

Sustainability Appraisal Report of the Waveney Local Plan

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

To accompany the Waveney Final Draft Local Plan document

March 2018





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Non-Technical Summary

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. This Sustainability Appraisal Report documents the sustainability appraisal undertaken on the Waveney Final Draft Local Plan. The report appraises all reasonable policy options and identifies and evaluates the likely significant effects of the Local Plan.

The Local Plan sets out the level of growth which needs to be planned in the Waveney area and identifies where that growth should be located and how it should be delivered. The Plan sets out the planning policies which the Council will use to determine planning applications in the Waveney area.

Methodology

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.

The Sustainability Appraisal Scoping Report, published in July 2015, was the first stage in the Sustainability Appraisal of the new Waveney Local Plan. This document identified all of the environmental, social and economic issues relevant to the District of Waveney and the Local Plan. It also reviewed other relevant programmes, plans and strategies that have an influence on sustainability. It identified a locally specific sustainability appraisal framework for testing the sustainability of different policy and site options and the plan as a whole.

During the preparation of the Local Plan all policy options and site options considered were tested using the framework. This helped the Council make decisions on what were the most appropriate and sustainable options to take forward in the Local Plan. Assessments were undertaken based on the best available evidence. Where evidence was lacking professional judgement was used to come to a view on a likely effect. Where there was uncertainty this was noted in the assessment.

A draft Sustainability Appraisal Report was published alongside a First Draft of the Local Plan in 2017. This identified the likely significant effects of the plan if it were to progress to adoption. The Local Plan was refined in response to the consultation and further options were considered. These were also tested through the framework. The significant effects of the Final Draft Local Plan were assessed and evaluated and proposals for monitoring the effects have been identified.

Key Sustainability Issues

The Sustainability Appraisal Report identifies the following key sustainability issues.

Social Issues and Problems

Health	Waveney has high proportions of adult and child obesity and low physical activity rates. Waveney has an ageing population. Deprivation also undermines health outcomes.
Education	Waveney has low educational attainment outcomes and a high proportion of the resident population with low level qualifications.
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.
Access to Services and Facilities	Parts of the rural area 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 District also has lower than average earnings.
Housing and Population	By 2025 housing supply may fail to meet demand. House prices in Waveney are more than 7 times annual earnings and house prices in some rural areas and Southwold and Reydon are much more expensive than other parts of the District.

Environmental Issues and Problems

Air and Water Quality	The overall water quality of water bodies within or partially within the District is decreasing.
Landscape and Townscape	Waveney shares part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and part of the Broads. The District is home to other sensitive landscapes.
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.
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. Half of nationally designated sites are in an unfavourable condition.

Environmental Issues and Problems

Historic Environment	Waveney has a rich historic environment which could be sensitive to pressures of new development, neglect and decay.
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Economic Issues and Problems

Economic Growth	The number of employee jobs in Waveney is declining
Rural Economy	Fewer employment opportunities in 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, although there is a higher than average proportion of workers commuting by bicycle.

Sustainability Appraisal Framework

The framework in the table below sets out the objectives and decision making criteria used to assess alternative options as well as the plan as a whole. The objectives have been informed by the key issues identified above. The outcome of the appraisal is to identify whether the option or the plan will have a positive or negative effect on the objective and whether the effect is significant. In appraisals, positive effects are identified using a '+' symbol and negative effects by a '-' symbol. Where the effect is considered significant a double plus '++' or double minus '--' has been used. Where the effect is neutral a '0' symbol has been used. Where the effect is uncertain a '?' has been used.

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
1. To improve the health and well-being of the population	Will it reduce levels of obesity in adults and children?	<p>Will the allocation option result in a loss of public open space or indoor sport provision?</p> <p>Will the allocation option result in a gain of public open space provision or indoor sport provision?</p> <p>Are public open space, key services and employment opportunities accessible by foot</p>

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

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

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
		employment generating development?
7. To maintain air quality	Will it increase traffic in air quality sensitive locations?	Will the allocation option result in traffic at sensitive locations?
8. To maintain and improve water quality	Will it improve the quality of rivers and other inland waters?	Is there capacity in water recycling centres to accommodate the allocation option without detriment to water quality objectives? Could the allocation option result in run-off of pollutants to nearby water courses that lead to a deterioration in its existing status and/or fail to achieve the objective of good status under the Water Framework Directive?
	Will it improve the quality of coastal bathing waters?	As above
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	Will it protect and enhance the landscape and/or townscape?	Will the allocation option lead to coalescence of settlements? Is the allocation option in the AONB and/or it could it materially harm the AONB? Would the allocation option materially harm the setting of the Broads? Is the allocation option within tributary valley farmland or rural river valleys character areas and/or could materially harm the character areas. Will the allocation option lead to a loss of or harm important local landscape features? Will the allocation option harm the townscape and/or setting of the settlement?
10. To reduce contributions to climate change and mitigate the effects.	Will it reduce emissions of greenhouse gases?	Are public open space, key services and employment opportunities accessible by foot or by cycle from the allocation option? Alternatively is the allocation within a 30 minute public transport ride of the above?
	Will it reduce the risk of	Is the allocation option within a tidal or fluvial

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	flooding?	flood zone or at risk from surface water flooding within the next 100 years?
	Will it reduce the risk of coastal erosion?	Is the allocation option at risk from coastal erosion in the next 100 years?
11. To conserve natural resources	Will it minimise the loss of undeveloped greenfield land to development?	Is the allocation option on greenfield land?
	Will it protect the best and most versatile agricultural land?	Is the allocation option on grade 1, grade 2 or grade 3a agricultural land?
	Will it reduce waste or increase recycling rates?	n/a
	Will it conserve water resources?	Will the allocation option detrimentally affect water resources?
12. To conserve and enhance biodiversity and geodiversity	Will it maintain or enhance sites designated for their nature or geodiversity conservation interest?	Will the allocation option result in a direct loss or damage to the integrity of designated sites? Does the allocation option present an opportunity to enhance designated sites?
	Will it avoid disturbance of protected species and avoid damage to their habitats?	Will the allocation result in disturbance or damage to any protected species or their habitats?
	Will it help deliver targets and actions for habitats and species in the Suffolk Biodiversity Action Plan?	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?
13. To conserve and enhance the historic environment	Will it protect and enhance heritage assets and the setting of heritage assets?	Is the allocation option on a Scheduled Monument? Will the allocation option harm a listed building or the setting of a listed building? Will the allocation option lead to direct loss of historic parks or gardens? Will the allocation option affect known or potential archaeological sites?

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
		<p>Will the allocation option harm the integrity of a conservation area?</p> <p>Will the allocation option harm a non-designated heritage asset?</p>
14. To achieve sustained and resilient economic growth	Will it increase the number of jobs in the District?	<p>Is the allocation option for employment generating development?</p> <p>Will the allocation result in a loss of employment land or premises?</p>
	Will it increase the number of enterprises in the District?	As above
	Will it support key sectors?	n/a
	Will it increase productivity in the District?	n/a
	Will it promote tourism?	Is the allocation option for tourism and/or leisure uses?
15. To enhance the 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?	<p>Is the allocation option for a town centre use and is it located in the town centre?</p> <p>Will the allocation option result in a redevelopment of town centre uses for non</p>

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
		town centre uses?
	Will it increase footfall in town centres?	Will the allocation option make the town centre more of an attractive destination? Is the allocation for a town centre use and is it located outside of a town centre which could compete with the town centre?
17. To encourage efficient patterns of movement in support of economic growth	Will it decrease average commuting distance?	Are employment opportunities accessible by foot or by cycle from the allocation option (residential sites and vice versa for employment sites)?
	Will it encourage the use of sustainable modes of transport which reduce congestion?	Is the allocation option for employment use or town centre use and can it be accessed by public transport and/or other sustainable modes?

Appraisal of Options

A large number of alternative options for policies and sites have been considered through the process of preparing the Local Plan. All alternative options have been appraised using the framework above and these are included in Appendices E and F of this report. Section 6 of the report details the reasons why some alternatives were selected above others and included in the Final Draft Local Plan. Generally, the options selected in the Local Plan perform most positively against the sustainability appraisal framework. In terms of alternative site allocation options in small rural settlements, these were discounted due to the decision to select an option for the rural strategy where allocations would not be made in these settlements.

Identification of Significant Effects

The Sustainability Appraisal Report has identified the following significant effects.

- **Health and well being of the population improves**
 - Positive and highly probable effect
 - Contributing effects include site allocations providing sports facilities and locating residential allocations close to facilities
- **Access to key services and facilities improves**
 - Positive and highly probable effect

- Contributing effects include provision through site allocations and the spatial strategy
- **Housing requirements of the whole community are met**
 - Positive and highly probable effect
 - Contributing effects include Lowestoft regeneration strategy, housing policies, growth strategy, and residential allocations
- **Natural resources are conserved**
 - Negative and certain effect
 - Contributing effects include growth strategy, allocations on greenfield sites. Settlement boundary policy and SA process provides some mitigation. Can not be fully mitigated.
- **Sustained and resilient economic growth is achieved**
 - Positive and highly probable effect
 - Contributing effects include Power Park allocation, other new employment allocations, support for tourism and rural economy
- **The rural economy is enhanced**
 - Positive and highly probable effect
 - Contributing effects include rural site allocations, overall spatial strategy, tourism policies, and rural housing policies

The only significant negative effect identified is the loss of undeveloped land, some of which is high grade agricultural land. It is not considered that this effect can be mitigated. All of the reasonable alternatives considered would also result in a similar negative effect.

Monitoring Proposals

The table below sets out how the Council will monitor the realisation of the above predicted significant effects. The indicators identified will be reported annually where data is available as part of the Authority's Monitoring Report.

Significant Effect	Indicators
To improve the health and well-being of the population.	Proportion of journeys to work on foot or by cycle.
	Percentage of population completing 3x30 minutes physical activity per week.
	Obesity in the population.

Significant Effect	Indicators
	Life expectancy.
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.
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.
To conserve natural resources.	Number and percentage of dwellings completed on previously developed land.
	Area of high grade agricultural land lost to housing and economic development.
To achieve sustained and resilient economic growth.	Amount and type of employment (B1, B2 and B8), retail and leisure development (A1-A5 and D2).
	Jobs density.
	Employment by occupation.
To enhance the rural economy.	Employee jobs by industry.
	Employment uses (B1, B2 and B8) completed in the rural areas. Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds within the rural areas.

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.

Waveney Local Plan

- 1.5 This Sustainability Appraisal Report accompanies the Final Draft of the Waveney Local Plan. This constitutes the Regulation 19 publication version of the plan.
- 1.6 The Local Plan sets out the level of growth which needs to be planned in the Waveney area and identifies where that growth should be located and how it should be delivered. The Plan sets out the planning policies which the Council will use to determine planning applications in the Waveney area.
- 1.7 The new Local Plan for Waveney will cover the period 2014-2036.

Method

- 1.8 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.

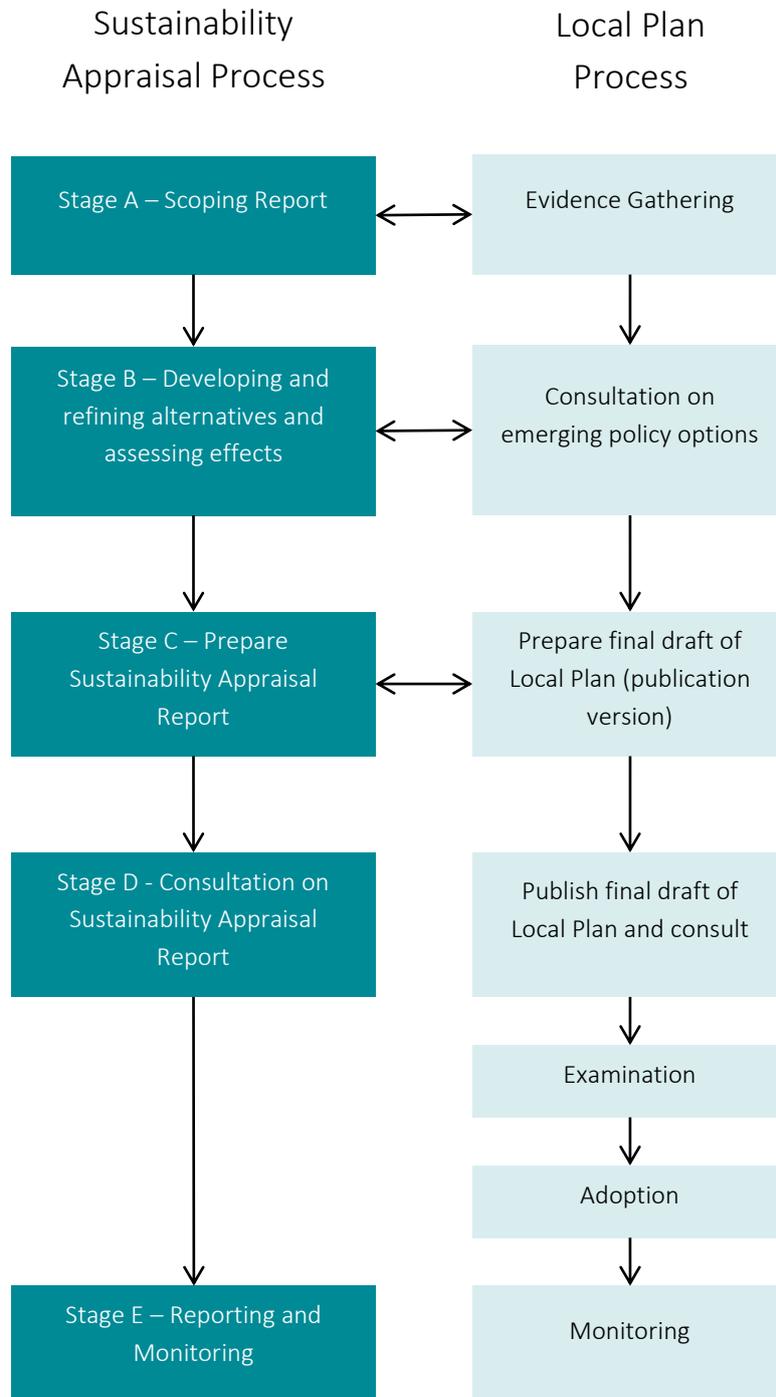


Figure 1-1 Sustainability Appraisal Process and Local Plan Process

Stage A – Scoping Report

- 1.9 The Sustainability Appraisal Scoping Report¹, published in July 2015, was the first stage in the Sustainability Appraisal of the new Waveney Local Plan. 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.
- 1.10 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

- 1.11 During the preparation of the Local Plan a large number of policy and site alternative options have been identified and assessed using the sustainability appraisal framework presented in Section 5. These appraisals were published during the early Regulation 18 consultations on the Local Plan. The process has been iterative with appraisals and policies updated and amended to reflect the appraisals and consultation response to the Local Plan. The appraisal of all the final policies and sites and alternatives considered are presented in Appendix E and F respectively. The reasons for discounting the alternative options are detailed in Section 6 of this document.
- 1.12 The appraisals were undertaken using the sustainability appraisal framework. 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 helped with comparison of alternative options and enabled 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

¹ Sustainability Appraisal Scoping Report (2015)

++	Significant positive effect on baseline
--	Significant negative effect on baseline
?	Uncertain effect

Figure 1-2 Key to Appraisals

1.13 Significance of the effect has been 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.

Stage C – Prepare Sustainability Appraisal Report

This document is the Sustainability Appraisal Report of the Final Draft Local Plan (Regulation 19 publication version).

Stage D – Consultation on the Sustainability Appraisal Report

The content in this document is subject to consultation during the publication period of the Final Draft Local Plan which takes place between the 29th March and 24th May 2018.

Stage E – Reporting and Monitoring

Section 8 of this report identifies how significant effects will be monitored following the adoption of the plan.

2. Context Review

- 2.1 The starting point for preparing a Sustainability Appraisal involves assessing the policy context in which the document is being prepared. This means that it is essential to review other plans, programmes and environmental protection objectives that will influence the Local Plan. Therefore all relevant international, national, regional, county and local level strategies, plans and programmes have been reviewed and considered.
- 2.2 **Appendix C** to this Report details the numerous documents that have been reviewed as part of the Sustainability Appraisal process. 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.²
- 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 re-opened 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.

Health

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.

² <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

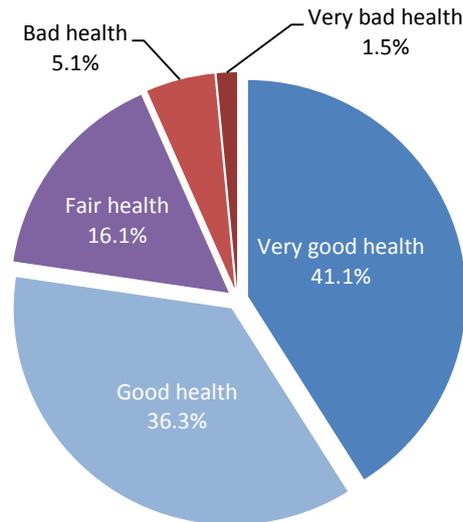


Figure 3-1 general health, Waveney population (2011 Census)

Health

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 million³.

Health

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).

³ 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

Health
Death rates

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

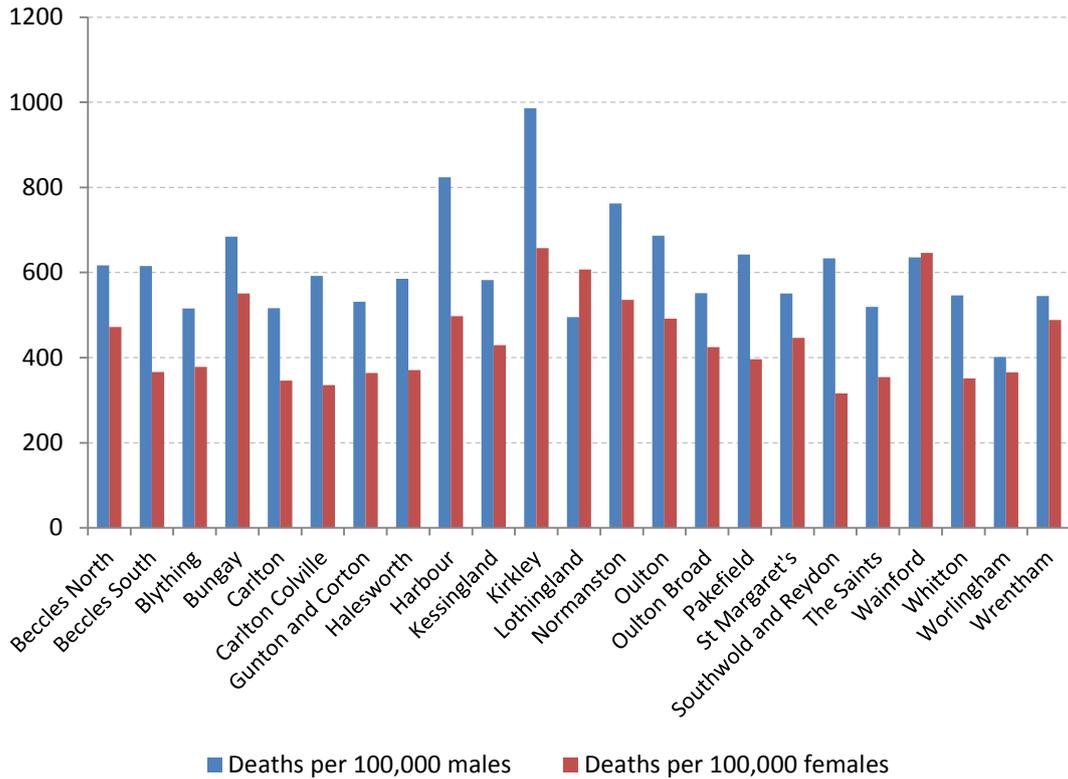


Figure 3-2 overall death rate, by ward (males and females, 2007-12)

Health
Obesity

3.15. Table 3.1 shows that the percentage of the Waveney adult population (16+ years) that are overweight or obese is the third highest in Suffolk⁴.

Location	2013-2015
Babergh	64.9%

⁴ Suffolk Observatory: Active People Survey, Sport England – percentage of adults classified as overweight or obese

Location	2013-2015
Forest Heath	68.9%
Ipswich	67.0%
Mid Suffolk	67.7%
St Edmundsbury	66.2%
Suffolk Coastal	62.2%
Waveney	67.3%
Suffolk County	66.1%
East of England	65.6%

Table 3.1 adult obesity

3.16. Over a quarter of children in Waveney are overweight or obese (Table 3.2)⁵.

Location	2011-2-12	2012-2013	2013-2014	2014-2015	2015-2016
Year 6 children (ages 10 to 11) that are overweight or obese. (%)					
Waveney	31.8	31.2	34.0	34.6	34.5
Suffolk County	29.5	30.4	31.8	31.9	31.3
East of England	31.6	31.0	31.1	30.7	31.7
Reception children (ages 4 to 5) that are overweight or obese. (%)					
Waveney	26.5	25.1	25.5	24.3	26.4
Suffolk County	21.4	20.8	22.2	21.0	22.3
East of England	21.9	21.1	21.5	20.7	20.9

Table 3.2 obesity in children

⁵ Suffolk Observatory: NHS Digital, National Child Measurement Programme. Annual measurements during academic year. Children are classified as overweight (including obese) if their BMI is on or above the 85th centile of the British 1990 growth reference (UK90) according to age and sex.

Health

Physical exercise

- 3.17. Figure 3-3 shows that half of the Waveney adult population participates in the equivalent of 2½ hours of at least moderate intensity physical activity per week. This is the lowest percentage in Suffolk county⁶.

