitats that could be lost to 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	Limited bus service available in the local area.
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 term	Permanent	Some services and facilities in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Some services and facilities in the village.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	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. The Landscape Character Assessment has suggested that exposed settlement edges should be avoided. The Settlement Fringe Study identified this landscape area as having a low sensitivity, moderate value and high capacity.
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	Developing this site would result in the loss of a paddock made up of Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows located along the site boundaries.
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	Limited bus service available in the local area.
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 would lead to a loss 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	+	Short term	Permanent	Some services located in the local area.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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	The open space is an attractive feature in the street scene and is a focal point of the village. The Landscape Character Assessment suggested that hedgerow reinforcement and planting should take place in the area.
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 will 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	Limited bus service available.
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. Existing hedgerows and trees should be protected and enhanced where possible.			

**Site Option: 135 Playing Field, Somerleyton.**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	--	Short term	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	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	Loss of existing community facility.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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	Adjacent to existing residential properties. Extension of the urban area away from the village centre. Contained within the wider landscape. The Landscape Character Assessment has suggested that the enclosed hedgerow character of the area should be maintained. The Settlement Fringe Study identified the landscape area as having a low sensitivity, high value and very low capacity.
10. To reduce contributions to climate change and mitigate the	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
effects.				
11. To conserve natural resources	-	Short term	Permanent	Site is made up of greenfield 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	-	Short term	Permanent	Adjacent to a Conservation Area and listed buildings.
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 access to the train network.
Potential Mitigation Measures	Quality urban design required to relate to surroundings. Replacement playing field and equipped play space required if lost. Existing hedgerows and trees should be protected and enhanced where possible.			

**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	+?	Short term	Permanent	Site has access to a limited number of community facilities. Proposed relocation of recreation facilities from the existing playing fields and village hall. Footways present in the village but connections for pedestrians and cyclists beyond the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				settlement boundary are poor.
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	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 term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
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	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. The Landscape Character Assessment has suggested that the enclosed hedgerow character of the area should be maintained. The Settlement Fringe Study identified

Sustainability Objective	Effect	Timescale	Permanence	Comments
				the landscape area as having a low sensitivity, high value and very low capacity.
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	Sites are made up 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	-	Short term	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	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	Sites have access to the train network.
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
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Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	No services or facilities available locally.
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 services or facilities 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 term	Permanent	This site could provide housing 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 effects.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Proposed development would form a significant extension to the built form of the village and would be highly visible from the north and north west. The Landscape Character Assessment recommends that the small scale character of development in the area should be maintained.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effects.
11. To conserve natural resources	-	Short 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	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	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	Proposed development would not be located within cycling or walking distance of economic opportunities and there is no bus stop nearby.
Potential Mitigation Measures	Existing hedgerows and trees should be protected and enhanced where possible.			

**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	-	Short term	Permanent	No services or facilities available in the local area.
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	Limited facilities located 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	+	Short term	Permanent	This site could provide housing to meet local 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	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short 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. The Landscape Character Assessment has recommended that the small scale historic landscape pattern should be preserved.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Some areas at risk of surface water flooding.
11. To conserve natural resources	-	Short 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	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	No employment sites nearby. Access to these will likely rely on car transport.
Potential Mitigation Measures	Proposed development would be located on greenfield land that is highly visible in the landscape, which would make mitigation measures			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				difficult. Existing hedgerows and trees should be protected and enhanced where possible. Deliver in several small phases over the plan period.

**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	-	Short term	Permanent	No services or facilities that are easily accessible.
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 services or facilities that are easily accessible.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	-?	Short term	Permanent	The local wastewater recycling centre requires improvements.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site is opposite existing dwellings in the open countryside. Potentially changing character of the hamlet. The Landscape Character Assessment suggested that hedgerow reinforcement and planting should take place in the area.
10. To reduce contributions to climate change and mitigate the	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
effects.				
11. To conserve natural resources	-	Short term	Permanent	Site is located on 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	-	Short term	Permanent	No employment sites nearby. Access to these will likely rely on car transport.
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	-	Short term	Permanent	No services or facilities available that are easily accessible.
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	Not accessible for any 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	+	Short term	Permanent	This site could provide housing to 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	-	Short term	Permanent	Site slopes northward down to the road and quite exposed when viewed from the west. The Landscape Character Assessment has recommended that the tributary watercourses in the area should be reinforced and that development should be small scale.
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 will mean the use of Grade 3 greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerows eastern boundary may provide habitats for local wildlife.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Existing buildings have some historic value and development of the site will affect their 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	-	Short term	Permanent	Employment sites are not easily accessible and will likely necessitate the need for car transport.