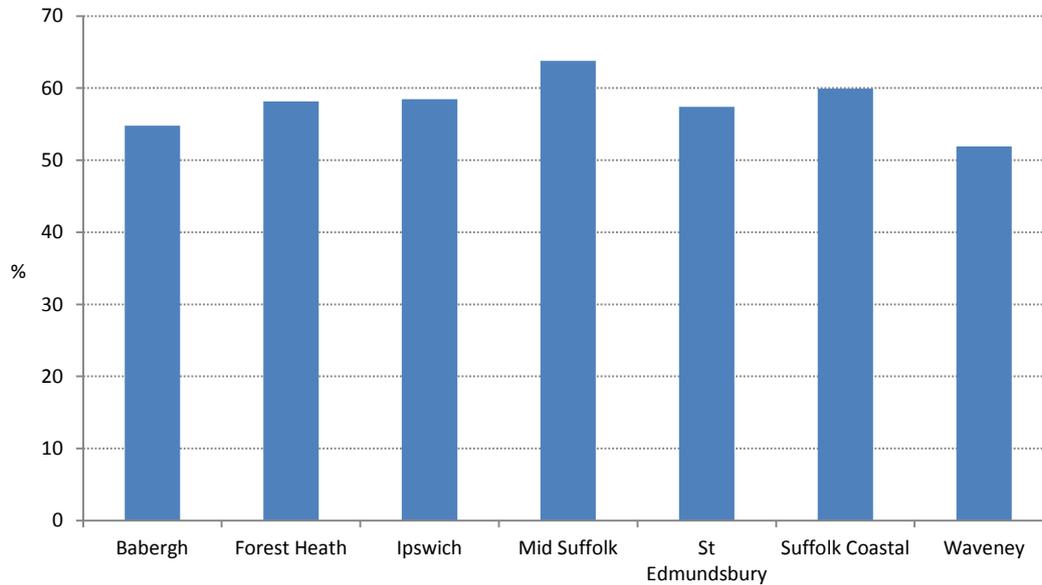


Figure 3-3 adult population participating in physical activity (Active People Survey, 2015)

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 2037⁷. 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.

⁶ Suffolk Observatory: Sport England, Active People Survey. Adult participation (16+). The number of respondents aged 16 and over, with valid responses to questions on physical activity, doing at least 150 "equivalent" minutes of at least moderate intensity physical activity per week in bouts of 10 minutes or more in the previous 28 days expressed as a percentage of the total number of respondents.

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

- 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 strategies⁸ 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

- Adults in Waveney are over the Suffolk and East of England average for those that are overweight or obese.
- Childhood obesity continues to be above county and East of England averages.
- Only half of the adult population participates in the equivalent of moderate physical activity 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.

⁸ 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

Education

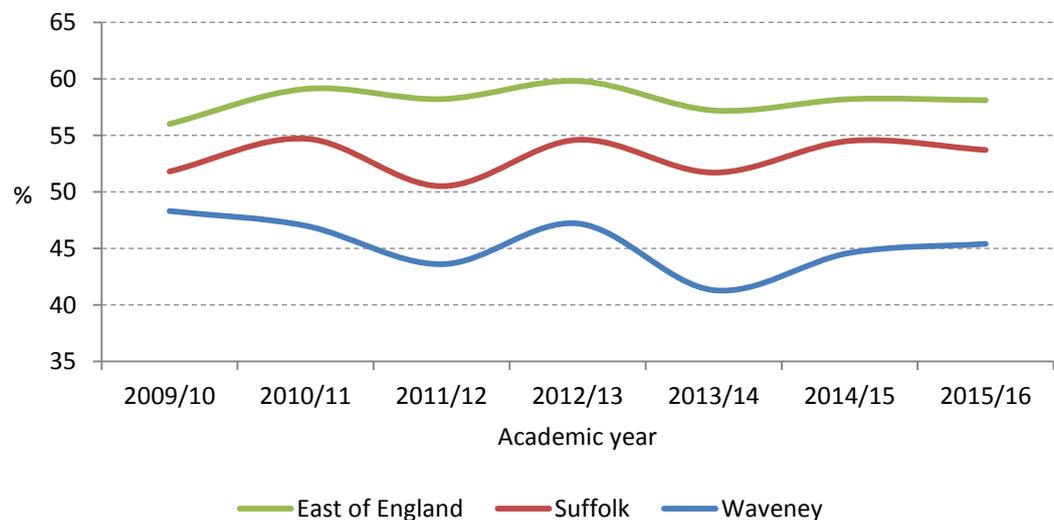
Education Summary

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.
- 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.

Education 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).

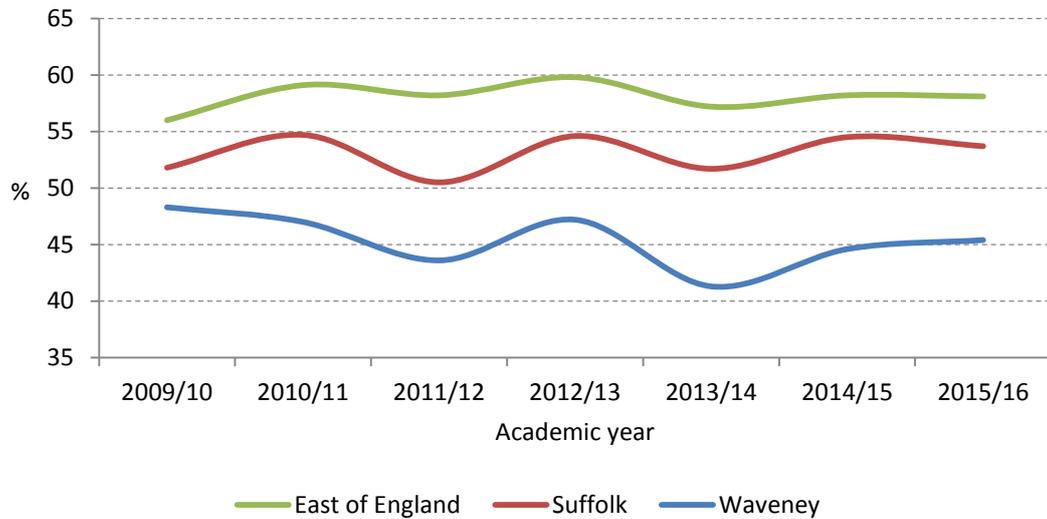


Figure 3-4 GCSE and equivalent results (including English and mathematics), Department for Education <https://www.gov.uk/government/collections/statistics-gcses-key-stage-4>

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 District⁹. 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 Beccles Free School were issued for the 2014-15 academic year, with results for the following year declining for both schools.

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

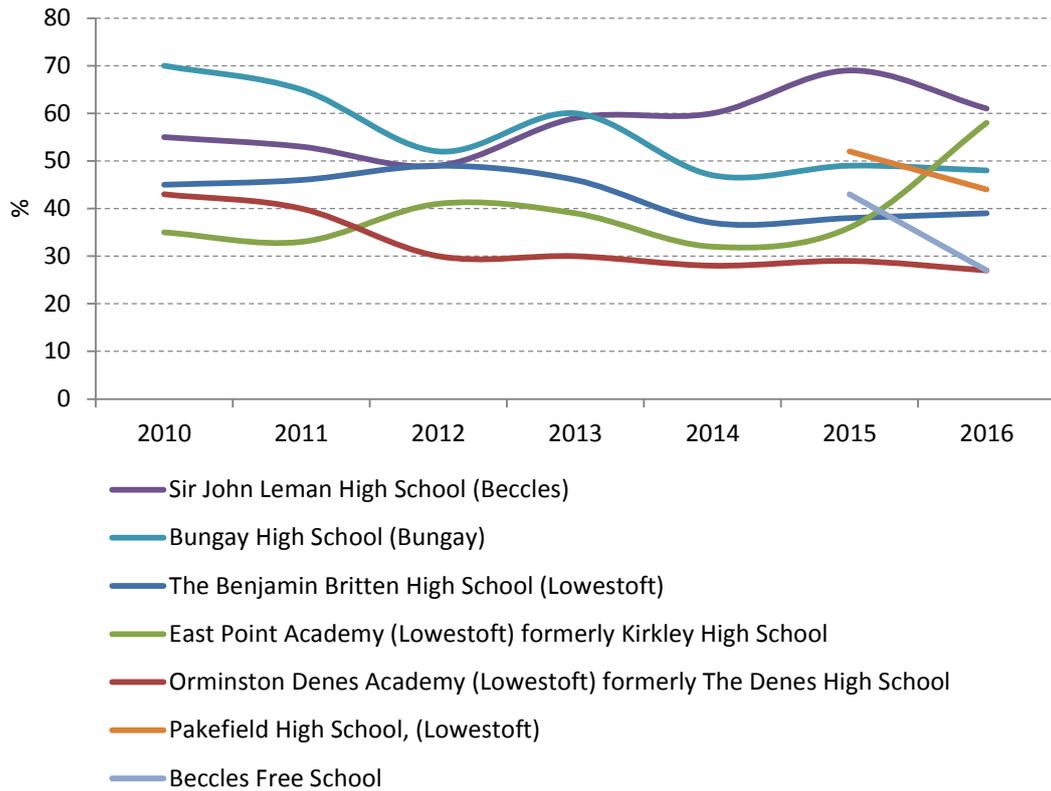


Figure 3-5 GCSE results, Waveney secondary schools 2010-2016

- 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 Baccalaureate 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
Ormiston Denes Academy	-0.67 well below national average	-0.84 to -0.51

Table 3.3 Progress 8, Waveney secondary schools

Education

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).

Education

Qualifications in the resident population

- 3.33. The number of Waveney residents (aged 16-64) with no qualifications is 10.2%, the second highest in the county, compared to 6.8% for Suffolk (2016)¹⁰. The proportion of Waveney residents with NVQ level 4 or higher is the lowest in the county (20.6%). With the exception of Ipswich (30.6%), all other districts are above the Suffolk average of 31.1%. 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

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

Outlook Summary



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 for the period 1 April 2016 to 31 March 2017 is 7,908 an increase of 474 on the previous year.¹¹ There are 17 categories of crime, and a sample of offences is presented in Table 3.4.

Offence	2013	2014	2015	2016	2017
Domestic burglary	416	286	244	248	143
Drug offences	337	373	305	294	202
Homicide	0	3	1	0	1
Miscellaneous crimes against society	99	116	92	193	166

¹¹ ONS, Crime Statistics (12 months ending 31 March)

Public order offences	346	306	333	576	628
Violence with injury	729	670	692	840	942
Violence without injury	618	589	711	1,161	1,721
All other offences*	4,469	3940	4,073	4,122	4,105
Waveney Total	7,014	6,283	6,451	7,434	7,908

*All other theft offences; bicycle theft; criminal damage and arson; fraud offences; possession of weapons offences; robbery, sexual offences; shoplifting; theft from the person; vehicles offences

Table 3.4 ONS recorded crime statistics

Anti-social behaviour

3.39. Anti-social behaviour covers a wide range of unacceptable activity including personal, community and environmental. For the period 1 April 2016 to 31 March 2017, there were 2,512 anti-social behaviour incidents in Waveney. This is a decrease of 459 incidents on the previous year. Waveney has the second highest rate per 1,000 population (21.5) behind Ipswich at 31 with the lowest rate in Mid Suffolk at 10.1¹² There is a considerable variation within the district. The lowest rate is in Worlingham at 6.04 compared to the highest rate of 77.3 in Harbour ward.

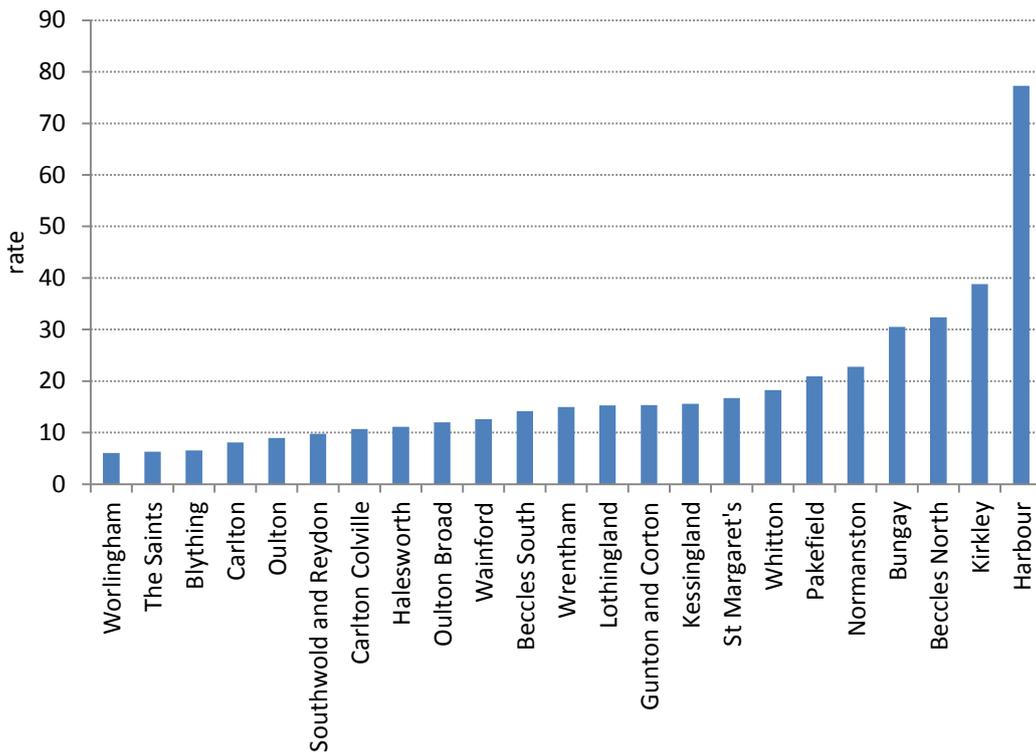


Figure 3-6 anti-social behaviour incidents, Waveney wards 1 April 2016 - 31 March 2017

¹² Suffolk Observatory: data.police.uk (financial year)

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

- Following a decrease in the number of recorded crimes during 2014 and 2015, the last two years have seen an increase.
- Anti-social behaviour incidents at a district level are showing a decreasing trend. However there is a considerable variation across the district with the rural wards, generally, having a smaller rate than the towns and the most deprived wards in the district.

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 services and facilities

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 and 10 primary schools serve the larger villages and rural areas.
- 3.44. Figure 3-7 to Figure 3-11 show the accessibility within the District to 6 key services and facilities – food shop; GP surgery; meeting place; post office; primary school and public house. As expected, accessibility to all key services is generally good for Lowestoft and the Market Towns. Kessingland also has good accessibility to all 6 services. 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 2km (cycling distance) to the majority of services with the exception of a meeting place.

Services and facilities as at December 2017

■ Walking distance (400m) ■ Cycling distance (2km)

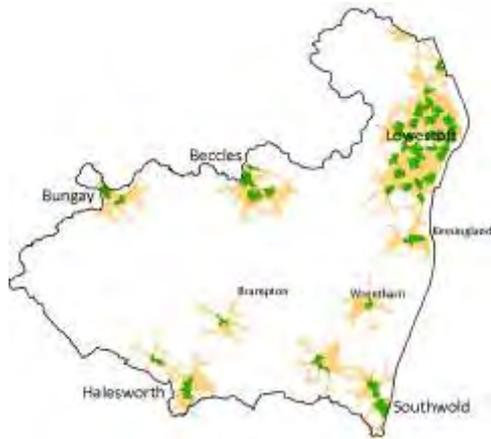


Figure 3-7 access to a food shop

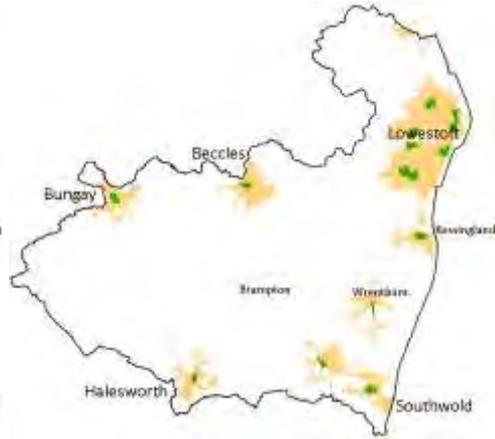


Figure 3-8 access to a GP surgery

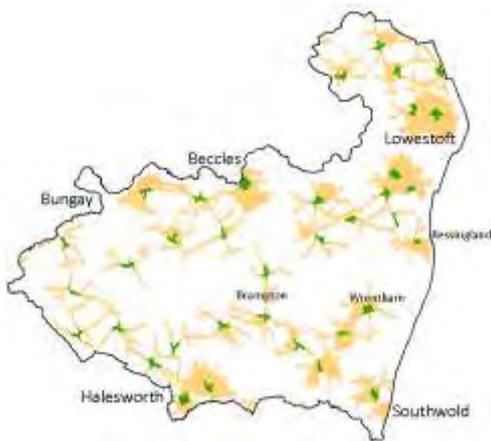


Figure 3-9 access to a meeting place

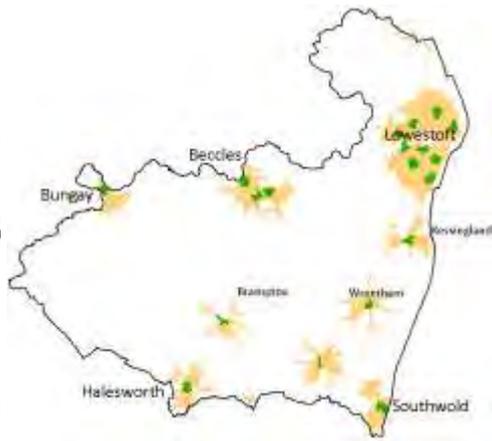


Figure 3-10 access to a post office

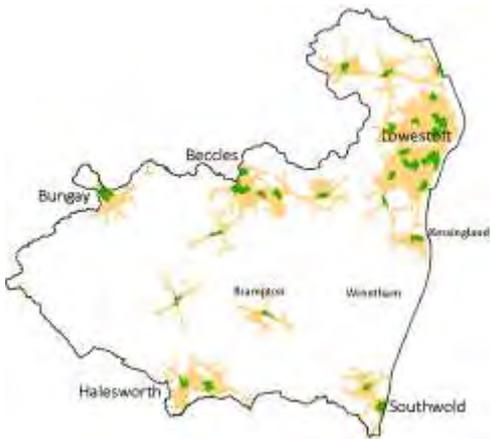


Figure 3-11 access to a primary school

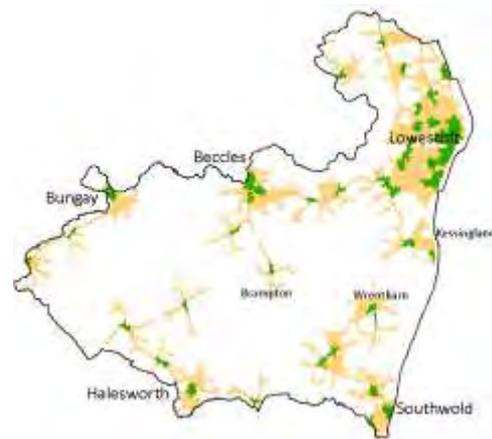


Figure 3-12 access to a public house

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- 3.45. Table 3.5 shows the percentage of dwellings within the catchments shown on the maps above. The table 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 (beyond 2km) from these key services.

	Food Shop	GP Surgery	Meeting Place	Post Office	Primary School	Public House
Up to 400m (walking distance)	46%	15%	12%	19%	23%	16%
Between 400m and 2km (cycling distance)	46%	73%	60%	67%	69%	34%
Within walking / cycling distance	92%	88%	72%	86%	92%	50%

Table 3.5 Proportion of Dwellings in Waveney within walking or cycling distances of key services

	Food Shop	GP Surgery	Meeting Place	Post Office	Primary School	Public House
Up to 400m (walking distance)	24%	10%	29%	11%	14%	34%
Between 400m and 2km (cycling distance)	29%	32%	56%	29%	43%	50%
Within walking / cycling distance	53%	42%	85%	40%	57%	84%

Table 3.6 Proportion of Dwellings in the Rural parts of Waveney within walking or cycling distances of key services (all areas excluding Lowestoft, Carlton Colville, Oulton, Oulton Broad, Beccles, Worlingham, Bungay, Halesworth, Southwold and Reydon)

Access to services and facilities

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 3-10Mbit/s or below.

Access to services and facilities

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 Lowestoft¹³ 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 average¹⁴.

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

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

- 3.48. The Waveney Open Space Needs Assessment (July 2015)¹⁴ 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

¹³ Including Carlton Colville and Oulton

¹⁴ Waveney Open Space Needs Assessment, July 2015

people, whilst Lowestoft¹³ has a deficit of over 9 hectares. Kessingland and the rural areas show a deficit of just under a hectare. Figure 3-13 shows the accessibility of equipped play spaces aimed at children within specific age ranges (toddlers, juniors and youths)¹⁵. 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.

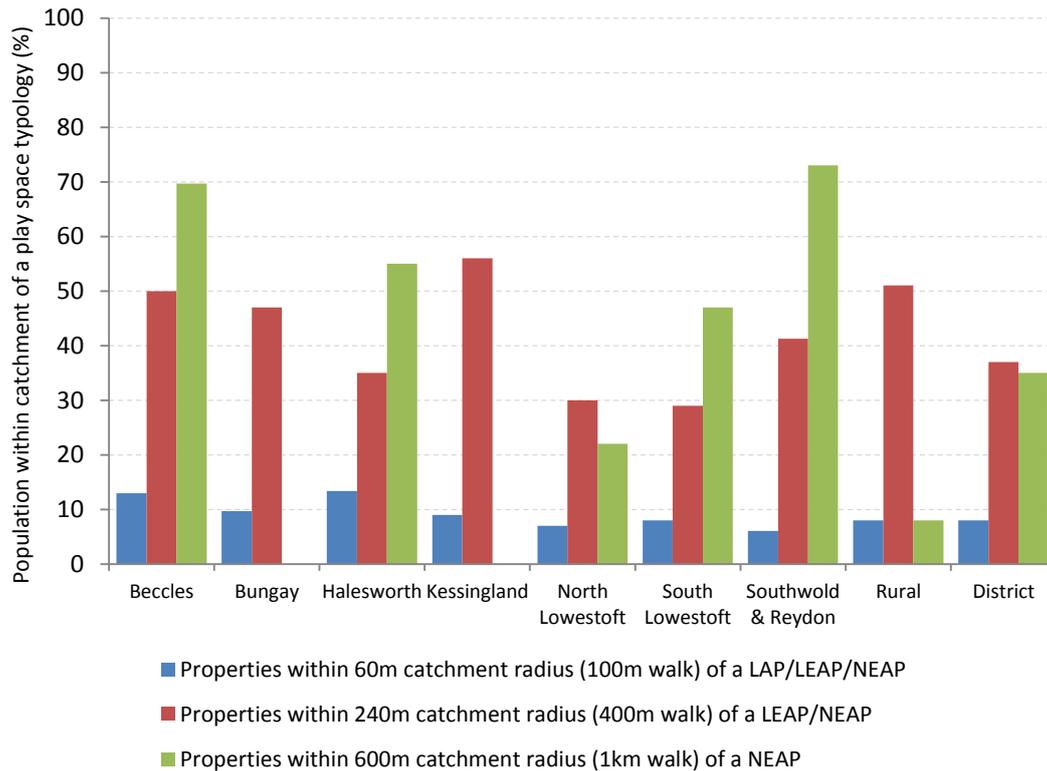


Figure 3-13 percentage of dwellings within the catchments of equipped play spaces

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 Lowestoft¹³ 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

¹⁵ LAP – Local Equipped Area for Play; LEAP – Local Equipped Area for Play; NEAP – Neighbourhood Equipped Play Area

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 2014¹⁶, 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 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).

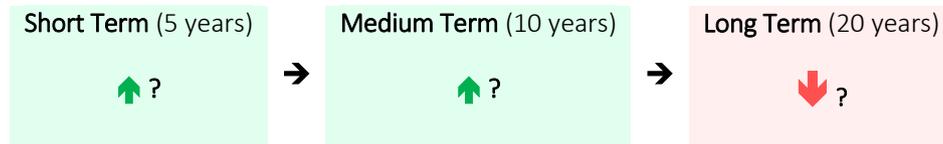
Access to services and facilities

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"¹⁷ initiative increased access to superfast broadband in the county from around 50% of premises in 2013 to 85% by September 2015. Currently, there is funding to achieve 98% coverage by 2020.
- 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.

¹⁶ 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.

¹⁷ <http://www.betterbroadbandsuffolk.com>

*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)¹⁸ 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 domains¹⁹. 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.

¹⁸ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

¹⁹ The seven domains are: Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Crime; Barriers to Housing and Services; Living Environment Deprivation.

- 3.58. 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 3-14). The central and older areas of Lowestoft with parts of Kessingland and Beccles are clearly more deprived than their surrounding suburban areas. The least deprived areas are generally on the periphery of the towns with the exception of Reydon and part of Carlton ward in south Lowestoft.

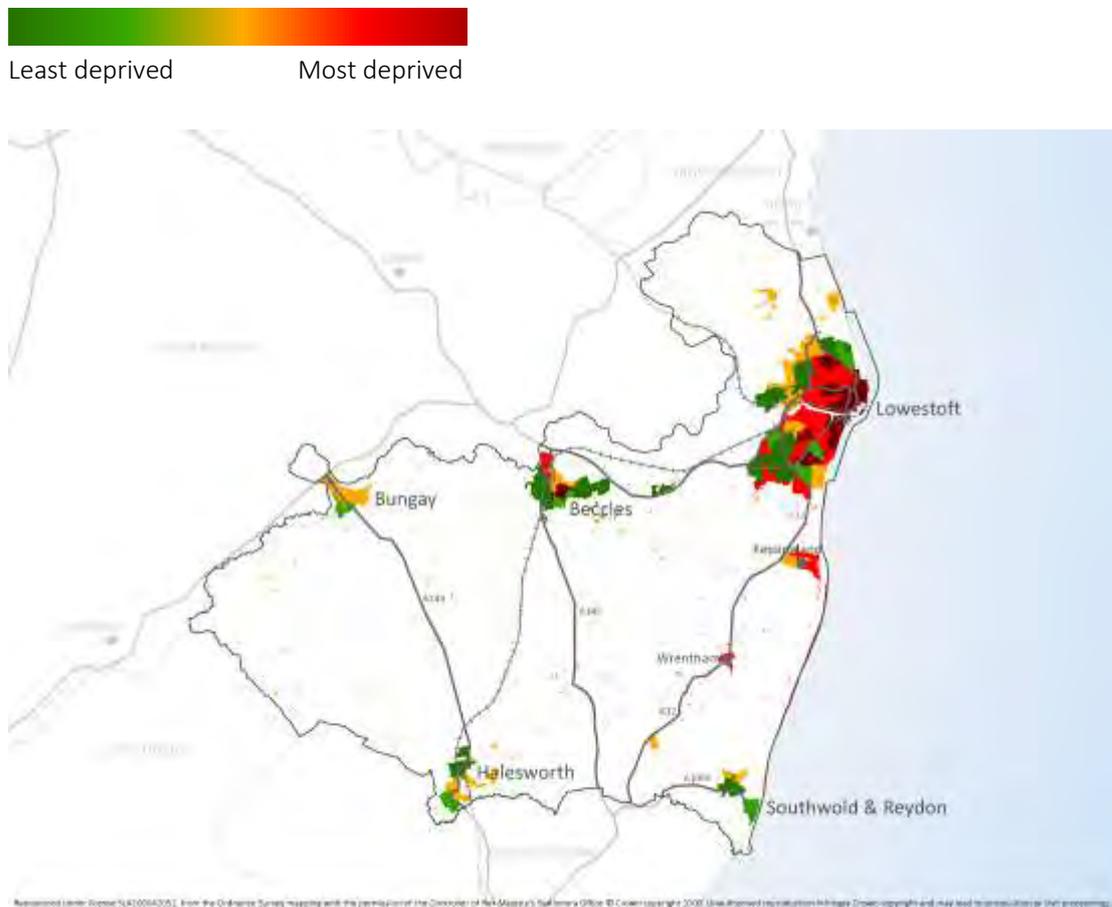


Figure 3-14 deprivation

Deprivation, inequality and socio-economics
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 types²⁰. Figure 3-15, Figure 3-16 and Figure 3-17 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).

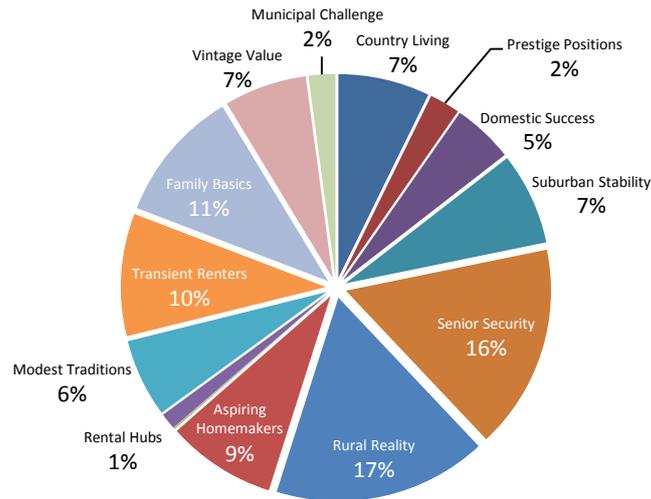


Figure 3-15 Waveney, MOSAIC UK household classifications 2014

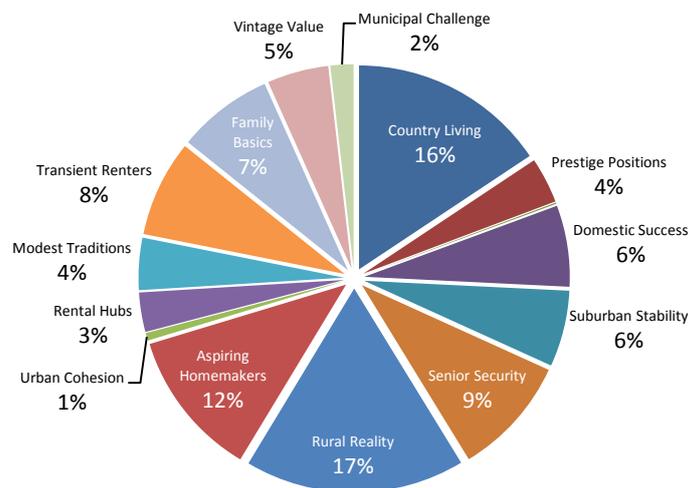


Figure 3-16 Suffolk, MOSAIC UK household classifications 2014

²⁰ See <http://www.experian.co.uk/assets/marketing-services/brochures/mosaic-ps-brochure.pdf> for definitions of household types

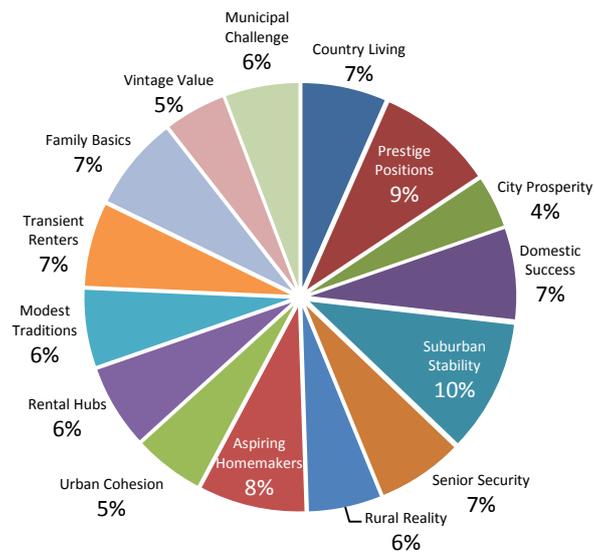


Figure 3-17 England, MOSAIC UK household classifications 2014

Deprivation, inequality and socio-economics
Out-of-work benefits (universal credit)

3.61. The number of people claiming out-of-work benefits in Waveney is 3 times that of all other Districts in Suffolk with the exception of Ipswich.

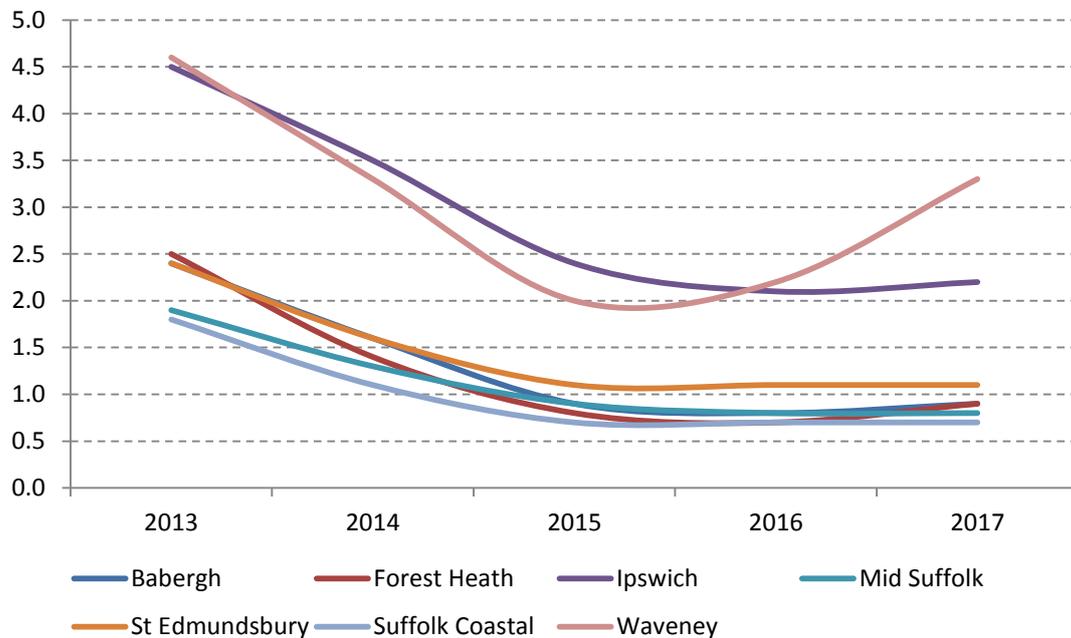


Figure 3-18 Universal Credit claimants, March each year (NOMIS)

- 3.62. Table 3.8 shows that the proportion of those living in the rural areas and claiming Universal Credit is significantly lower than either the District or Suffolk averages and far lower than in Kirkley, Harbour and St. Margaret's wards in Lowestoft. This can be partly 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	Universal Credit claimants
Blything ward	1.6%
Kessingland ward	2.4%
Lothingland ward	1.2%
The Saints ward	0.8%
Wainford ward	1.3%
Wrentham ward	0.9%
Kirkley ward	7.9%
Harbour ward	8.9%
St. Margaret's ward	3.7%
Waveney district	3.3%
Suffolk county	1.5%

Table 3.8 Universal Credit claimants, March 2017 (NOMIS)

Deprivation, inequality and socio-economics

Earnings

- 3.63. Earnings²¹ for those employed and those living in the Waveney area are the lowest in Suffolk and are well below county, regional and national averages (Table 3.9 and

Workplace	Full	April	April	April	April	April	April
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²¹ 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 December 2017 and revises some previously published figures)

location	Time / All	2012	2013	2014	2015	2016	2017
Waveney	Full	£20,970	£21,709	£22,907	£23,449	£23,379	£23,505
	All	£16,065	£17,538	£18,596	£17,338	£17,885	£17,427
Suffolk	Full	£23,704	£23,968	£25,000	£25,476	£26,124	£26,444
	All	£19,222	£19,402	£19,819	£20,134	£21,117	£21,558
East of England	Full	£26,145	£26,514	£26,817	£27,300	£27,892	£28,460
	All	£20,806	£21,393	£21,686	£21,664	£22,330	£22,660
England	Full	£26,822	£27,372	£27,485	£27,841	£28,496	£29,079
	All	£21,813	£22,168	£22,350	£22,654	£23,337	£23,743

3.64. *Table 3.10*). In 2016, full time earnings for Waveney residents fell below those in Great Yarmouth for the first time since 2012 and continue to lag behind Great Yarmouth for 2017 at £23,870 and £24,437 respectively. Those working in Great Yarmouth earn almost £3,000 more than those working in Waveney.

Residents location	Full Time / All	April 2012	April 2013	April 2014	April 2015	April 2016	April 2017
Waveney	Full	£22,607	£23,419	£24,425	£24,316	£24,070	£23,870
	All	£17,941	£18,888	£19,457	£18,199	£18,183	£18,488
Suffolk	Full	£24,178	£24,820	£25,923	£26,742	£27,169	£27,432
	All	£19,782	£20,316	£20,541	£21,133	£21,901	£22,476
East of England	Full	£27,968	£28,369	£28,752	£29,259	£30,000	£30,233
	All	£22,553	£23,167	£23,259	£23,471	£24,218	£24,602
England	Full	£26,826	£27,375	£27,500	£27,838	£28,500	£29,085
	All	£21,813	£22,168	£22,350	£22,654	£23,337	£23,743

Table 3.9 median earnings, gross annual pay - residents analysis

Workplace location	Full Time / All	April 2012	April 2013	April 2014	April 2015	April 2016	April 2017
Waveney	Full	£20,970	£21,709	£22,907	£23,449	£23,379	£23,505
	All	£16,065	£17,538	£18,596	£17,338	£17,885	£17,427
Suffolk	Full	£23,704	£23,968	£25,000	£25,476	£26,124	£26,444
	All	£19,222	£19,402	£19,819	£20,134	£21,117	£21,558
East of England	Full	£26,145	£26,514	£26,817	£27,300	£27,892	£28,460
	All	£20,806	£21,393	£21,686	£21,664	£22,330	£22,660
England	Full	£26,822	£27,372	£27,485	£27,841	£28,496	£29,079

	All	£21,811	£22,160	£22,343	£22,656	£23,334	£23,744
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Table 3.10 median earnings, gross annual pay - workplace analysis

Deprivation, inequality and socio-economics

Socio-economic classification of occupations

- 3.65. 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.

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

Table 3.11 Managers, professional and associate professional occupations

- 3.66. 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 3-19).

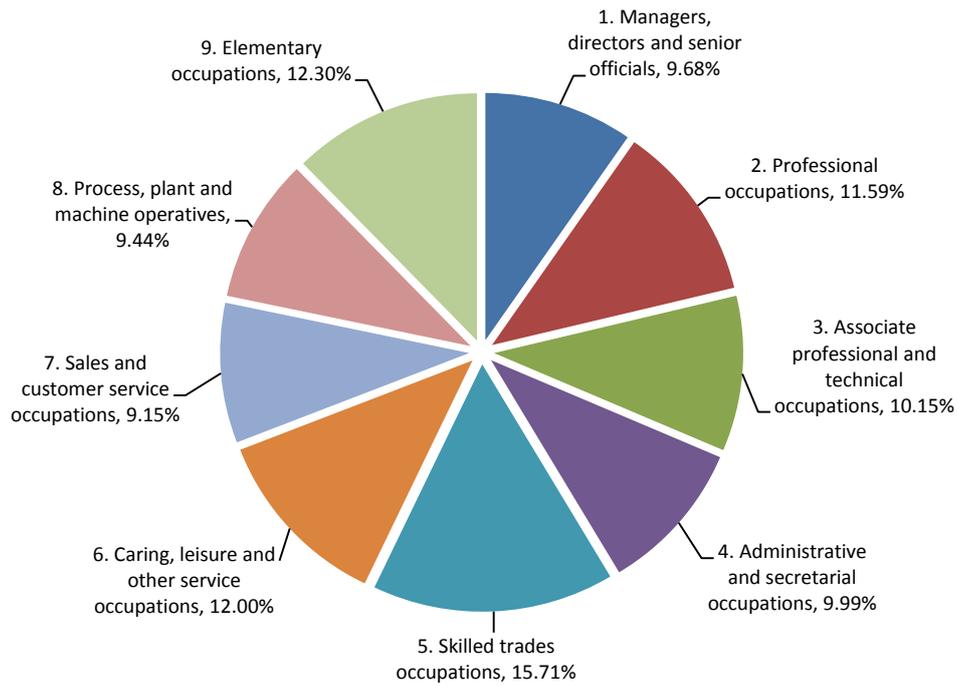


Figure 3-19 Waveney residents in employment by occupation, March 2011

3.67. 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 3-20 shows the different occupations by settlement hierarchy.

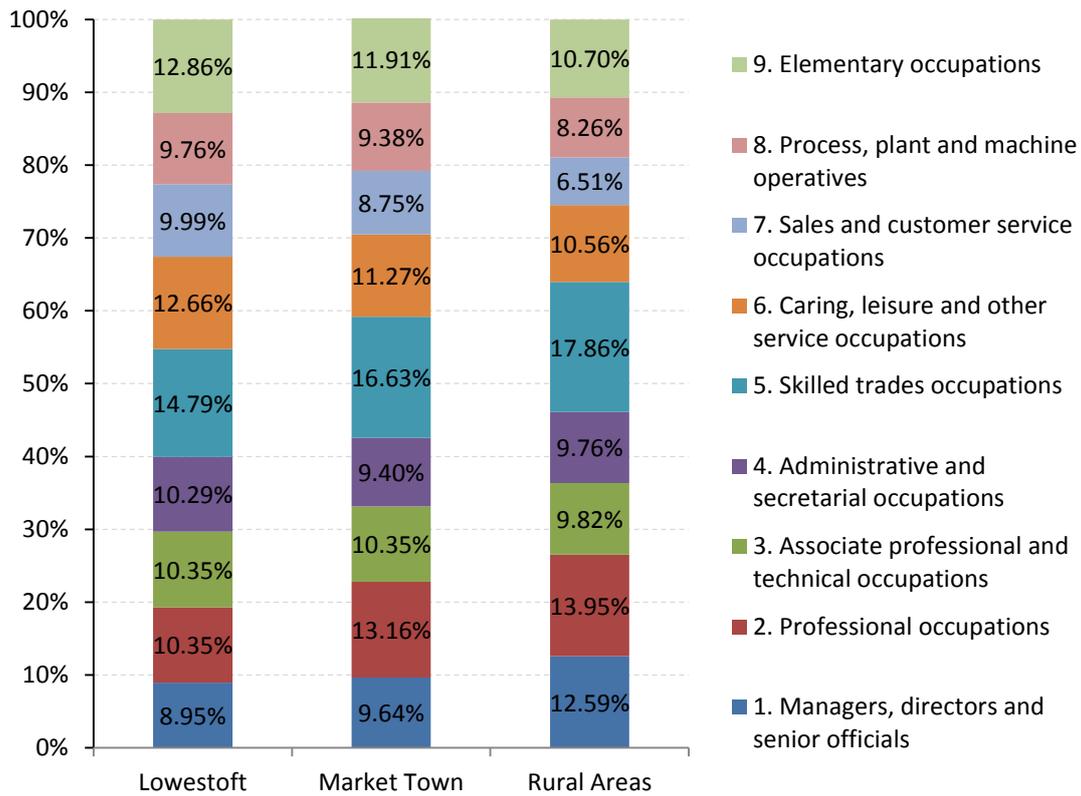


Figure 3-20 Employment by occupation, 2011 Census (NOMIS, Ward data)

Deprivation, inequality and socio-economics

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

3.68. 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.