Sustainability Objective	Effect	Timescale	Permanence	Comments
economic growth				
Potential Mitigation Measures	Mitigation measures could include the design of the scheme to be set within the landscape including screening. Better connections to Bungay to access services.			

#### Site Option: 149, The Street, St. Margaret's South Elmham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	No services or facilities available via walking or cycling.
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 services or facilities available locally.
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	This site could provide housing to help 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	-	Short 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. The Landscape Character Assessment has recommended that the rural wetland and enclosed landscape structure should be

Sustainability Objective	Effect	Timescale	Permanence	Comments
				conserved in this area.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	There are some areas of flood risk located on site.
11. To conserve natural resources	-	Short 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	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	No employment sites nearby. Access to these will likely rely on car transport.
Potential Mitigation Measures	Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where 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	-	Short term	Permanent	No services or facilities available.

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	No services or facilities 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	+	Short term	Permanent	This site could provide housing to help 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	-	Short 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. The Landscape Character Assessment has recommended that the small scale historic landscape pattern should be preserved.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	There are some areas of flood risk located on site.
11. To conserve natural resources	-	Short 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	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	No employment sites nearby. Access to these site will probably necessitate the need for car transport.
Potential Mitigation Measures	Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible. Any development should be phased over the plan period.			

#### 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	-	Short term	Permanent	No services or facilities 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 term	Permanent	No services or facilities available in the local area.
5. To reduce deprivation of all forms.	0	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.

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	-	Short 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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short 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	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	No employment sites nearby. Access to these would likely rely on car transport.
Potential Mitigation Measures	Proposed development would take place on a greenfield site, which would make mitigation measures difficult. Planting and landscaping would be required to integrate the site into the wider surroundings. Consider with site 19 which could help create a coordinated frontage of			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	+	Short term	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	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	Community facilities located nearby but access is difficult because of the A144.
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	This site could provide housing to help 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	+?	Short term	Permanent	Site is opposite existing dwellings in the open countryside but contained within the landscape. The Landscape Character Assessment has suggested that the hedgerows that create the enclosed landscape character should be maintained.
10. To reduce contributions to climate change and mitigate the	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
effects.				
11. To conserve natural resources	-	Short term	Permanent	Site is located on fallow land and Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	Potential impact on a pond located 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.
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	No employment sites nearby. Access to these may necessitate the need for car transport.
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	-?	Short term	Permanent	This site is walking distance from a GP and open areas, however the narrow country roads may discourage walking and cycling.
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 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.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	-?	Short term	Permanent	A local wastewater recycling centre is approaching capacity, and the size of the proposed development may put the centre above this capacity.
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. The Landscape Character Assessment has suggested that the small scale wetland landscape should be preserved.
10. To reduce contributions to climate change and mitigate the	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
effects.				
11. To conserve natural resources	--	Short term	Permanent	The site is made up of 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 also 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	-	Short term	Permanent	No public transport links in the local area may increase local reliance on car transport.
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. Existing hedgerows and trees should be protected and enhanced where possible.			