3.69. 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

- 3.70. 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
- 3.71. The average age for the Waveney population is 44, Figure 3-21 shows the average age for Waveney parishes (best fit). The average age for Suffolk is 42; East of England 40 and England 39.

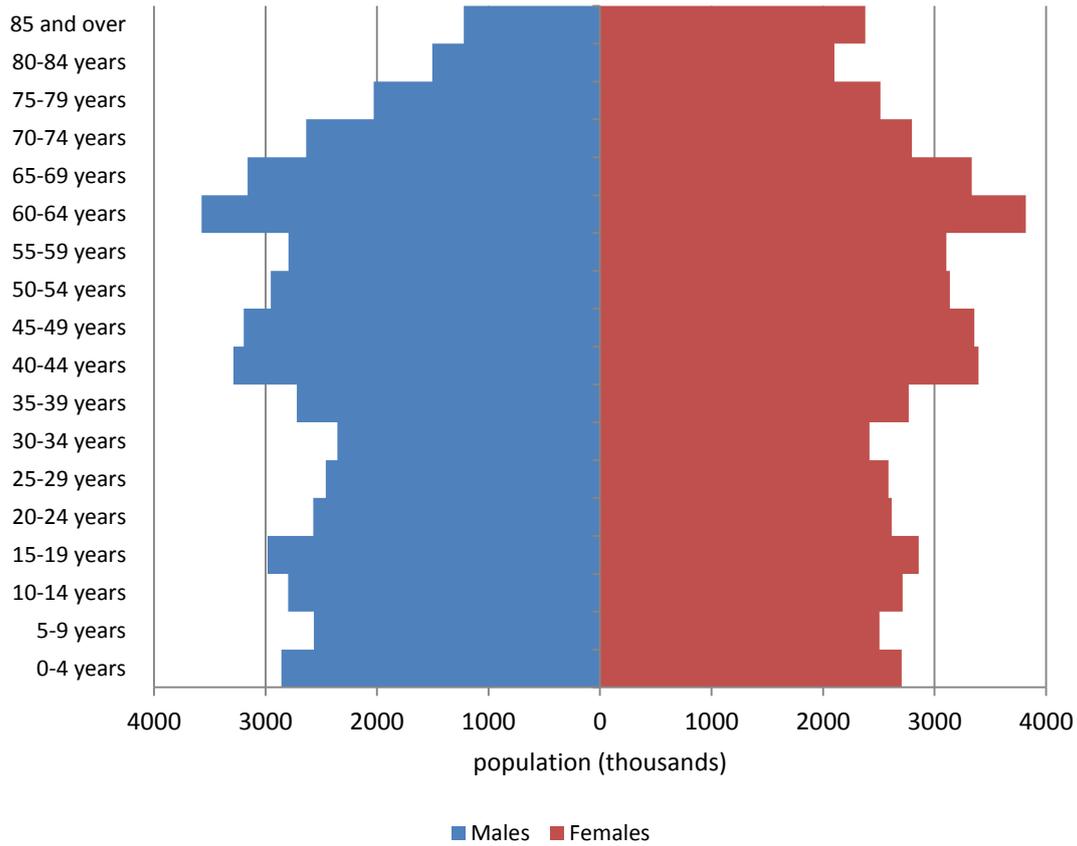


Figure 3-22 urban population, by 5 year age bands

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

3.73. The total rural population is 16,474 (14% of the total population) with 8,350 males and 8,124 females (Figure 3-23). 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.

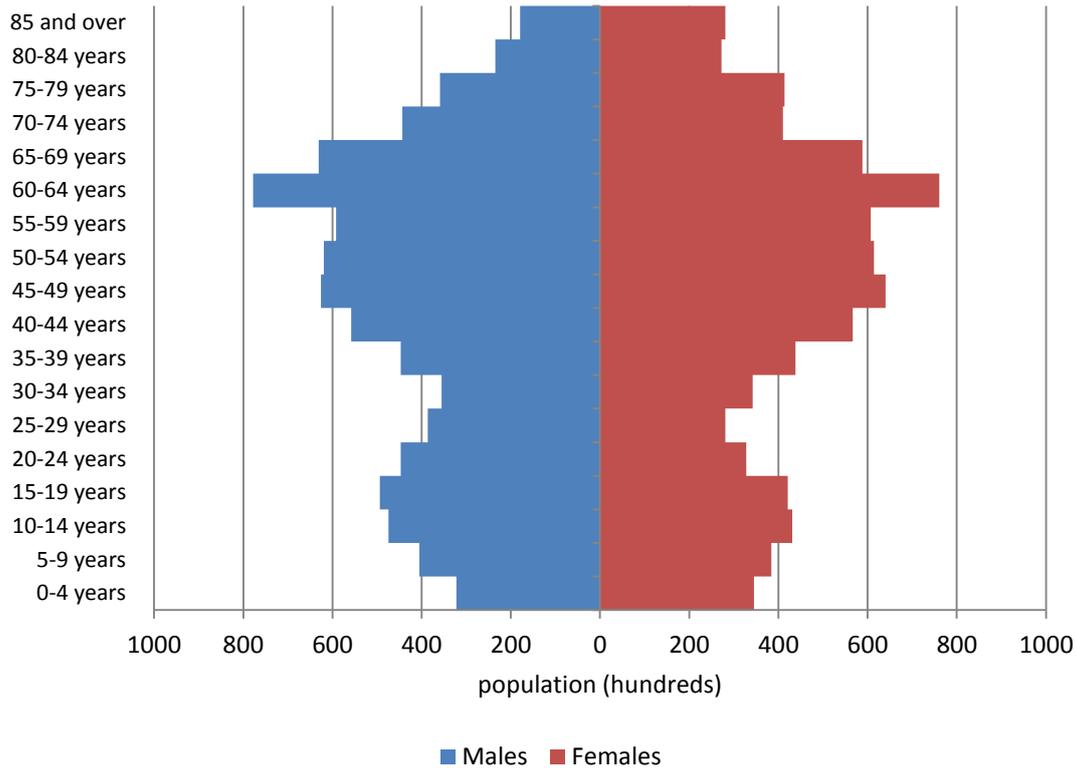


Figure 3-23 rural population by 5 year age bands

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

3.74. Figure 3-24 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.

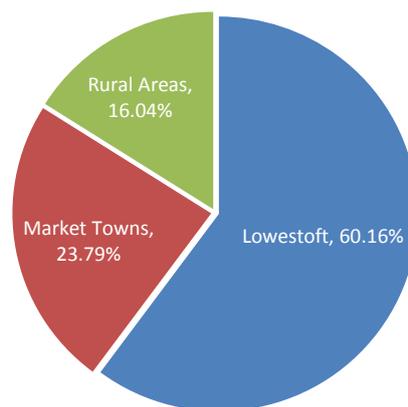


Figure 3-24 Waveney population by area

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

*Housing and population***Population in the rural areas**

- 3.75. Rural wards within Waveney have fewer people in their twenties and thirties, with the bulk of the population being in their fifties and sixties²². 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 and population***Housing context**

- 3.76. 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, prisons²³, defence bases, boarding schools and student halls of residence.
- 3.77. 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 3-25.

²² ONS population estimates by 5 year age bands, 2013 (Suffolk Observatory)

²³ Blundeston prison population April 2011: 444. Ministry of Justice, Prison population statistics: Population Bulletin – Monthly April 2011

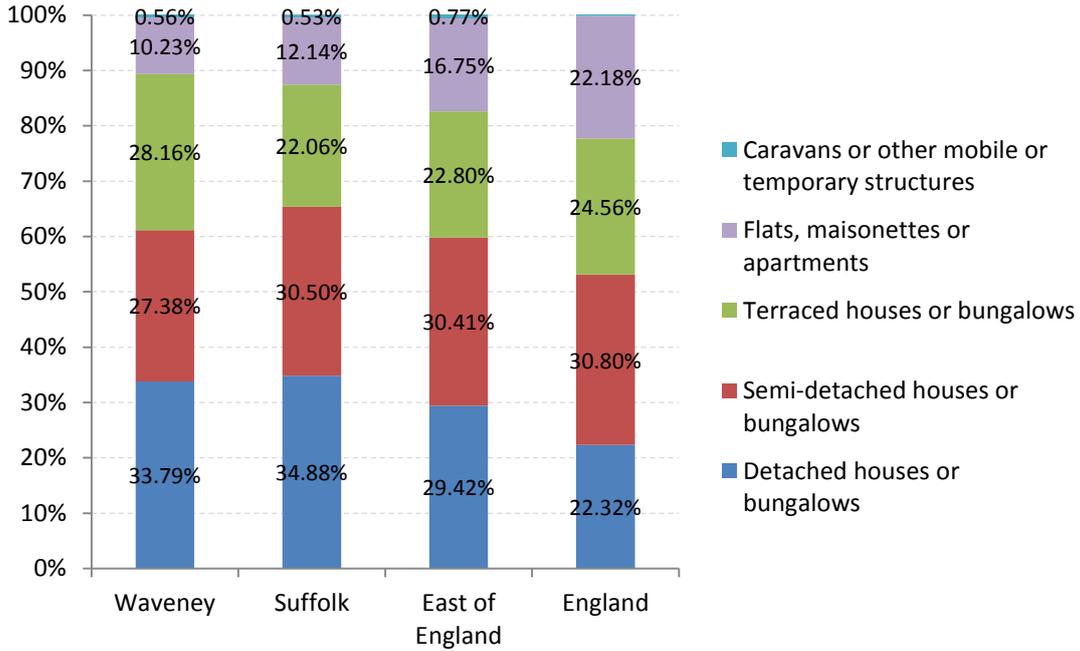


Figure 3-25 house types, Census 2011

3.78. Figure 3-26 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.

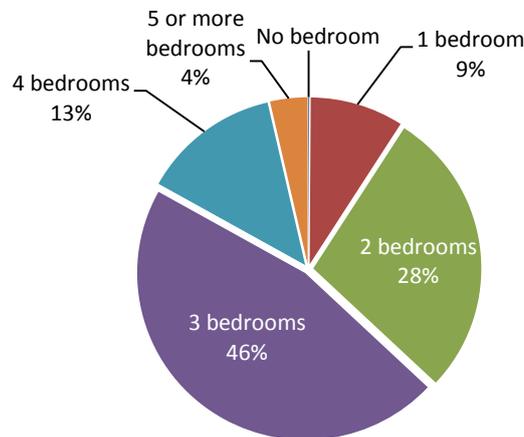


Figure 3-26 number of bedrooms (Census 2011, household spaces with at least one usual resident)

Housing and population
Housing tenure

- 3.79. 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

Housing and population

House prices and sales

- 3.80. The average house price in Waveney is £174,950 (the lowest in the county after Ipswich at £177,500) compared to the Suffolk average of £220,000²⁴. Figure 3-27 illustrates the median house price sales for the period 2012 to 2017 (year ending March). During the period 2012 to 2017 all districts in Suffolk have recorded increases of between 31% and 38% with the exception of Waveney at 23%. Babergh and St Edmundsbury recorded the highest increase at 38%.

²⁴ ONS House price statistics for small areas Dataset 9 Median price paid for administrative geographies, year ending March

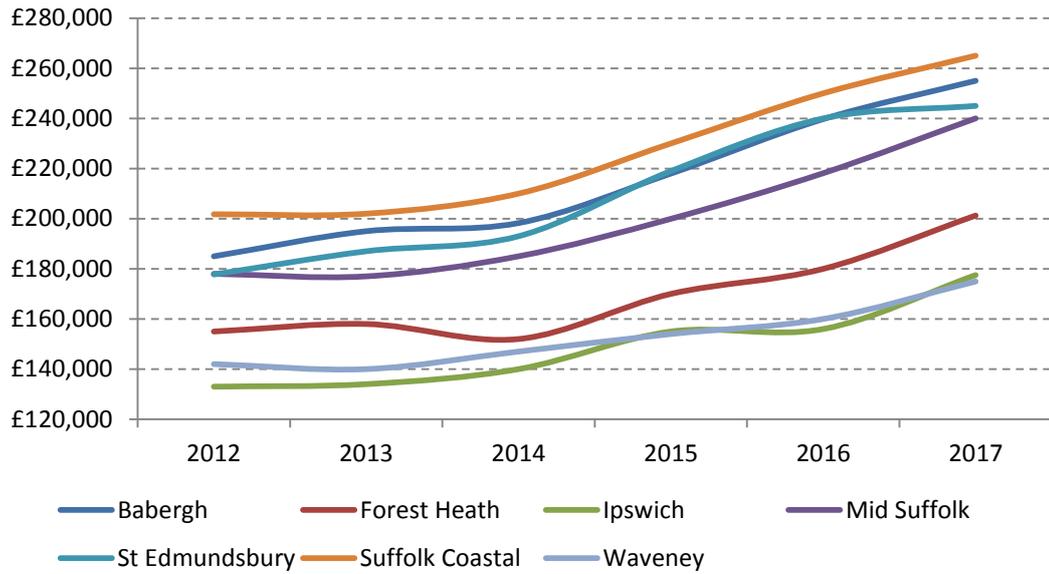


Figure 3-27 median house prices, March each year

3.81. Within Waveney there are significant variations in the cost of a home. Figure 3-28 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.

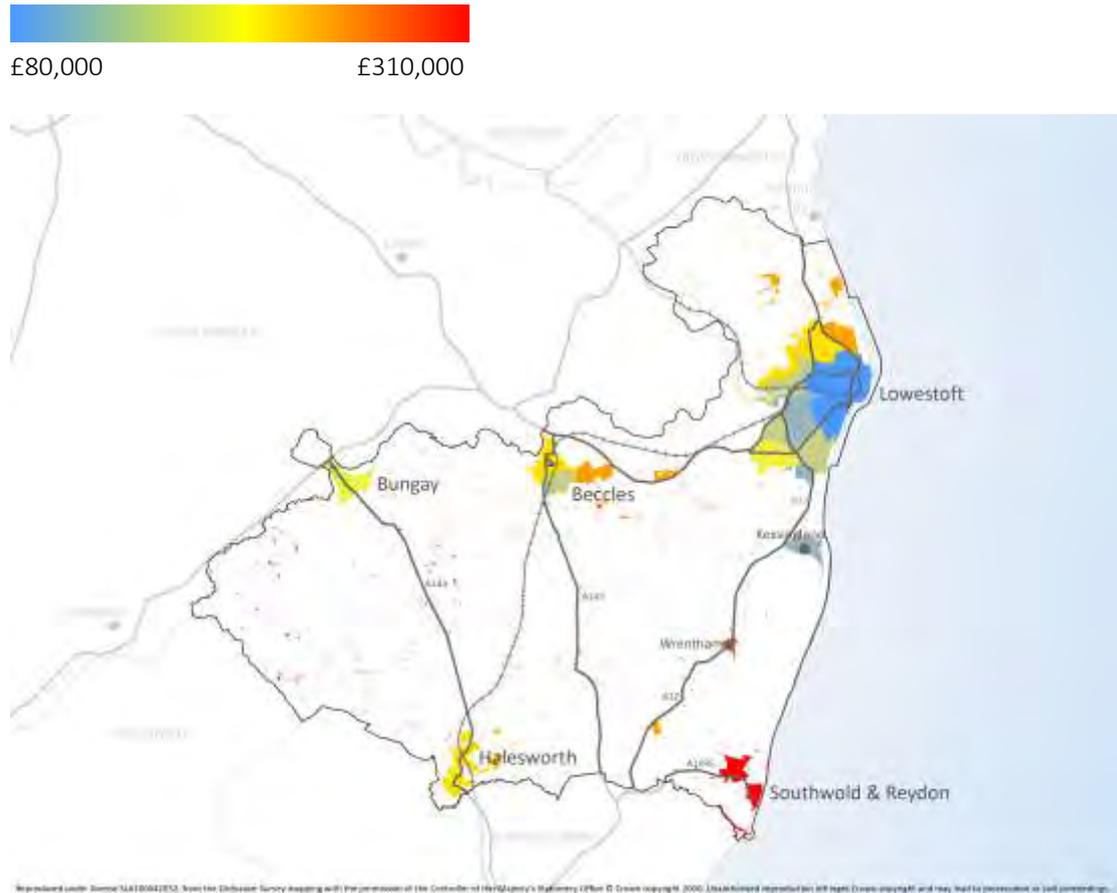


Figure 3-28 median house prices, 2010-2014

3.82. House prices are 7 times more than earnings in Waveney²⁵ as shown in Table 3.13. The ratio for Suffolk ranges from 5.83 in Ipswich to 11.27* in Babergh.

Location	2012	2013	2014	2015	2016
Waveney	6.78	6.54	6.55	6.82	6.91
Suffolk Coastal	7.02	7.03	7.31	8.05	8.37
Great Yarmouth	5.06	5.28	5.65*	5.43	5.25
Suffolk	7.00	7.01	7.20	7.65	7.95

Table 3.13 ratio of median house price to median gross annual, workplace-based earnings.
*annualised weekly earnings used instead of annual earnings

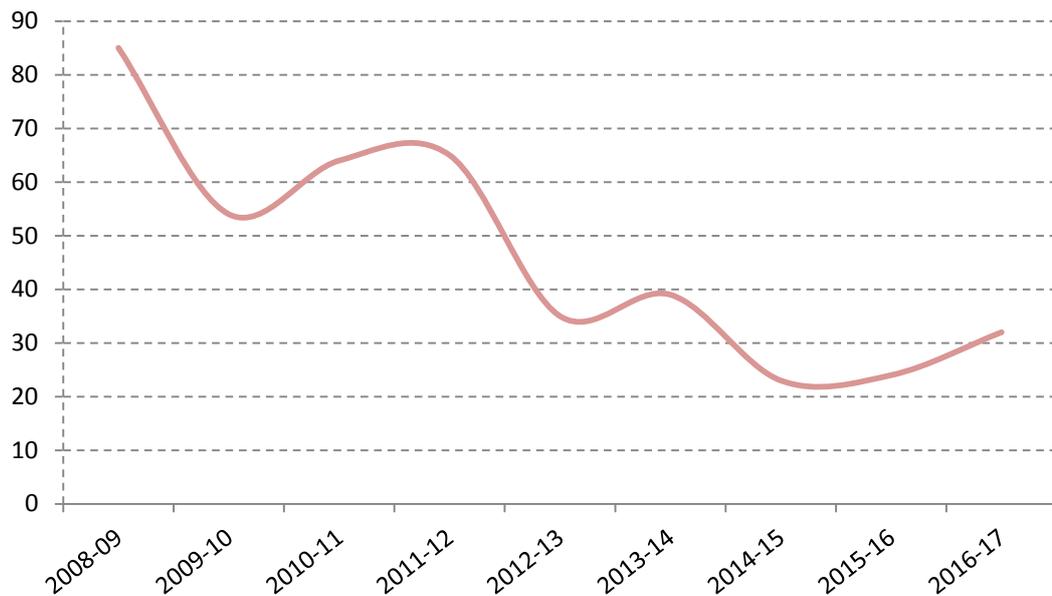
²⁵ ONS Housing affordability in England and Wales: 1997 to 2016 ratio of house price to workplace-based earnings

3.83. The number of house sales in all Suffolk districts gradually increased between 2010 and 2013. Sales generally peaked in 2014, fell in 2015 and stabilised in 2016²⁶. Overall, the number of house sales in Waveney increased by 40% between 2010 and 2016, from 1,551 sales in 2010 to 2,170 in 2016. This is the highest increase in the county. During this period, Suffolk county sales increased by 30% with the smallest increase in Babergh at 18%.

Housing and population
Housing waiting list

3.84. 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.²⁷ 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.

Housing and population
Homelessness



²⁶ ONS Number of residential property sales – HPSSA Dataset 6

²⁷ Waveney postcodes matched to Waveney Wards - postcodes in Corton allocated to ‘rural area’ and postcodes in the unparished area of Lowestoft allocated to ‘Lowestoft’

- 3.85. Figure 3-29 shows a generally decreasing trend in the number of households accepted as being homeless and in priority need from 85 in 2008-09 to 32 in 2016-17 (a ratio of 0.62 per 1,000 households)²⁸.

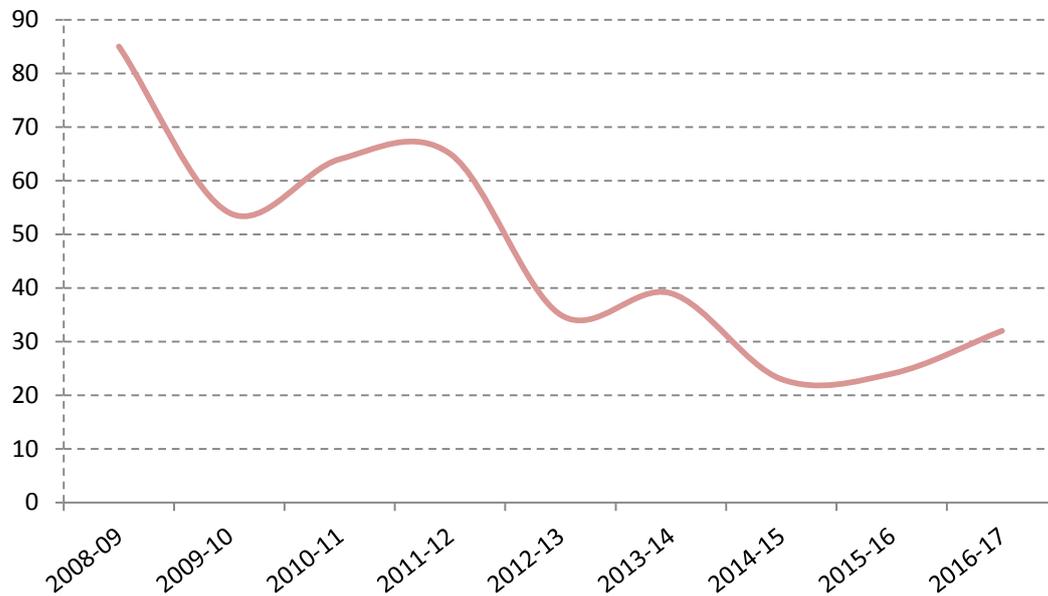


Figure 3-29 number of households accepted as being homeless and in priority need

Housing and population **Second Homes**

- 3.86. As of June 2015 there were 1,327 second homes in the District representing only 2.4% of total stock²⁹. 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 and population **Housing delivery (completions)**

- 3.87. Between April 2001 and March 2017, 4,491 new dwellings have been completed of which 839 are affordable homes (18%).
- 3.88. The type and mix of housing provided for the period April 2009 to March 2017 includes:
- 27% affordable homes (including social rent, affordable rent, shared ownership);

²⁸ MHCLG, Table 784: Local authorities' action under the homelessness provisions of the Housing Acts

²⁹ Source: Council Tax base

- 48% one or two bedroom homes, exceeding the current 30-40% target of homes designed for single people and couples;
- 60% houses; 18% bungalows and 22% flats;
- approximately 5% meet the requirements of an ageing population and those with specialist needs (including sheltered and very sheltered housing, wheelchair accessible homes and Lifetime Homes standard).

3.89. 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 2017.

Settlement Hierarchy	Settlement	Completions 2001-17	Percentage
Lowestoft	Lowestoft + Carlton Colville + Oulton	2,534	56%
Market Towns	Beccles + Worlingham	1,291	29%
	Bungay		
	Halesworth		
	Southwold + Reydon		
Larger Villages	Barnby + North Cove	382	9%
	Blundeston		
	Corton		
	Holton		
	Kessingland		
	Wangford		
	Wrentham		
Rural areas	All other parishes	284	6%
TOTAL		4,491	

Table 3.14 housing completions 2001-2017

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 (2014-2039)

- 3.90. ONS 2014-based population projections³⁰ show the Waveney population growing from 116,000 in 2014 to 125,000 by 2039 (an increase of 9,000 over 25 years / averaging 360 per annum) (Figure 3-30).

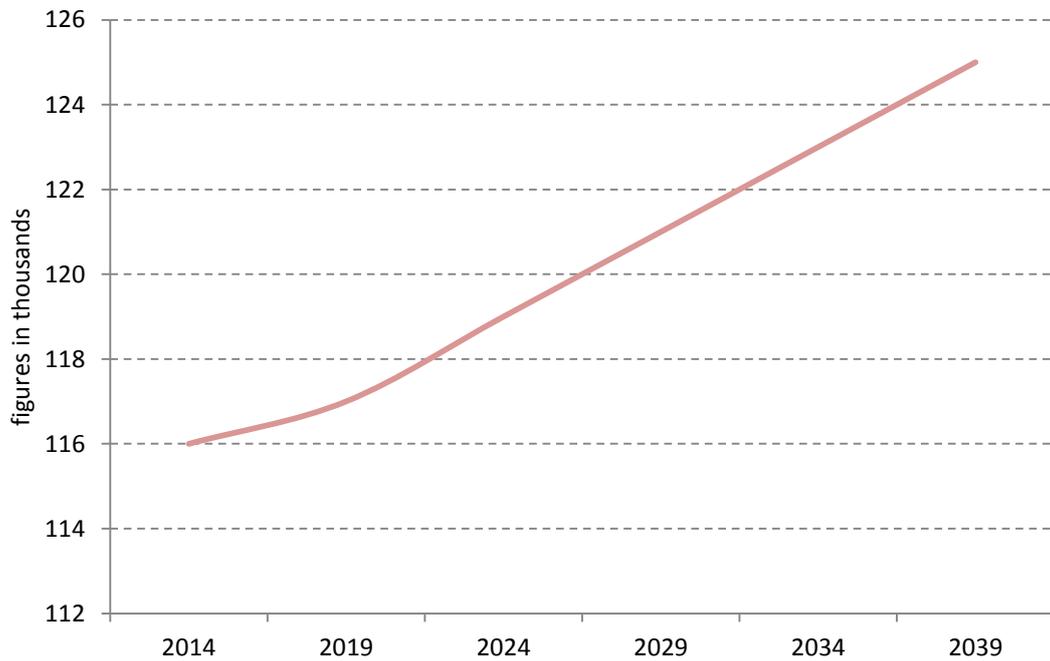


Figure 3-30 population projection, Waveney 2014-2039

³⁰ ONS, Table 2: 2014-based Subnational Population Projections for Local Authorities in England (figures in thousands – rounded up to nearest thousand)

3.91. Table 3.15 and

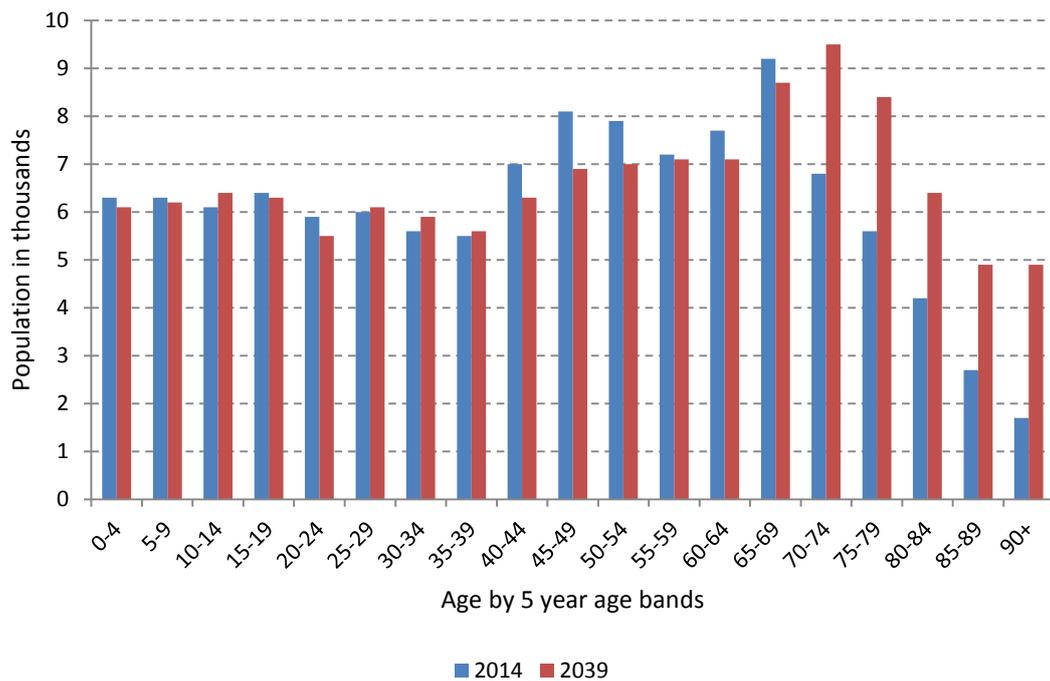


Figure 3-31 show the projected changes in the population by age groupings. The most significant changes are:

- largest decrease is those aged 45 to 49 - down by 1,200;
- largest increase is those aged 90 and over – up by 3,200 (35%);
- those aged 85 to 89 and 75 to 79 increases by 2,200 and 2,800 respectively;
- working age population (ages 20-64) falls by 4,000 people.

Age	2014	2027	2039	% change 2014-2039
Children + young adults: under 20	25,000	25,000	25,000	1.00
Working age: 20-64	61,000	59,000	57,000	0.93
Retired: 65-79	22,000	24,000	27,000	1.23
Elderly: 80 and over	8,000	13,000	16,000	2.00
Total	116,000	121,000	125,000	1.08

Table 3.15 population projections, by age banding

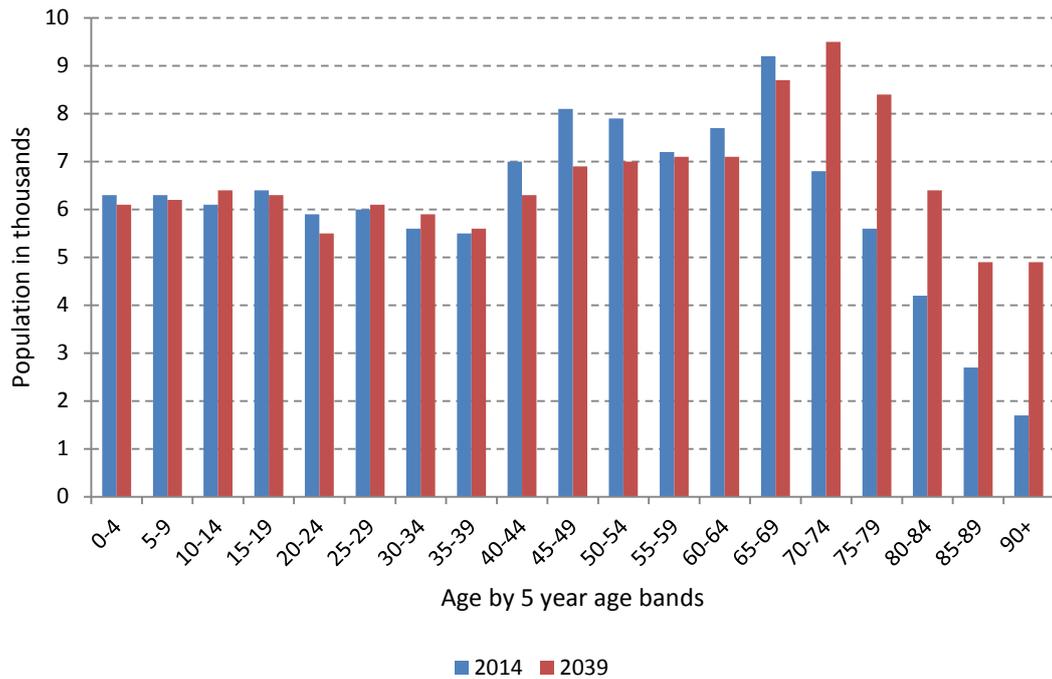


Figure 3-31 population projections, by 5 year age bandings

- 3.92. The Strategic Housing Market Assessment (2017) indicates a higher level of population growth of 10,600 people over the period. The age forecast remain similar.

Housing and population Household projections (2014-2039)

- 3.93. MHCLG 2014-based household projections³¹ show the number of households in Waveney increasing by 14% between 2014 and 2039 (a growth of 7,379 over 25 years / averaging 295 per annum).
- 3.94. Table 3-16 shows the Suffolk district projections with Suffolk county and Great Yarmouth for comparison.

Location	Households 2014	Households 2039	% change 2014-2039
Babergh	38,476	45,204	17%
Forest Heath	26,105	33,046	27%
Ipswich	58,469	68,163	17%

³¹ MHCLG, Live tables on household projections 2012-based Household Projections for Local Authorities in England

Mid Suffolk	41,935	51,604	23%
St Edmundsbury	46,927	54,870	17%
Suffolk Coastal	54,579	63,590	17%
Waveney	51,389	58,768	14%
Suffolk County	317,880	375,245	18%
Great Yarmouth	42,910	50,513	18%

Table 3.16 MHCLG household population projections 2014-2039

- 3.95. The average Waveney household size is set to decrease from 2.22 in 2014 to 2.09 by 2039. The Suffolk average by 2039 is 2.14 with the smallest households in Suffolk Coastal (2.05) and the largest in Forest Heath (2.33).
- 3.96. Table 3.17 shows the household projections to 2025 in more detail. The annual average household formation rate in this period is 288.

Households 2014	Households 2025	Households increase 2012-25	% change 2012-25	Annual average increase
51,389	54,557	3,168	6%	288

Table 3.17 household population projections 2014-2025

- 3.97. The Strategic Housing Market Assessment (2017) indicates a higher level of household growth of 8,223 over the same period.

Projected housing completions 2017-2025

- 3.98. The Strategic Housing Land Availability Assessment (2017) identifies 2,817 new homes which are likely to be delivered over the period 1 April 2017 – 31 March 2025. 1,867 homes are identified as deliverable in the five year period (April 2017-March 2022). A further 1,434 homes are expected to be delivered post 2025.

2017/ 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	Total Supply 2017-2025	Post 2025
258	292	293	528	496	448	280	222	2,817	1,434

Table 3.18 expected housing delivery (Waveney Strategic Housing Land Availability Assessment, 2017)

3.99. Between April 2014 and March 2025 2,817 dwellings are expected to be delivered and at least 3,168 households are expected to form – a deficit of 351 homes. Figure 3-32 compares the delivery of new homes to the household formation rate.

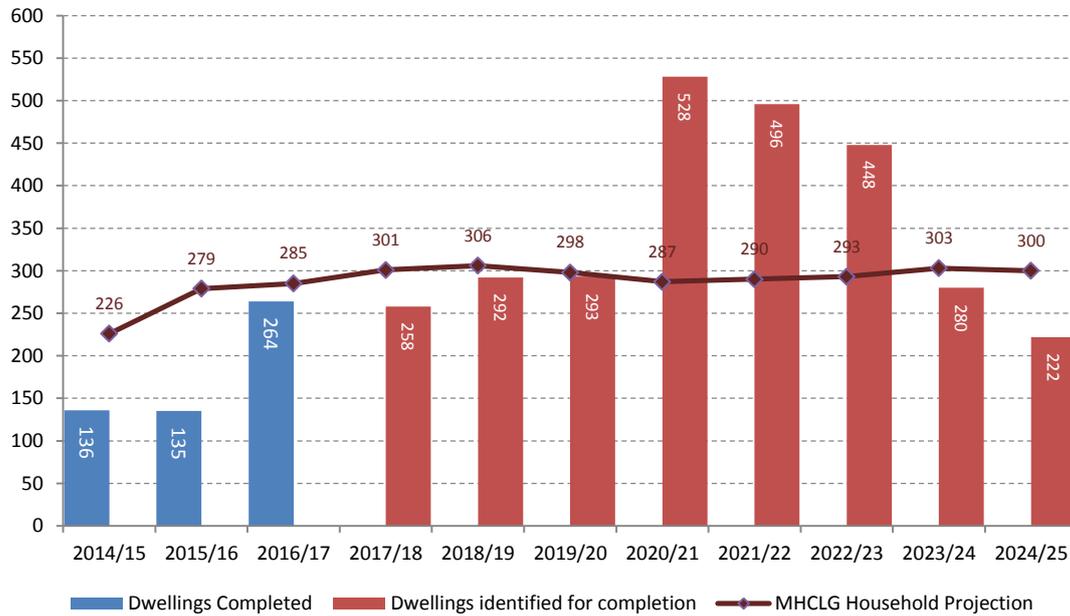


Figure 3-32 dwellings delivered compared to household projection

Housing and population
Other forms of housing supply

3.100. 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.

3.101. 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

- 3.102. 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

- 3.103. Air Quality in Waveney is measured by passive diffusion tubes that measure NO² (Nitrogen dioxide) levels at 12 sites in Lowestoft, Bungay and Beccles where there is traffic congestion at peak times.. There have been no exceedances of the national air quality objectives any where in the District in 2016³². Because of this there are currently no Air Quality Management Areas declared within Waveney³³, reflecting the high standard of air quality found throughout the District.

Air and water quality

River Quality

- 3.104. 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 Areas³⁴. Countryside Stewardship provides financial incentives for land managers to look after their environment including reducing widespread water pollution from agriculture³⁵.

³² 2016 Air Quality Annual Status Report, June 2016 (WDC) <http://www.eastsuffolk.gov.uk/environment/environmental-protection/air-quality/air-quality-reports/>

³³ <http://uk-air.defra.gov.uk/aqma/>

³⁴ <http://www.magic.gov.uk/MagicMap.aspx>

³⁵ <https://www.gov.uk/government/collections/countryside-stewardship-get-paid-for-environmental-land-management>

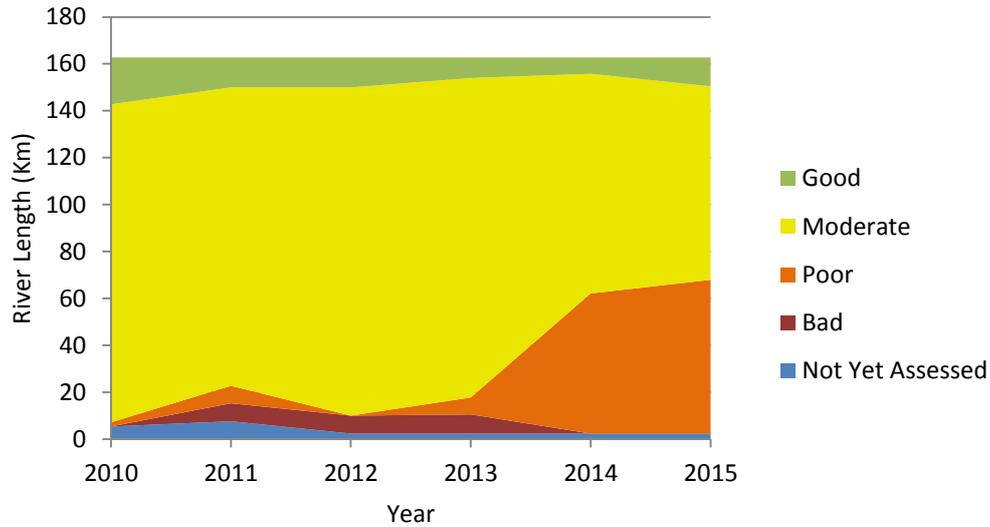


Figure 3-33 River Water Quality³⁶

Air and water quality

Bathing Quality

3.105. Waveney’s coastal location provides several areas of suitable bathing water. Bathing water quality information is collected annually by the Environment Agency³⁷ 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.

Air and water quality

Water Recycling Centre Capacity

3.106. 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.

³⁶ Source: Environment Agency – Water Framework Directive Current Overall Status for Rivers in Waveney.

³⁷ <http://environment.data.gov.uk/bwq/index.html>

Air and water quality

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

- 3.107. 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.
- 3.108. 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.

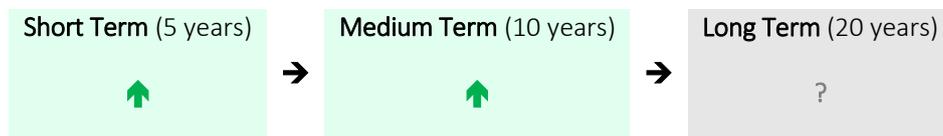
Air and water quality

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

3.109. 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

3.110. The current 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- 2017 is only 45.5%. Over the last two years, the percentage has slipped due to housing completions on a greenfield site in Oulton. Once housing allocations on the south side of Lake Lothing in Lowestoft are implemented, the percentage will improve.



Figure 3-34 Percentage of residential development built on previously developed land
Prior to June 2010, dwelling curtilage was counted as previously developed land. Applications submitted up to 9 June 2010 are counted as PDL through to completion, unless a revised application is submitted.

Landscape and Townscape

Area of Outstanding Natural Beauty (AONB)

- 3.111. The Suffolk Coast and Heaths Area of Outstanding Natural Beauty covers an area of 4,984ha within the borders of Waveney. Figure 3-35 below shows the extent of the AONB in Waveney.



Figure 3-35 Suffolk Coast and Heaths AONB boundary

Landscape Character

- 3.112. The Landscape Character Assessment³⁸ 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 3-36 shows the various character areas across the District.

³⁸ Waveney and Great Yarmouth Landscape Character Assessment, Land Use Consultants (2008)

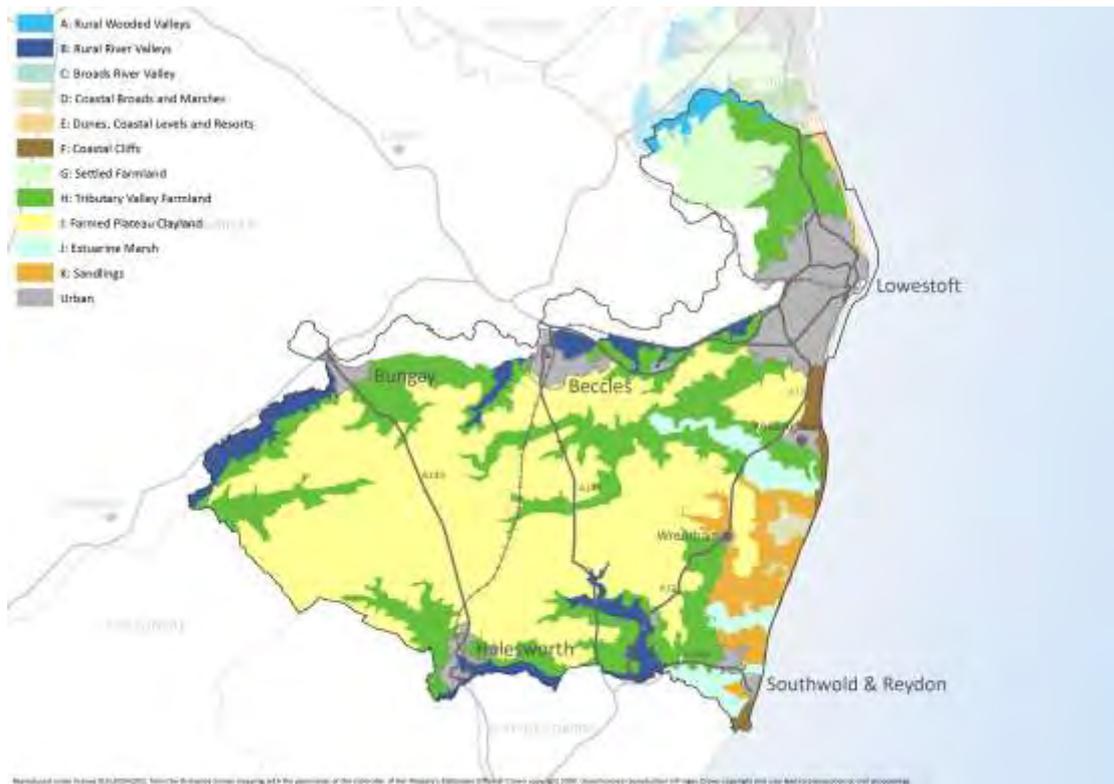


Figure 3-36 Landscape Character of Waveney³⁸

The Broads

- 3.113. 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 Assessment³⁹ and Landscape Sensitivity Study⁴⁰ these assess the characteristic of the Broads landscape and the sensitivity to development from wind turbines and solar panels.