### Site Option: 173 Street Field, Mill Road, Wissett

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	Access to some local services.
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	Site has good access to services including a pub and shop, as well as a short distance to the primary school.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site could potentially provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	The site could provide a mix 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	--	Short Term	Permanent	Site is located opposite Conservation area and is in open countryside. The Landscape Character Assessment suggests that the priority in this area should be to maintain and enhance the wetland character of the area.
10. To reduce contributions to climate change and mitigate the effects.	--	Short Term	Permanent	Part of the site is at risk of surface water flooding.
11. To conserve natural resources	-	Short Term	Permanent	Development of this site would lead to a loss of grade 3 agricultural land and greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	The site is located in open countryside, close to a stream and hedgerows as well as other potential habitats for local wildlife.
13. To conserve and enhance the historic environment	--	Short Term	Permanent	The site is opposite the Wissett Conservation area; therefore any development would impact upon this area. There is also a nearby grade 2 listed building which could be impacted upon by development.
14. To achieve sustained and resilient economic	0	n/a	n/a	No effect.

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	Public transport and cycle links are poor. Pedestrian access is also poor, however the site is accessible from Mill Road.
Potential Mitigation Measures				
Developing this site would not be sympathetic to the current character and historic and natural value of the area. The southern half of the site could be developed outside of the flood zone. The front half could be used as public open space to improve the setting of the Conservation Area and provide an amenity not currently available. Existing hedgerows and trees should be protected and enhanced where possible.				

### Site Option: 176 Land to the west of the A145, Weston

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short Term	Permanent	The site has no footpath access to Beccles and the nearby road is national speed limit which will add extra dangers to cyclists.
2. To improve levels of education and skills in the population	+	Medium Term	Permanent	Employment development on this site may be able to provide training as well as retain skilled workers.
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.	+	Medium Term	Permanent	This site would provide jobs for the local 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	0	n/a	n/a	No effect.

improve water quality				
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	Short Term	Permanent	This site will add to the already built up employment uses and so would be appropriate in regards to the current character. However, it does sit in a partially open area. This may go against what was suggested in the Landscape Character Assessment where exposed edges are to be avoided. The Settlement Fringe Study identified the area as moderate sensitivity, moderate value and moderate capacity.
10. To reduce contributions to climate change and mitigate the effects.	-?	Short Term	Permanent	This site could increase pollution from local traffic through increased commuting to the area. However, due to the concentration of employment uses, there could be potential to promote sustainable transport. The site is also a risk of surface water flooding.
11. To conserve natural resources	-	Short Term	Permanent	Development on this site would result in a loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	The site is bordered by trees and hedges that could provide habitats for wildlife and would be lost to development.
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	This site would provide jobs for the local population which would support the local economy.
15. To enhance the rural economy	+	Medium Term	Permanent	Development on this site would provide jobs 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	-?	Short Term	Permanent	Development on this site would help concentrate employment in this area with the other

economic growth				employment uses, and so could help support sustainable transport options. However there are no cycle links or footpaths.
Potential Mitigation Measures	The Sustainable Transport policy could help promote sustainable transport options. The Natural Environment policies will help ensure that any effects on the natural landscape and habitats are mitigated.			

### Site Option: 190 Land off Hall Road, Blundeston

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	Services within the town will be accessible from this site and could promote sustainable transport methods.
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	This site will provide access to local services.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	This site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site will provide housing to help 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	-	Short Term	Permanent	This site would create a prominent settlement edge which would face on to the existing settlement edge. The Landscape Character Assessment suggests planting native species would help integrate new development into the

				landscape area. The Settlement Fringe Study has identified the landscape area as having a moderate sensitivity, low value and low capacity.
10. To reduce contributions to climate change and mitigate the effects.	-	Short Term	Permanent	Parts of the site are at risk from surface water flooding.
11. To conserve natural resources	--	Short Term	Permanent	Developing this site would lead to a loss of Grade 1 Agricultural Land and greenfield land. The area also suffers from some surface water flooding.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	Developing this site would lead to a loss of greenfield land and potentially other surrounding habitats such as hedgerows.
13. To conserve and enhance the historic environment	-	Short Term	Permanent	This site is close to a Grade 1 Listed Building, which development could affect.
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	This site has good connections for private transport however more sustainable methods such as walking and cycling have poor connections to this area.
Potential Mitigation Measures	A scheme of sympathetic design and planting could help mitigate the effects on historic buildings and biodiversity. There should also be consideration for improving connections to North Lowestoft.			