Landscape and Townscape

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

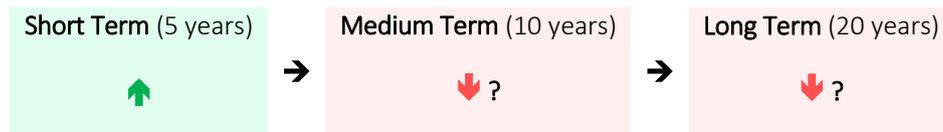
- 3.114. In the short term, landscape protection policies in the existing Local Plan and the priority given to previously developed land should effectively limit the impact of development on the landscape. However, in the longer term, the amount of development on greenfield sites would likely increase

³⁹ Broads Landscape Character Assessment (2006) <http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-character-assessments>

⁴⁰ Broads Landscape Sensitivity Study (2012) <http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-sensitivity-studies>

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

- 3.115. 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

- 3.116. Carbon dioxide emissions from industrial, commercial and transport sectors are steadily decreasing⁴¹ within the UK, including within Waveney. This is largely due to the carbon budgets set out in the Climate Change Act⁴². Industrial emissions have seen the most notable decrease on

⁴¹ Source: DECC <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>

⁴² <http://www.theccc.org.uk/tackling-climate-change/reducing-carbon-emissions/carbon-budgets-and-targets/>

both a national and local scale; which is likely due to the decline of industrial based employment within the UK. Waveney's commercial based emissions mirror that of the UK trend, in that they have both shown a steady decrease, however the decline is less distinct than the fall in industrial emissions. The decrease in transport emissions is also lesser than that of the industry sector, however, the trend does show a more consistent decrease, which has fluctuated less in its decline than either Industrial or commercial emissions.

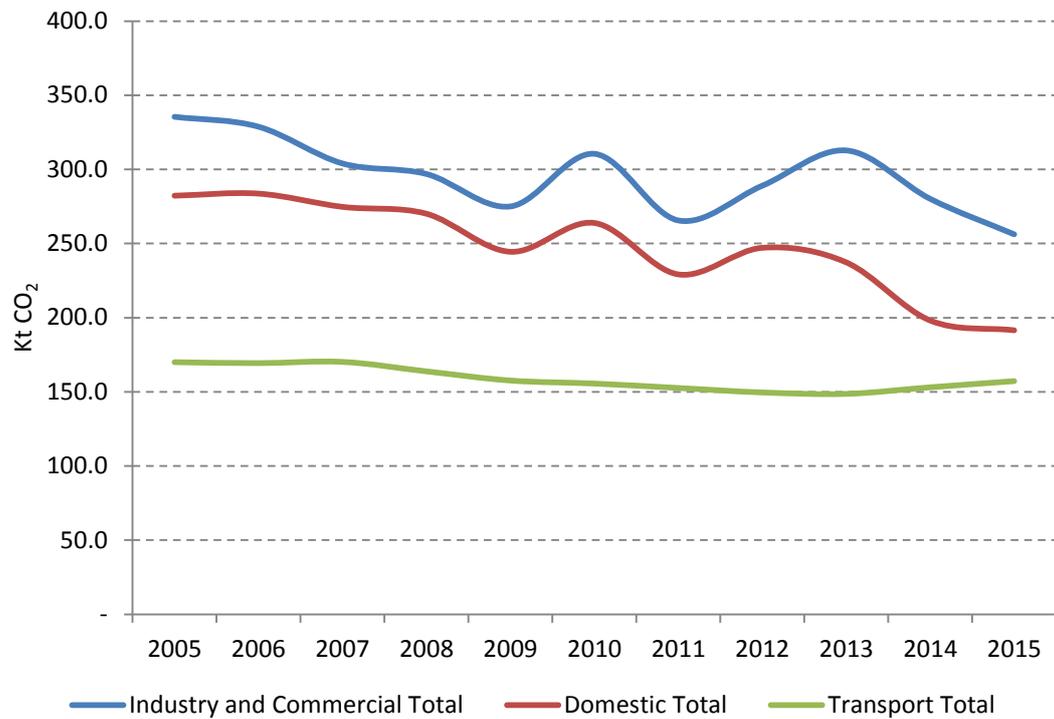


Figure 3-37 CO₂ Emissions in Waveney

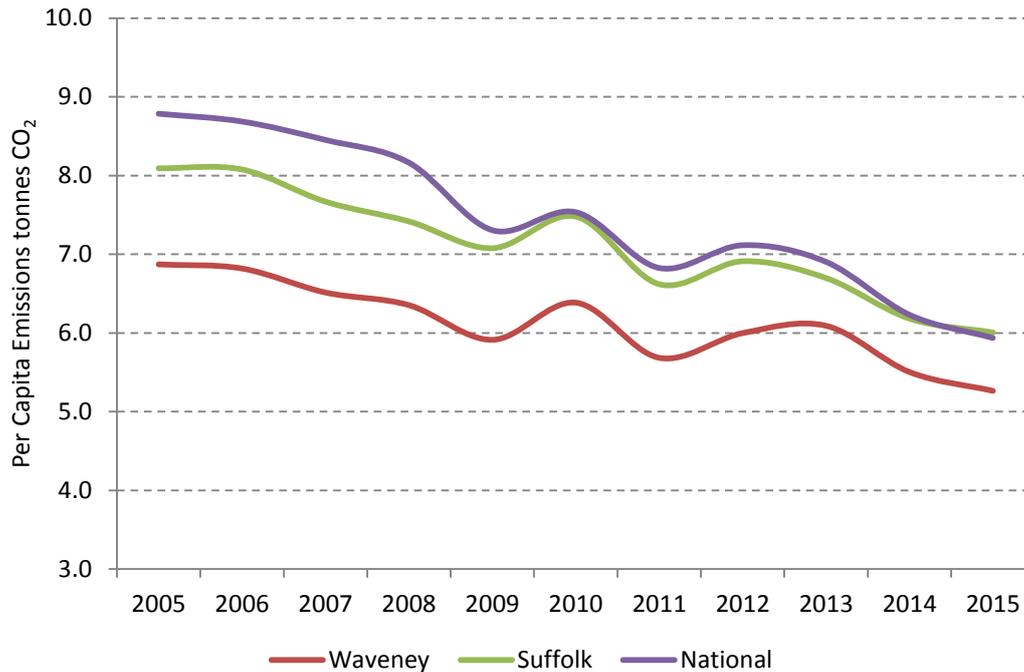


Figure 3-38 Total CO₂ Emissions per capita

- 3.117. Carbon Dioxide emissions per capita in Waveney have steadily decreased from 2005 to 2015⁴³, whilst the data does not cover the last 2 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 carbon dioxide emissions per capita in comparison to regional averages for Suffolk are lower in all sectors, and lower still than UK averages.
- 3.118. Domestic carbon dioxide emissions per capita has seen the smallest decrease since 2005 at a local, regional and national level, whereas industrial CO₂ emissions per capita has seen a much stronger decline, which is likely caused by an economic shift away from industry and manufacturing in the UK. Whilst Industrial carbon dioxide emissions per capita have decreased at a local, regional and national level, Waveney has a significantly lower average CO₂ emission per capita for industry than Suffolk and UK averages, this may be due to either a greater shift away from Industrial employment.
- 3.119. Transport carbon dioxide 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.

⁴³ Department of Energy and Climate Change, UK local authority and regional carbon dioxide emissions national statistics: 2005-2015

Effects of Climate Change

- 3.120. 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. It is more likely a result of improved methods to predict potential incidents and issue warning/alerts

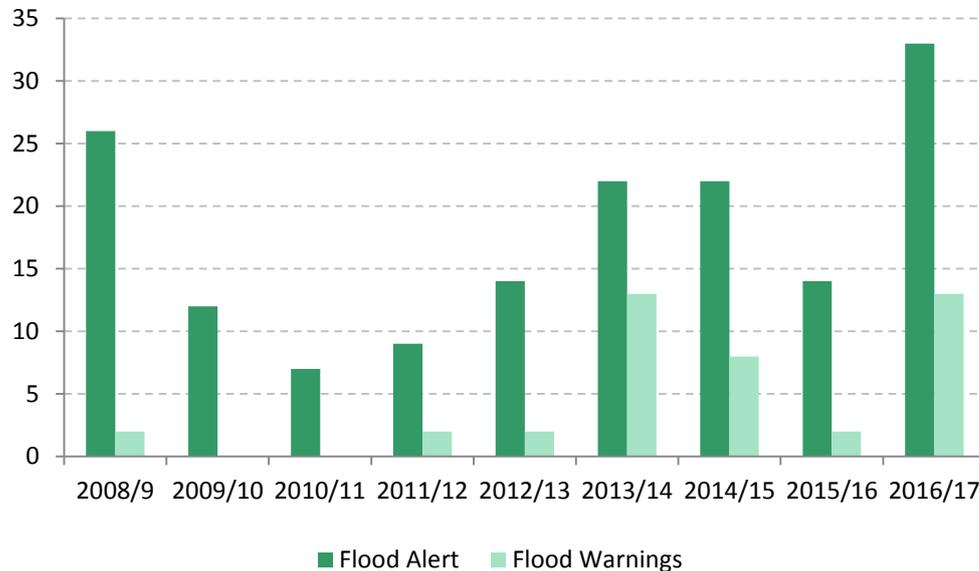


Figure 3-39 Environment Agency: Flood Alerts and Warnings (comprising tidal, fluvial and Broads)

2013/14 includes 13 warning for the December 2013 storm surge and 2016/17 includes 7 warnings and 6 severe warnings for the January 2017 event

- 3.121. 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 flooding⁴⁴.
- 3.122. 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)⁴⁵ 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

⁴⁴ It should also be noted that these figures are based on 'addressable properties' and may not include all properties at risk

⁴⁵ <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/monitoring-information/authority-monitoring-report/>

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

- 3.123. The Government has set targets, in the form of carbon budgets to reduce the amount of carbon dioxide produced by the UK by 80% by the year 2050⁴⁶. 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 4th carbon budget will be missed by a shortfall of 205 MtCO₂e (Million metric tons of carbon dioxide equivalent)⁴⁷.
- 3.124. 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.
- 3.125. 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 overall.
- 3.126. 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.

⁴⁶ <https://www.gov.uk/government/policies/reducing-the-uk-s-greenhouse-gas-emissions-by-80-by-2050/supporting-pages/carbon-budgets>

⁴⁷ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/65717/6660-updated-emissions-projections-october-2012.pdf

Climate change

Climate Change Outlook



Climate change

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

- 3.127. 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.⁴⁸
- 3.128. 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

⁴⁸ <http://www.bgs.ac.uk/mineralsuk/planning/resource.html#MRM>

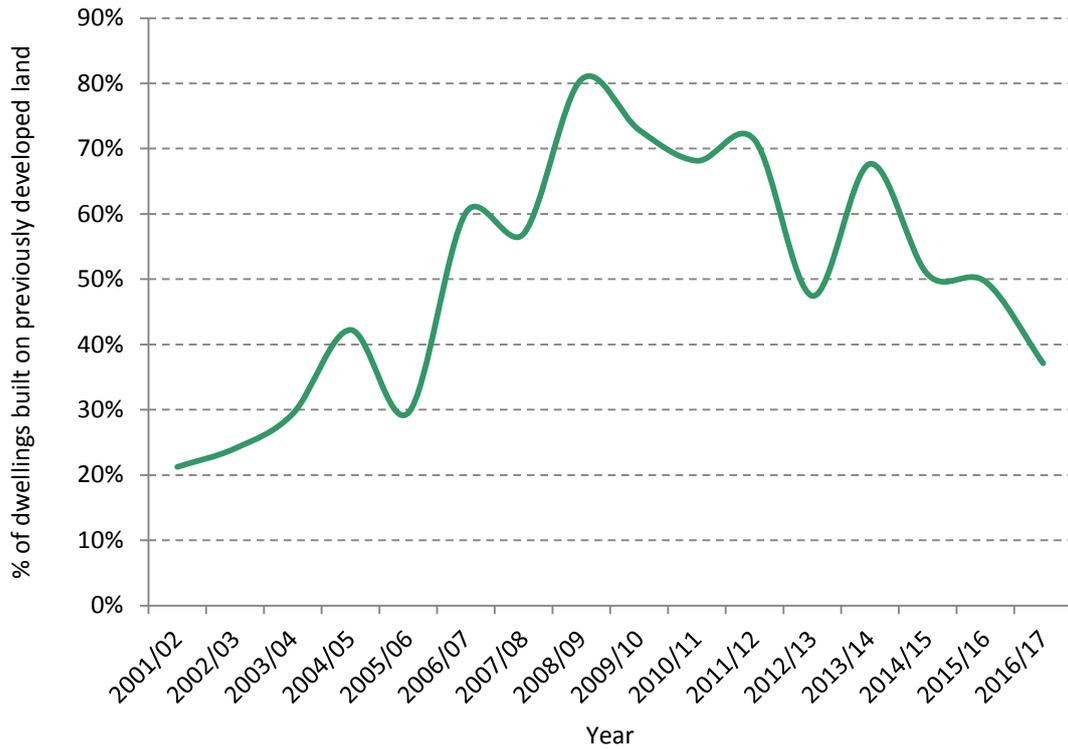


Figure 3-34.

- 3.129. 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.
- 3.130. Figure 3-40 shows the agricultural land grade across Waveney. There is a greater concentration of higher grade (Grade 1) 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.

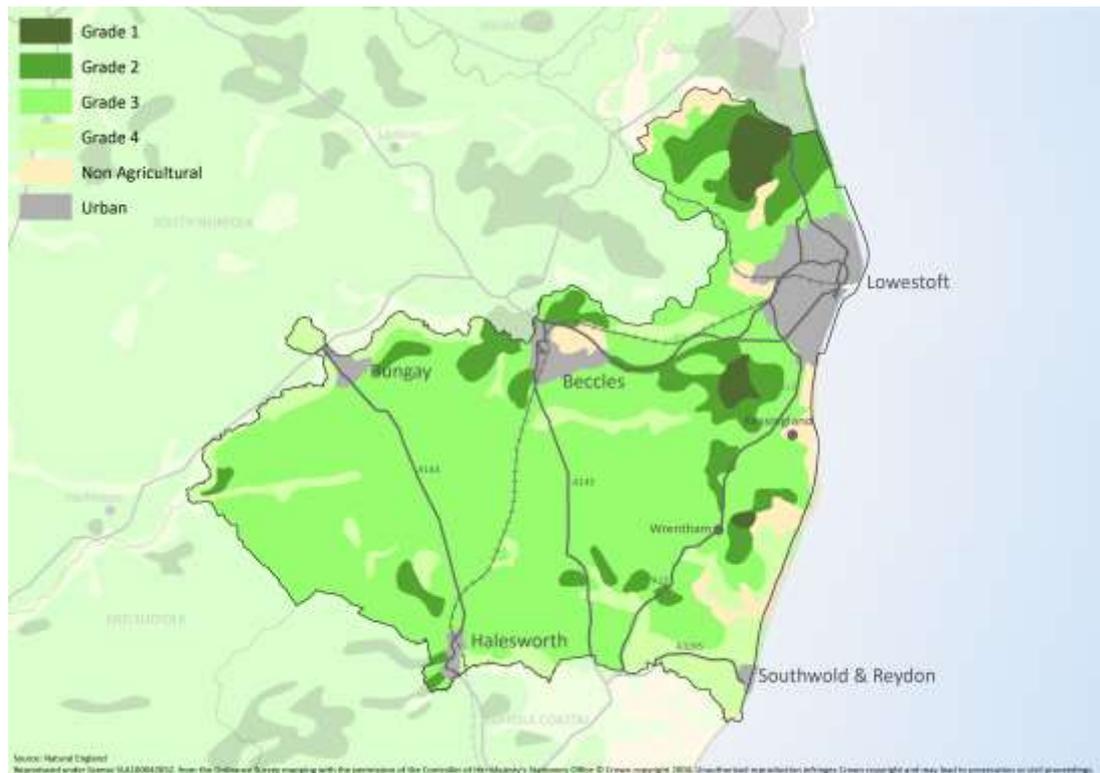


Figure 3-40 Agricultural land grade

Surface Water and Groundwater Resources

- 3.131. 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)⁴⁹. 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 roughly 70:30⁵⁰.
- 3.132. 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 water treatment works) as the surface watersource. The ground water sources at Barsham are fully utilised, however, the surface water sources would appear to have some spare capacity, although the fact that a license may permit more abstraction (in this case up to 20 MI/d), there is no guarantee that the water will be available when required upon demand e.g. during dry summers.

⁴⁹ Environment Agency/Defra; 2008; e-Digest of Environmental Statistics

⁵⁰ Waveney and Great Yarmouth Joint Water cycle Strategy Scoping Study, March 2009

- 3.133. The Environment Agency has stated that both the upper and lower sections of the River Waveney are over-abstracted, 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

- 3.134. 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 water treatment works. The water from these works is mainly used to supply local feeds.
- 3.135. The Essex and Suffolk Water Resource Management Plan 2014⁵¹ states that over the planning period 2015 to 2040, all water resource zones, including those covering Waveney, will be in surplus in terms of water supply.

Minerals

- 3.136. 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

- 3.137. 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%⁵² of municipal waste and 60% of household waste to be recycled or composted by 2015. Whilst Suffolk county has succeeded in meeting the target for municipal waste, with 50.8% recycled or composted during 2014/15, the household target has not been met. 51.8% of household waste

⁵¹ https://www.eswater.co.uk/_assets/documents/ESW_Final_Published_PR14_WRMP_Report_-_V3_-_08OCT14.pdf

⁵² <http://www.greensuffolk.org/about/suffolk-waste-partnership/>

collected in Waveney district during 2014/15 was sent for reuse, recycling or composting and the trend has declined in subsequent years with only 42.4% recycled in 2016/17.⁵³

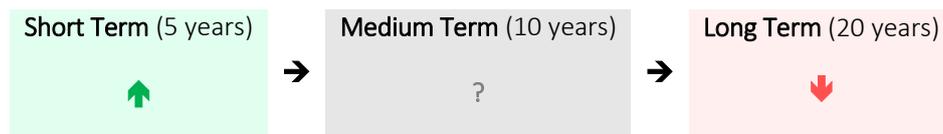
Natural resources

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

- 3.138. 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.
- 3.139. 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.

⁵³

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/664605/LA_and_Regional_Spreadsheet_201617.ods

Biodiversity and Geodiversity

Summary

Context

- 3.140. 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.
- 3.141. 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

- 3.142. 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.
- 3.143. Natural England 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 2020⁵⁴ target requires at least 50% of SSSI units to be in a favourable state and 95% of units to be either favourable or unfavourable recovering state.

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

Table 3.19 Condition and number of Sites of Special Scientific Interest

⁵⁴ Biodiversity 2020: A strategy for England's wildlife and ecosystem services

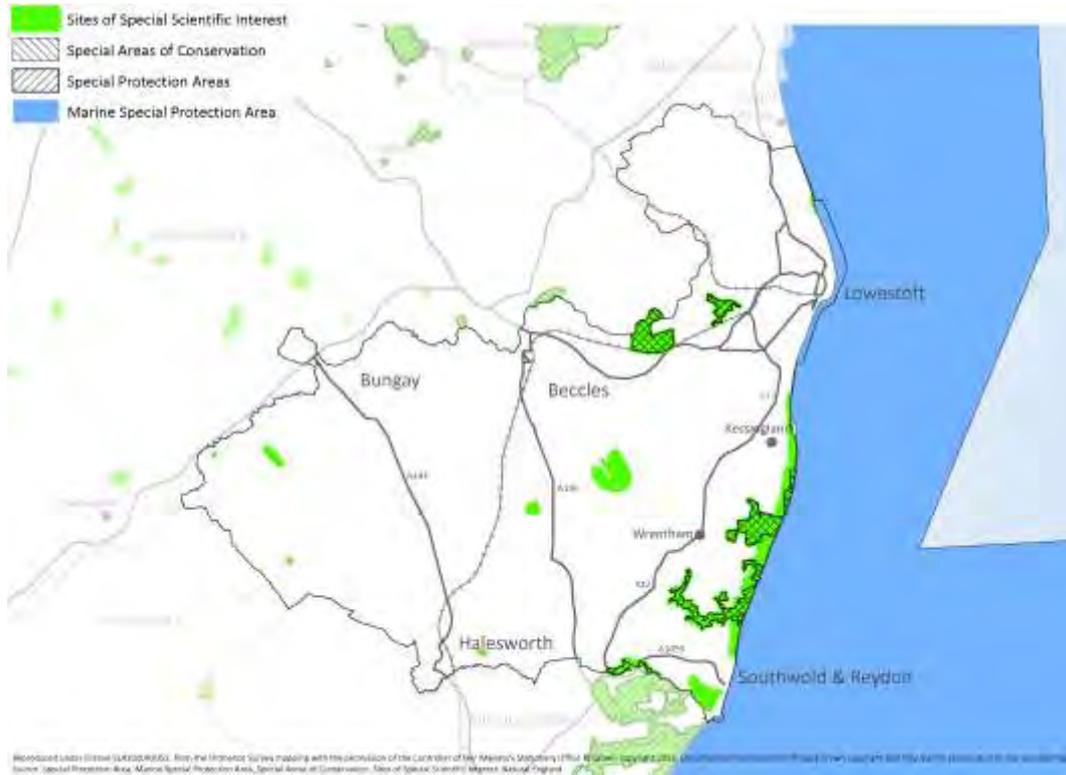
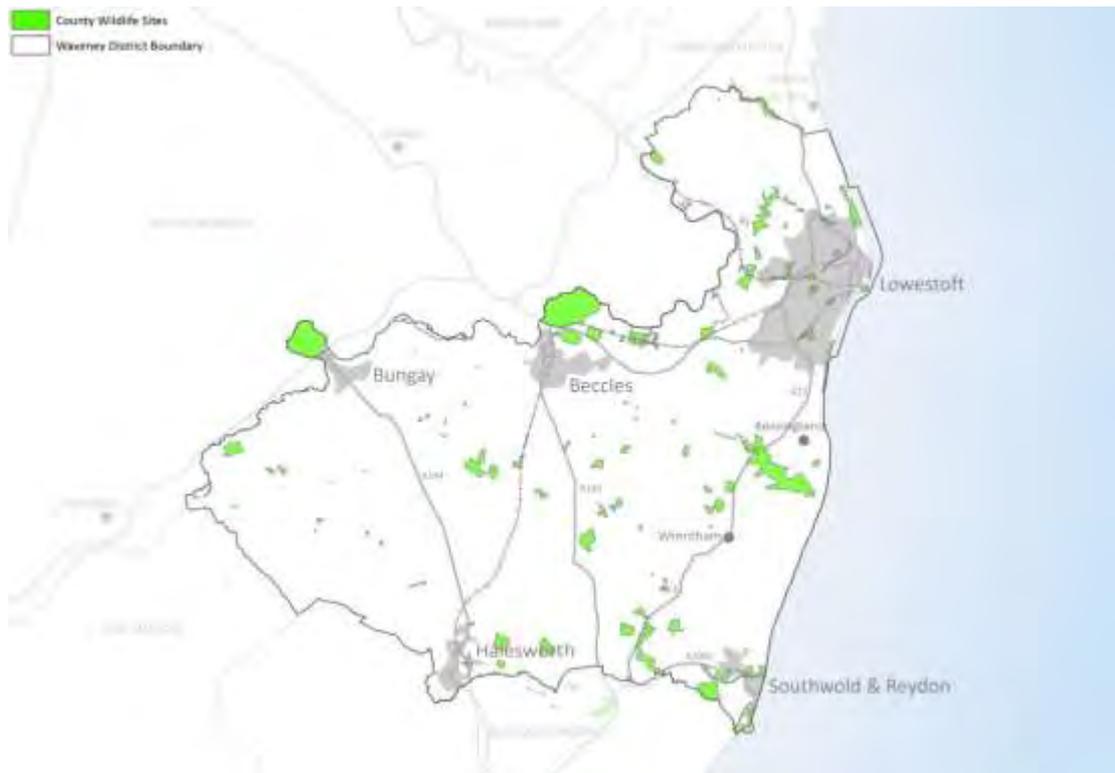


Figure 3-42 Internationally and Nationally Protected Sites

Management of County Wildlife Sites

3.144. 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

- 3.145. Suffolk County Council is responsible for monitoring conservation management for local sites⁵⁵. 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)

⁵⁵ <https://www.gov.uk/government/statistical-data-sets/env10-local-sites-in-positive-conservation-management>

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

Biodiversity and geodiversity

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

- 3.146. 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)⁵⁶.
- 3.147. Wild Anglia⁵⁷, 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.
- 3.148. 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

⁵⁶ UK Biodiversity Indicators in Your Pocket 2013, http://jncc.defra.gov.uk/PDF/BIYP_2013.pdf

⁵⁷ <http://www.wildanglia.org/>

- 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

Summary

3.149. There are 16 conservation areas within Waveney district (one of which falls wholly 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 area's local character they are not nationally designated. The figure below shows the distribution of these assets.

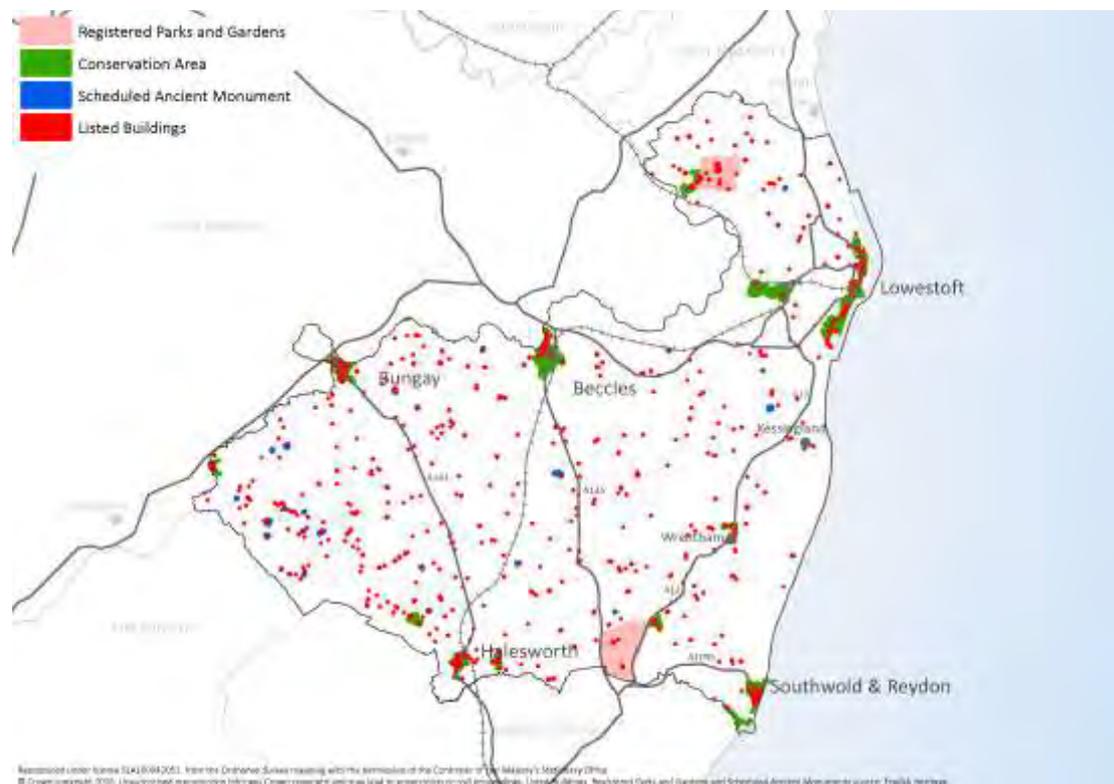


Figure 3-44 Heritage Assets

Conservation Areas

3.150. There are 16 conservation areas within Waveney district. However not all are within the Waveney Local Plan area and some are also across other District Council boundaries as shown in Table 3.21.

Conservation Area	Site area (hectares)	
	within Waveney District plan area	within Broads Authority plan area
Lowestoft North	32.2	0
Lowestoft South	67.1	0
Beccles	66.4	13.4
Bungay	35	7.8
Halesworth	27	0
Southwold Harbour	6	0
Southwold High Street	37.7	0
Holton	11.8	0
Homersfield	14.2	0
Somerleyton	25.6	0
Wangford	12.2	0
Wissett	14.1	0
Wrentham	10.3	0
Walberswick Quay (part within Waveney District and part within Suffolk Coastal)	2.3	0
Oulton Broad	1.57	65.22
Ellingham Mill (part within Waveney District and part within South Norfolk)	0	0.6

Table 3.21. Conservation Areas

- 3.151. Lowestoft North Conservation Area has been added to Historic England’s Heritage at Risk Register 2017⁵⁸ because of poor quality alterations to individual buildings which have harmed the character of the historic streetscape. The Conservation Area includes 51 listed buildings and a Grade II registered park and garden (Belle Vue Park).

Listed Buildings

- 3.152. 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

- 3.153. 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 work⁵⁹.

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

Table 3.23. Number of buildings at risk in Waveney, Suffolk Register of Buildings at Risk

⁵⁸ <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

⁵⁹ <https://www.suffolk.gov.uk/planning-waste-and-environment/buildings-in-suffolk/buildings-at-risk-in-suffolk/>

Historic Parks and Gardens

- 3.154. Waveney has 3 historic parks and gardens⁶⁰. 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
Total	451.16		

Table 3.24. Historic Parks and Gardens

Archaeology

- 3.155. There are numerous archaeological assets within the Waveney District with 29 scheduled 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

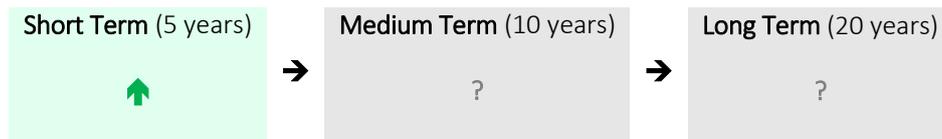
Future Trends which are likely to continue without the new Local Plan

- 3.156. 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

⁶⁰ <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.
- Lowestoft North Conservation Area has been added the Historic England's Heritage at Risk Register 2017

Economic Baseline

Economic Growth

Summary

Context

- 3.157. 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)⁶¹ by the Government is evidence of this.
- 3.158. The New Anglia Strategic Economic Plan⁶² sets a target of 95,000 new jobs for Norfolk and Suffolk together with 10,000 more businesses by 2026. More locally, the East Suffolk Growth Plan⁶³ sets a target for some 10,000 new jobs across East Suffolk (Waveney and Suffolk Coastal) and 900 new enterprises.

Employment

- 3.159. The number of jobs in Waveney has decreased over the five years, 2009-2013 from 48,702 to 47,109⁶⁴. 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.

⁶¹ <https://www.gov.uk/government/publications/building-offshore-wind-in-england-core-centres-for-offshore-renewable-engineering>

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

⁶³ East Suffolk Growth Plan 2014 - <http://www.eastsuffolk.gov.uk/assets/Business/East-Suffolk-Growth-Plan-August-2014.pdf>

⁶⁴ East of England Forecasting Model, data is based on the 2014 baseline scenario – Oxford Economics
<http://cambridgeshireinsight.org.uk/EEFM>

3.160. 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 Quarrying	33	29	43	49	45	+12
Manufacturing	8,147	7,394	7,086	7,179	7,113	-1,035
Utilities	318	362	451	394	425	+107
Waste & remediation	136	169	139	188	203	+67
Construction	4,504	3,327	3,662	3,149	3,290	-1,214
Retail and Wholesale	8,034	8,373	8,569	8,374	8,459	+425
Transport	1,887	1,491	1,633	1,782	1,733	-154
Accommodation & food services	3,551	3,798	3,495	4,108	4,146	+595
Publishing & broadcasting	85	108	142	210	235	+150
Telecoms and Computing	172	153	153	203	221	+49
Finance and business services	7,862	7,869	6,500	7,598	8,132	+271
Public admin, health and education	11,254	11,547	11,451	10,555	10,790	-464
Other services	2,309	2,496	2,451	1,868	1,927	-381
Total	48,702	47,526	46,217	46,066	47,109	-1,593
Suffolk	348,333	349,107	352,929	352,161	355,042	+6,709
UK	31491500	31328749	31497750	31798749	32247499	+75599 9

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

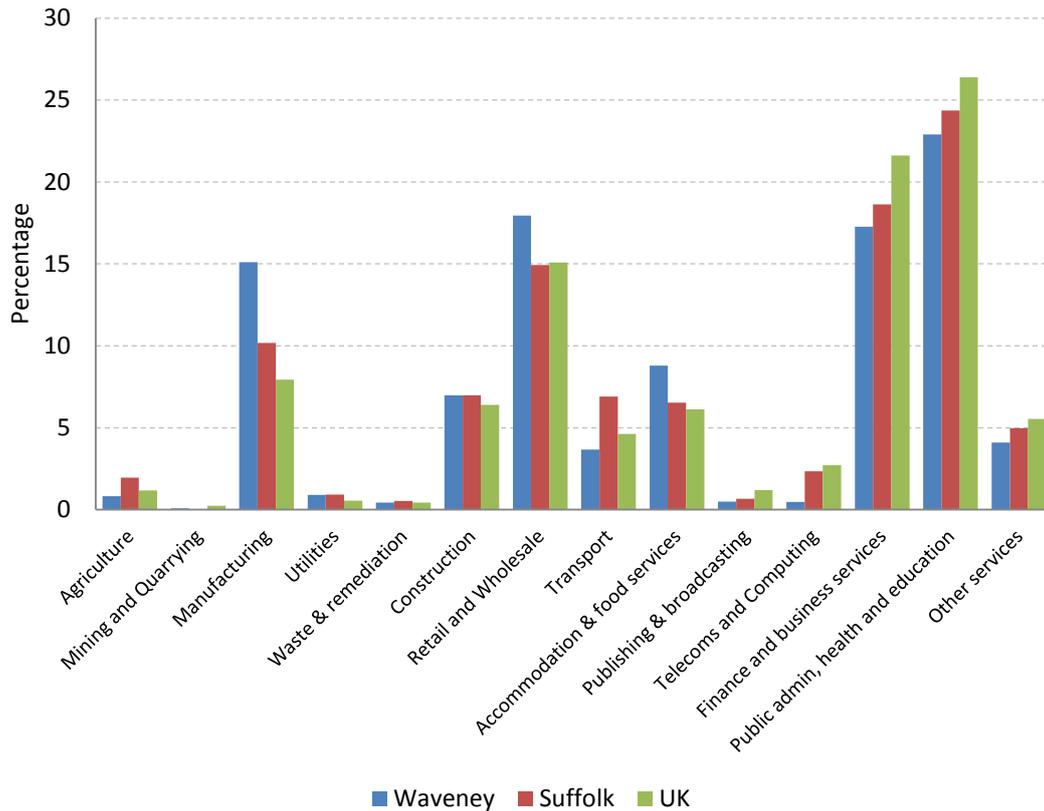


Figure 3-45. Proportion of Jobs by Sector, East of England Forecasting Model

- 3.161. 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%⁶⁷.
- 3.162. As of 2016 Waveney has a jobs density⁶⁵ of 0.75. This is below the regional and national averages of 0.83 and 0.84 respectively. The jobs density in Waveney has been consistently under the regional and national averages since data collection began in 2000.
- 3.163. The proportion of the working age population of Waveney working outside the District has increased slightly since 2001⁶⁶. 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

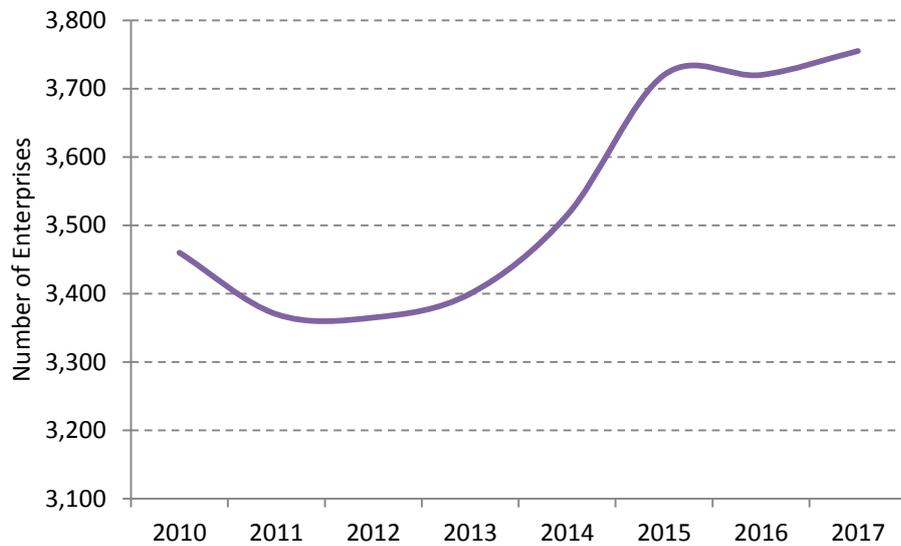
⁶⁵ Source: NOMIS (ONS Jobs Density) – Jobs density figures represent the ratio of total jobs to population aged 16-64 in an area. For example, a job density of 1.0 would mean that there is one job for every resident of working age.

⁶⁶ Source: NOMIS (ONS Census 2011 and 2011). UK Origin Destination Data

Waveney and work in Waveney. Flows to Great Yarmouth have increased the most with some 840 more people commuting from Waveney to Great Yarmouth between 2001 and 2011.

Productivity

3.164. 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 Model⁶⁷ 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.



3.165. Figure 3-46 shows that the number of businesses operating in the area has steadily grown since 2012⁶⁸. This growth has almost been exclusively in smaller sized businesses (0-9 employees). A small increase of 35 enterprises was recorded in 2017 following no change between 2015 and 2016.

⁶⁷ East of England Forecasting Model, data is based on the 2014 baseline scenario – Oxford Economics
<http://cambridgeshireinsight.org.uk/EEFM>

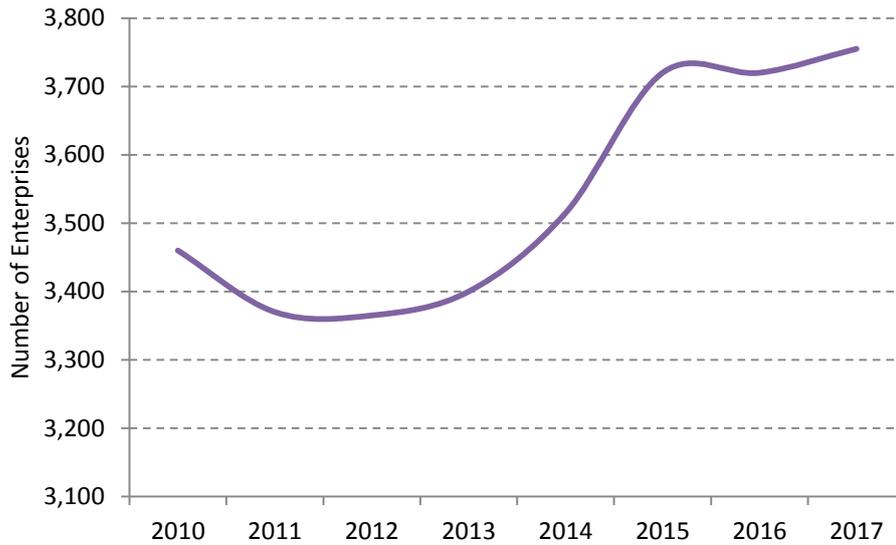


Figure 3-46. Number of Enterprises – Waveney 2010-2017⁶⁸

Tourism

- 3.166. 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 3.25, 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 but has steadied over the last few years.

⁶⁸ Source: NOMIS (ONS UK Business Counts – Enterprises)

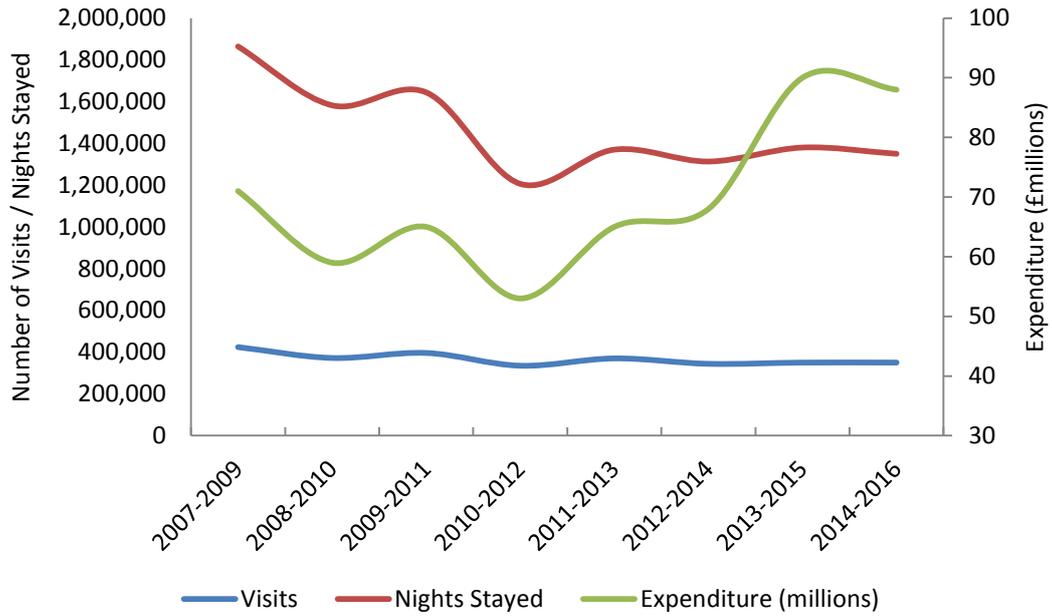


Figure 3-47 shows data from Visit England.