## Site Option: 191 The Geranium Pot, Mariawood, Hulver Street, Hulver

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short Term	Permanent	Few services available in the area which are unlikely to be able to accommodate 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	There is limited access to services and facilities in this area.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	This site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site will provide housing to 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	-	Short Term	Permanent	Developing this site will impact upon the landscape as there may be a risk of over development in relation to the rural character of the area. The Landscape Character Assessment suggests that new buildings should be sympathetic to the current character of their respective areas in terms of use and design.
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	If this site was developed, a large amount of greenfield land would be lost.
12. To conserve and enhance biodiversity and	-	Short Term	Permanent	This site contains hedgerows and trees that could provide habitats for

geodiversity				local wildlife. Any development on this site would therefore put these at risk.
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	This site would likely necessitate the use of private cars due to the lack of local services and facilities, which would add more traffic to the road network.
Potential Mitigation Measures				
Planting and screening could help integrate this site into the surrounding landscape and mitigate some effect against biodiversity.				

### Site Option: 192 Opposite Osborne House Barn, Ilketshall St. Lawrence.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short Term	Permanent	Current services would not be able to accommodate new 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	This site has poor public transport connections and is located in an area with limited 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	+	Short Term	Permanent	New development could help meet local needs; however the site and potential development is small.
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 isolated nature of the site means any development will not be in keeping with the areas rural character.
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	The site is made up of greenfield land and is also Grade 3 Agricultural Land.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	The greenfield nature of this site could mean that it provides habitats for local 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	This site has poor bus and pedestrian connections to the main body of the town.
Potential Mitigation Measures	Planting could mitigate the negative effects on biodiversity. A sympathetic design scheme could also assist in integrating this site into the landscape.			

## Site Option: 193 School Farm, Ilketshall St. Lawrence.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short Term	Permanent	Current services and facilities are not sufficient for new 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	Sustainable transport connections are poor for this site and local services are limited.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The size of the potential development on this site could mean that it could provide affordable housing to meet local needs.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site could provide housing to 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	-	Short Term	Permanent	Development on this site would not be in keeping with the rural character of the surrounding area.
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	Developing this site would lead to a loss of greenfield land and Grade 3 Agricultural Land. The area is also within a Source Protection Zone 3

				area.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	This site could potentially provide habitats for local wildlife which could be lost if it is developed.
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	Sustainable transport links are limited on this site and due to the potential size of the development there could be traffic issues on the A144 linking to the site.
Potential Mitigation Measures	Planting and screening could assist in integrating this site into the landscape and minimise the effect on biodiversity.			

## Site Option: 194 - Land between The Street and the Village Green, Lound

### Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	A pub and green space are located near the site. Additional facilities are located in Blundeston which can be accessed by bicycle.
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	A pub and green space are located near the site. Additional facilities are located in Blundeston which can be accessed by bicycle.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
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	No effect.
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 will result in the loss of 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	Potential impact on a 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	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	No public transport links in the local area may increase local reliance on car transport.
Potential Mitigation Measures	Scheme should be designed to reflect the sensitive setting of the church. Access should be provided to the Public Right of Way north of the site.			

### Site Option: 195 Lound Campus, Church Lane, Lound.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	--	Short Term	Permanent	Developing this site would put extra strain on the already limited services. Also, developing this site would lead to a loss of playing fields associated with the old middle school.
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	This site has poor access to buses and footways and the area itself has limited services to provide.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The size of the potential development on this site means it could provide affordable housing to meet local needs.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site has the potential to provide a mix of housing.

7. To maintain air quality	0	n/a	n/a	No noticeable effect.
8. To maintain and improve water quality	0	n/a	n/a	No noticeable effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short Term	Permanent	This site is heavily exposed and would not be sympathetic to the areas rural character if it was developed.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No noticeable effect.
11. To conserve natural resources	--	Short Term	Permanent	Developing this site would lead to a loss of Grade 1 Agricultural Land.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	This site is partially made up of greenfield land that may provide habitats for local 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	The site has poor links to sustainable transport methods and development may cause traffic issues in the area.
Potential Mitigation Measures	Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows and trees should be protected and enhanced where possible. It could also be suggested that only the Brownfield areas within the site should be developed to avoid losing any Greenfield areas.			

## Site Option: 196 - School Road, Ringsfield

### Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Some services and facilities within walking or 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	Some services and facilities located in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could 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 site falls within farmed plateau clayland character area. The site relates well to existing built up area but will create a new urban edge to the settlement. As such the policy requires a landscaping scheme and the retention of boundary hedgerows and trees. The Landscape Character Assessment has suggested that the small scale, historic character of development should be maintained.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural	-	Short	Permanent	This would result in the loss of

resources		term		Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	Site is adjacent a woodland which could be impacted by 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	Limited bus service available but unlikely to be frequent enough to encourage regular use for purposes such as commuting.
Potential Mitigation Measures	Quality landscaping including screening should be used to integrate the site into the surrounding countryside, particularly along the north boundary. Equipped play area and village hall is located short distance to the east. A route through the woodland to the play area should be explored.			

## Site Option: 197 - Land adjacent Mill Bungalow, Rumburgh

### Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Located close to an equipped play area.
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	Located close to a public house and equipped play space but poor access to other facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could 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	Site provides sense of openness in keeping with the countryside but the site is relatively contained within the wider landscape with development on three sides and pylons to the east of the site. Therefore development will have no impact on the wider landscape. . The Landscape Character Assessment suggests that new development should reinforce the wetland character of the area and should not introduce new elements that could further urbanise the

				area.
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	This would result in the loss of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	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	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	No employment nearby and no public transport.
Potential Mitigation Measures				
Low density development with landscaping along the east boundary and design of properties reflecting the character in the village and setting of the equipped play space located opposite.				

### Site Option: 199, Weston

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	-	Short Term	Permanent	Local services are limited and the site is isolated. This will mean

population				residents will have to travel to access healthcare services.
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 sites rural location and lack of local services mean that access to these services is poor.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	This site could supply affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site will provide housing to help 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	-	Short Term	Permanent	Developing this site may not be appropriate in regards to the areas rural character and could create a hard settlement edge.
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	Developing this site will result in a loss of some greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	The hedges, trees and open greenfield land on this site may provide habitats for wildlife which will be lost if it is developed.
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	0	n/a	n/a	No effect.

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 isolated nature of this site will mean residents will have to travel, most likely by car, to reach services and employment which will add traffic to the road network.
Potential Mitigation Measures				
Landscaping and screening could help integrate this site into the surrounding area and could mitigate some of the effects on biodiversity. The design of any scheme should reflect the current character of the area.				

### Site Option: 200 Corner of Rumburgh Road and Chediston Street, Wissett

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short Term	Permanent	The site is isolated and far from services needed to support 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	-	Short Term	Permanent	The sites isolated nature means that access to services is limited.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site could provide affordable housing to meet local needs.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site could provide housing to 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	-	Short Term	Permanent	The site is isolated and would not be sympathetic to the current rural

distinctiveness of landscapes and townscapes				landscape if it was developed. The Landscape Character Assessment suggests that new development should reinforce the wetland character of the area and should not introduce new elements that could further urbanise the area.
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	The site is made up of greenfield land, grade 3 agricultural land and is within a Source Protection Zone 3 area.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	This site is made up of greenfield land which could supply habitats for local 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	The site is very isolated and may increased private car traffic due to a lack of access to sustainable transport.
Potential Mitigation Measures	Landscaping and screening could help integrate the site into the surrounding landscape. Existing hedgerows should be protected and enhanced where possible.			

## Site Option: 201 Land opposite Box Farm, Wissett

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short Term	Permanent	Services are limited in the area surrounding the site. Developing the site would put extra pressure on these services and would increase reliance on private car transport to access appropriate services. Also, development may impact upon the Public Right of Way which could reduce the likelihood of walking in the area.
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	This site is located near limited services. Any development would likely mean an increase in private car travel.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	This site could supply affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site would provide housing to help meet local 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	Developing this site would impact upon the Tributary Valley Farmland landscape character area and may not be in keeping with the current rural character of the area. The Landscape Character Assessment suggests that new development should reinforce the wetland character of the area and should not introduce new elements that

				could further urbanise the area.
10. To reduce contributions to climate change and mitigate the effects.	-	Short Term	Permanent	This site is within a flood zone 2 and 3, which would put any development at risk of surface water flooding.
11. To conserve natural resources	-	Short Term	Permanent	Developing this site would lead to a loss of grade 3 agricultural land as well as greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	The loss of greenfield land that would come with developing this site may mean that habitats for local wildlife would be lost.
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	Developing this site would increase reliance on private car transport in the area to access services elsewhere. The relatively isolated nature of the area also means that the promotion of sustainable transport methods may be unlikely.
Potential Mitigation Measures	Landscaping and screening could help integrate the site into the surrounding landscape and mitigate some of the effects on biodiversity.			

### Site Option: 211, Ringsfield

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	-	Short Term	Permanent	The isolated nature of this site and the limited services available close

population				by mean that private transport will be needed to access services, reducing the likelihood of walking and cycling.
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	Access to key services is limited by the local availability and isolated site.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site could potentially provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site would provide housing to 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	-	Short Term	Permanent	Development of this site may not be in keeping with the areas rural character and could impact upon the surrounding open countryside. The Landscape Character Assessment has suggested that hedgerow reinforcement and planting should take place to mitigate the effects of development. The Settlement Fringe Study identified the area as moderate sensitivity, moderate value and moderate capacity.
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	Developing this site would lead to a loss of greenfield land.
12. To conserve and	-	Short	Permanent	This site contains trees and hedges

enhance biodiversity and geodiversity		Term		that could provide habitats 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	The site will be far from services and employment meaning car traffic is likely to increase in this area.
Potential Mitigation Measures	Planting and screening would integrate this site into the surrounding area and would mitigate some of the effects on biodiversity.			

## Site Option: 212 - Land south of Chapel Road, Mutford

### Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	No nearby services or facilities. This site could increase reliance on car travel.
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 nearby services or 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 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	-	Short term	Permanent	Site is contained within the wider landscape but could affect a Grade I listed building. The site is located within the AONB. The Landscape Character Assessment has recommended that hedgerows should be reinforced in this area.
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	Site is located on 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 term	Permanent	Grade I listed building located a short distance to the south. Development could harm 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	No local services or facilities. This site may increase reliance on car travel.
Potential Mitigation Measures	Scheme and building design would need to mitigate impact on the listed building and the setting within the AONB. Hedgerows should be protected. The footway along Chapel Road should be extended to the site to improve pedestrian access to the village centre.			

## Site Option: 213 - Land north of Chapel Road, Mutford

### Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	No nearby services or facilities. This site could increase reliance on car travel.
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 nearby services or 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	The site forms an infill site between two sets of residential properties and would not result in development extending into the open countryside. The Landscape Character Assessment has recommended that hedgerows should be reinforced in this area.
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	Site is located on 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	-	Short term	Permanent	No local services or facilities. This site may increase reliance on car travel.
Potential Mitigation Measures	Screening and a scheme that is sympathetic to the current character of the area would help integrate this site into the settlement.			

## Site Option: 215 - Land north of Chapel Road, Wrentham

### Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Open space to be provided as part of the allocation.
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	Some facilities and services in the local area.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The development could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The development will be of a scale that can deliver a variety of housing 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	+?	Short term	Permanent	The development will extend into the open countryside, however the exiting settlement edge already faces the countryside. The Settlement Fringe Study identified the landscape area as having a moderate sensitivity, moderate value and moderate capacity.
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	Site is located on 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	-	Short term	Permanent	No nearby services or facilities. This site may increase reliance on car transport.
Potential Mitigation Measures	Design needs to reflect the sensitivities related to listed buildings and open countryside. Footways required to connect into the existing network to access the village and public transport.			

## Site Option: 216 - Land south of Hogg Lane, Ilketshall St Lawrence

### Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	Limited services and facilities 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	Few facilities located nearby.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site could provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	0	Short term	Permanent	Site could provide a variety of housing 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	-	Short term	Permanent	The site is within farmed plateau clayland landscape character area. The site comprises two small fields which are contained by mature hedgerows to the south. The site is more exposed to the east.
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 will result in a loss of undeveloped land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic	0	n/a	n/a	No effect.

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	Very few nearby services. This site may increase reliance on car transport.
Potential Mitigation Measures	None identified.			

### Site Option: 217, Wissett

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short Term	Permanent	The rural location of this site is not well served by local services and public transport is also limited. This will increase private car traffic and reduce the likelihood of walking and cycling.
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	This site is located near limited services. Any development would likely mean an increase in private car travel.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	This site could potentially provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	This site will provide housing to 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	-	Short Term	Permanent	Developing this site would not be sympathetic to the current character of the area and would create a hard settlement edge. The Landscape Character Assessment suggests that new development should reinforce the wetland character of the area and should not introduce new elements that could further urbanise the area.
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	Developing this site would lead to a loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	This site could provide habitats for local wildlife as the area is greenfield and contains trees and hedges.
13. To conserve and enhance the historic environment	--	Short term	Permanent	This site is located close to a grade 1 listed church and development would be harmful 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	This development is located far from services and employment area, meaning that it could increase local car traffic as people commute to access these areas.

Potential Mitigation  
Measures

Planting and screening may help mitigate the effects to the landscape and biodiversity, however the impact to the listed building would be difficult to mitigate.

## Site Option: 218 - Land north of Wangford Road, Wangford

### Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Doctors surgery is located in 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	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Community facilities located in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Scheme could provide a mix of housing 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	--	Short term	Permanent	Site is located within the AONB and the slope of the site could result in an adverse impact on the landscape.
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	Site is located 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	-	Short term	Permanent	Limited public transport is available.
Potential Mitigation Measures	Scheme needs to be designed to respect the AONB. Existing hedgerows and trees should be protected and enhanced where possible. Improve connectivity for cyclists to Reydon to access employment and recreation areas.			

## Site Option: 219 - Land north of Elms Lane, Wangford

### Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Doctors surgery is located in 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	n/a	No effect.
4. To improve access to key services and facilities	+?	Short term	Permanent	Community facilities located in the village but these are not connected to the site by a footway.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Site could provide a mix of housing 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	--	Short term	Permanent	Site is located within the AONB and the slope of the site could result in an adverse impact on the landscape.
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	Site is located Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Hedgerow located along the edge of the site could provide habitats for local wildlife.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Listed buildings are located to the north and could be affected 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	-	Short term	Permanent	Limited public transport is available.
Potential Mitigation Measures	Scheme needs to be designed to respect the AONB and mitigate the potential impact on listed buildings.			

## Site Option: 220 - Land north of Sotterley Road, Willingham St Mary

### Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Some services in the local area.
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	Community facilities are located in the village and there is good access to the road network.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site could 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	Site is adjacent existing development but will extend into the open countryside.
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	Site is located on Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Trees and hedgerows around the site could provide habitats for local wildlife.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Listed building located to the north could be affected 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	-	Short term	Permanent	Limited public transport is available but there is good access to the road network.
Potential Mitigation Measures	Scheme should be designed to reduce impact on the countryside and listed building. Connections will need to be provided to community facilities located to the west.			

### Site Option: 227 Land on the south side of Southwold Road, Brampton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Some services and facilities located in the village. Site could provide 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	+	Short term	Permanent	Some services and facilities located in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential to provide a mix of housing types.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and	0	n/a	n/a	No effect.

improve water quality				
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site is opposite existing dwellings and woodland in the open countryside and potentially will create an exposed settlement edge. The Landscape Character Assessment has suggested that the hedgerows that create the enclosed landscape character should be maintained.
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	Site is located on 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	-	Short term	Permanent	Limited public transport in the area. Primary access will come from car transport.
Potential Mitigation Measures	Planting and screening would help mitigate the effects on the landscape and biodiversity. A sympathetic design scheme would also assist in integrating the site into the wider area. The site could also provide new open space and play areas.			



**Write to us**



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