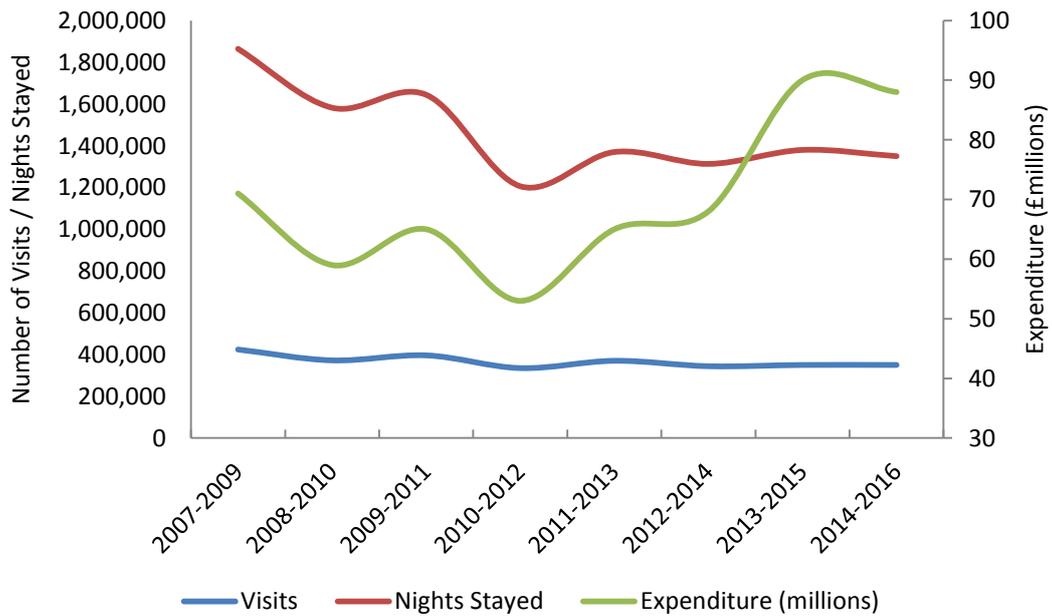


Figure 3-47. Overnight Stays average of three years⁶⁹

3.167. Day visits are also important to Waveney. During 2016 there were 3.47 million day visits to Waveney giving rise to an expenditure value of £61 million (3 year average 2014-2016).⁷⁰

⁶⁹ Source: Visit England, the GB Tourist Report - https://www.visitbritain.org/sites/default/files/vb-corporate/Documents-Library/documents/England-documents/260133160_gbts_2016_annual_report_hyperlinked_fv_v2.pdf

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

- 3.168. 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 Model⁶⁷ 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.
- 3.169. 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.
- 3.170. The tourism industry is also expected to remain important. The East of England Forecasting Model⁶⁷ predicts an increase of approximately 1,000 jobs in the accommodation and food sector over the period 2011-2031.
- 3.171. However, there are some risks to economic development. As existing employment protection policies get older and out of date they may not be effective in resisting the loss of employment land to other uses. Over the longer-term the outlook is of course less certain, particularly as existing measures such as the Enterprise Zone come to a close and the existing Local Plan becomes out of date. Furthermore, all of the existing allocated sites remain undeveloped. This raises questions whether these sites are best suited to deliver economic growth. Lack of suitable sites to provide economic development could undermine economic performance.

*Economic growth***Outlook Summary**

⁷⁰ Source: Visit England, The Great Britain Day Visitor 2016 annual report - https://www.visitbritain.org/sites/default/files/vb-corporate/Documents-Library/documents/England-documents/260133160_kantar_tns_-_gbdvs_2016_annual_report_v10.pdf



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

- 3.172. Within Waveney most industrial and employment activity tends to be centred on urban areas, particularly Lowestoft and Beccles/Ellough. 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 3-48 below shows.



Figure 3-48 Proportion of employees employed in agriculture, forestry and fishing

- 3.173. 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.
- 3.174. 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 wards⁷¹.

⁷¹ Source: Business Register and Employment Survey 2013 (ONS Copyright)

- 3.175. 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.
- 3.176. Nonetheless employment opportunities in rural areas are still more limited than in urban areas and employment developments tend to be small and isolated in character. Between April 2009 and March 2017, 4,500 square metres of employment floorspace has been delivered in the rural areas (8% of the district total during this period). 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.
- 3.177. 89% of properties in Waveney have access to superfast broadband (30Mbit/s to less than 300Mbit/s)⁷². Median download speeds in Waveney is 22.2Mbit/s. Access to superfast broadband and download speeds in the rural areas can be poor compared to Lowestoft and the market towns. This can impact on the competitiveness of businesses in the rural areas and can also limit the potential for home working.

Rural economy

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

- 3.178. Current local plan policy seeks to direct housing and employment development towards Lowestoft, the market towns and the larger villages.
- 3.179. 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.
- 3.180. 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"⁷³ initiative brought fibre optic broadband to 85% of the county by September 2015. Suffolk County Council has extended its

⁷² Ofcom, Fixed Broadband, local authority 2017

⁷³ <http://www.betterbroadbandsuffolk.com>

contract with Openreach to increase coverage of access to superfast broadband to 98% of all Suffolk premises by the end of 2020 and is committed to find solutions and funding towards achieving 100% coverage as quickly as possible.

- 3.181. 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

- 3.182. 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
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Town centre	Lowestoft	Beccles	Bungay	Halesworth	Southwold
% units used for retail (A1)	64	46	41	54	53

Table 3.26. Proportion of town centre units used for retail, town centre surveys October 2017⁷⁴

- 3.183. 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. An increasing number of national retailers, such as Fat Face and Tesco, are located in Southwold town centre, as well as galleries, restaurants and cafes.
- 3.184. 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 poorer quality public realm and increasing competition from other retail centres.
- 3.185. Figure 3-49 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 rate has recovered slightly in recent years from its highest recorded rate in 2014 at 17.6% to 13.2% in 2017. The national average at this time is 11% (The Local Data Company, June 2017). 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.

⁷⁴ Source: WDC Planning Policy monitoring - town centre surveys carried out May / June each year. 2017 survey conducted during October

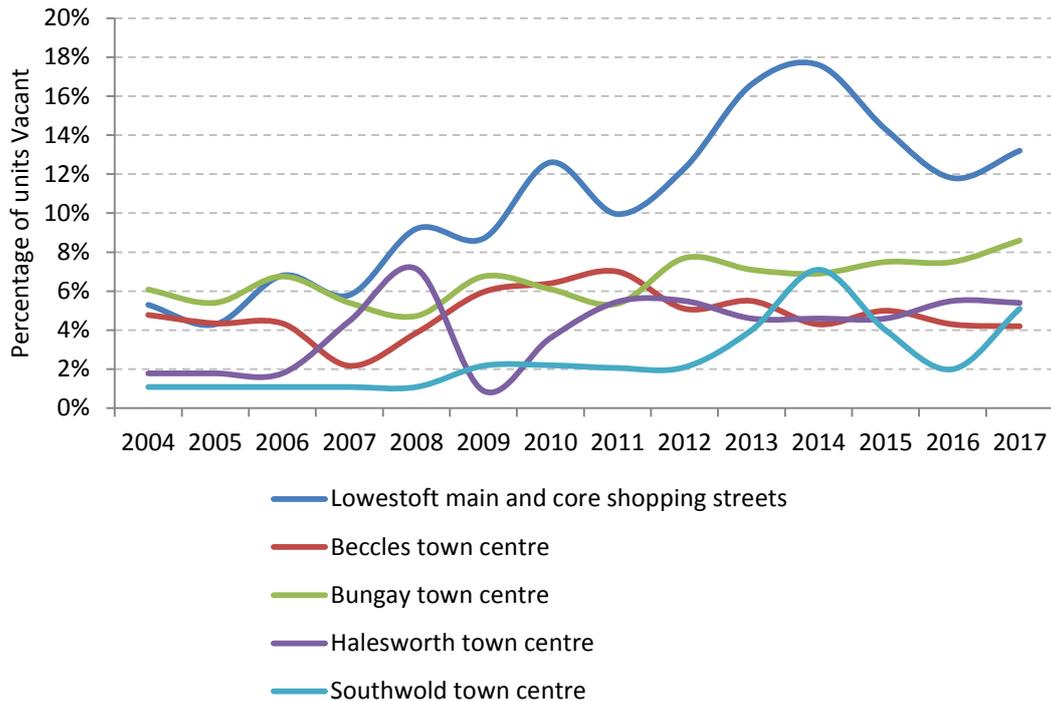


Figure 3-49. Vacant town centre units, town centre surveys 2004-2016

3.186. Internet retail is becoming more important when trying to understand the District's shopping habits. Retail needs work undertaken in neighbouring Great Yarmouth⁷⁵ 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 Forum⁷⁶ focuses solely on the District and shows the extent to which internet shopping has formed part of the local retail landscape. As Figure 3-50 shows, internet shopping is used by a high proportion of respondents. The highest users are those in their 20s and 30s.

⁷⁵ Great Yarmouth Borough Council Retail Study Appendix 10 – Key Trends, 2011

⁷⁶ Ellis, Rebecca M. (2013) Waveney Town Centre Study, Digital Era Research Report 2013-1. Attleborough, UK: Digital Era Research

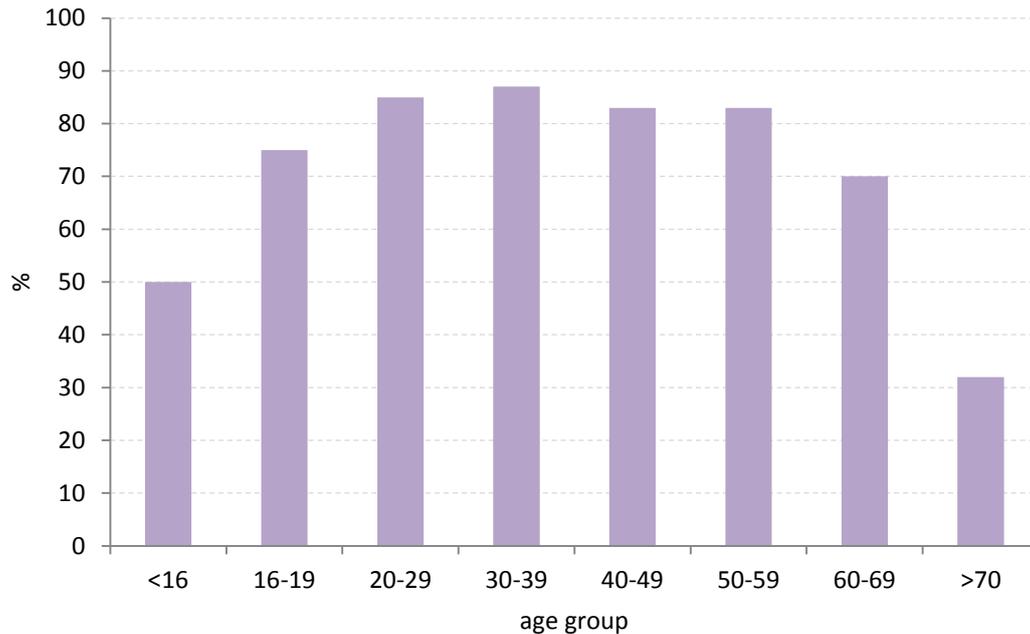


Figure 3-50 % who use internet retail by age group

- 3.187. 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.
- 3.188. 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.
- 3.189. 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)⁷⁷. 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.
- 3.190. 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

⁷⁷ 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.

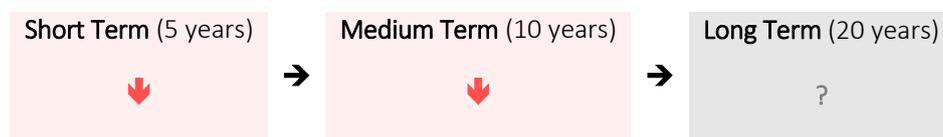
Town centre vitality and viability

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

- 3.191. 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.
- 3.192. 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.
- 3.193. 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

- 3.194. 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 Census⁷⁸ 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 Lowestoft⁷⁹ the proportion is even higher at 7.3%.
- 3.195. 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 3-51, below.

⁷⁸ Source: Nomis (ONS 2011 Census)

⁷⁹ ONS Built Up Area Statistical Geography – Lowestoft includes built up area of Oulton and Carlton Colville parishes.

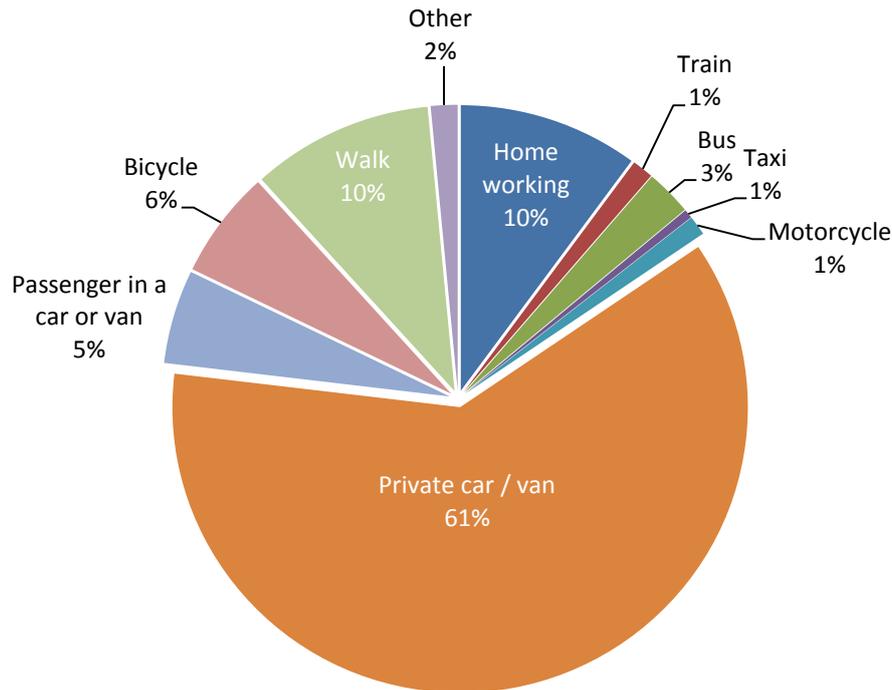


Figure 3-51 Method of travel to work by proportion of population, Waveney (2011 Census)

- 3.196. 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.
- 3.197. 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.
- 3.198. 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

- 3.199. Traffic monitoring data published by the Department for Transport⁸⁰ gives a clear picture of the distribution of traffic throughout the 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), which forms the eastern crossing of Lake Lothing. The A47 (formerly 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 3-52 shows the concentration of traffic on major routes through Lowestoft.



Figure 3-52 Distribution of road traffic in Lowestoft, Department for Transport 2013

- 3.200. 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

⁸⁰ Department for Transport 2013, Traffic figures at regional and national level are robust and are reported as National Statistics. However, this is not the case for road traffic at a local level.

(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.

- 3.201. 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.
- 3.202. 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.
- 3.203. Worryingly, the busiest urban routes in the District also experienced declining numbers of cyclists. Within Lowestoft this was particularly marked along Bridge Road in Oulton Broad, Normanston Drive, St. Peter's Street and the Bascule Bridge. For example the number of cyclists on Bridge Road fell from 542 in 2001 to 176 in 2013. Normanston Drive saw a fall in cyclists from 366 to 125 over the same period, with the numbers of cyclists declining from 364 to 182 along St. Peter's Street and 412 to 160 along the Bascule Bridge. As 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

- 3.204. Traffic modelling undertaken to support the Local Plan indicates that 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 2016⁸¹ identifies improvements in the cycle network which can be funded from developer contributions and for organisations to work together to raise the profile of

⁸¹ <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/existing-waveney-local-plan/background-studies/culture-tourism-and-leisure/waveney-cycle-strategy/>

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.
- A higher than average proportion of workers commute by bicycle 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.

Social Issues and Problems

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

Environmental Issues and Problems

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

Environmental Issues and Problems

	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 bicycle 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
		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.)
	Will it reduce unemployment?	Is the allocation option for employment generating development? Will the allocation option result in a loss of employment land or premises?
	Will it increase average earnings across the District?	n/a
6. To meet the housing requirements of the whole community	Will it provide sufficient housing to meet need and demand?	Is the allocation for housing?
	Will it provide a mix of housing according to local need and affordability?	Does the allocation option provide for a range of tenures? Does the allocation include provision of housing for the elderly? Does the allocation option provide affordable housing in an area of need?
	Will it increase the affordability of housing?	Will the allocation option provide employment generating development?
7. To maintain air quality	Will it increase traffic in air quality sensitive locations?	Will the allocation option result in traffic at sensitive locations?
8. To maintain and improve water quality	Will it improve the quality of rivers and other inland waters?	Is there capacity in water recycling centres to accommodate the allocation option without detriment to water quality objectives? Could the allocation option result in run-off of pollutants to nearby water courses that lead to a deterioration in its existing status and/or fail to achieve the objective of good status under the Water Framework Directive?

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 increase recycling rates?	n/a

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	Will it conserve water resources?	Will the allocation option detrimentally affect water resources?
12. To conserve and enhance biodiversity and geodiversity	Will it maintain or enhance sites designated for their nature or geodiversity conservation interest?	Will the allocation option result in a direct loss or damage to the integrity of designated sites? Does the allocation option present an opportunity to enhance designated sites?
	Will it avoid disturbance of protected species and avoid damage to their habitats?	Will the allocation result in disturbance or damage to any protected species or their habitats?
	Will it help deliver targets and actions for habitats and species in the Suffolk Biodiversity Action Plan?	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?
13. To conserve and enhance the historic environment	Will it protect and enhance heritage assets and the setting of heritage assets?	Is the allocation option on a Scheduled Monument?
		Will the allocation option harm a listed building or the setting of a listed building?
		Will the allocation option lead to direct loss of historic parks or gardens?
		Will the allocation option affect known or potential archaeological sites?
		Will the allocation option harm the integrity of a conservation area?
		Will the allocation option harm a non-designated heritage asset?
14. To achieve sustained and resilient economic growth	Will it increase the number of jobs in the District?	Is the allocation option for employment generating development? Will the allocation result in a loss of employment land or premises?
	Will it increase the number of enterprises in	As above

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	the District?	
	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)?
	Will it encourage the use of sustainable	Is the allocation option for employment use or town centre use and can it be accessed by

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	modes of transport which reduce congestion?	public transport and/or other sustainable modes?

6. Appraisal of Options

- 6.1 The individual policies and proposals of the Final 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 Final Draft Local Plan are just some of a large number of different options considered. The alternative options for each policy in the 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

The preferred option focusses significant amounts of growth in Lowestoft and the market towns where there is good access to services and facilities. Allocating a degree of growth in rural areas will help support existing rural services, combat rural deprivation and provide significant benefits to the rural economy. A significant benefit will be delivering a range of housing types in different locations to help rural communities. A potential significant negative effect is on the landscape, however the most sensitive landscapes have been avoided wherever possible and landscaping can be used to mitigate this effect. A significant negative impact results from the use of greenfield sites. The overall balance of these factors has resulted in the selection of the preferred option which is consider preferable to the alternatives considered below.

Alternative Option	Reason Discounted
<p>Alternative 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%)</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</p>

Alternative Option	Reason Discounted
	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>Alternative 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%)</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 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>Alternative 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%)</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>Alternative 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%)</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</p>

Alternative Option	Reason Discounted
5%)	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.
Alternative Option 5: Only plan to meet objectively assessed needs for housing and employment – i.e. do not over allocate development in the Local Plan.	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. Additionally, the level of affordable housing needed cannot be viably met as part of mixed use developments. An over-allocation as presented in the Final 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

The preferred option clarifies what has already been put in place in the National Planning Policy Framework.. This option will not provide any significant negative effects which has resulted in it selection of a preferred option.

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

The preferred option focuses development within Lowestoft, the market towns and larger and smaller villages in the District. This will focus development close to areas that have access to key services and facilities as well as employment, which will benefit both local populations and the local environment through the reduction of car journeys necessary to access these services. Landscapes and townscapes will be protected from sprawl and other development that could harm their characters and greenfield land will receive more protection. There is a potential

negative impact in that this option could inhibit the development of new employment uses in rural areas. However, the overall positive effect of this option has resulted in its selection as a preferred option.

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

The preferred option will help provide the necessary facilities to support any new development, including healthcare, police, education, transport and utilities. This will provide benefits to educational attainment, security, water and air quality and potentially some small scale jobs in the District. Biodiversity and geodiversity will benefit from the provision of new green infrastructure and developments will be protected from the effects of climate change such as increased flooding. Economic growth will also benefit from improved transport links and the provision of new facilities. The overall positive effect of this option resulted in its selection as a preferred option.

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

The option focuses on the improvement and regeneration of the Central Lowestoft area. This includes the provision of new open spaces such as the East of England Park, which will provide health and biodiversity benefits. New employment opportunities will be provided which will reduce unemployment and attract businesses to the area. Commuter traffic will also be focussed on established employment areas which will promote sustainable transport patterns. New educational facilities will help increase educational attainment in Lowestoft and new housing development will help meet the needs of the whole town. This option also has the potential to improve the local townscape through the development of brownfield land in areas such as Kirkley and the protection of historic areas such as the Scores. There is the potential risk of creating areas at risk of flooding, however the overall benefits of this option means it is included as a preferred option.

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 WLP2.9 – Historic High Street and Scores Area

The preferred option will ensure the protection of valuable local services that will serve the population. The provision of these services will help reduce the need for car travel, resulting in health and environmental benefits and will encourage sustainable movement patterns. This option could also help provide a small amount of new housing to meet local needs. The historic character and landscape will benefit from shops not being left vacant and new shops being sympathetic to the character of the area. This option will also help support the viability of Lowestoft town centre. The benefits of this option have led to its inclusion as a preferred option.

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 WLP2.10 - Inner Harbour Port Area

The option will ensure that the Inner Harbour Port area is protected to maintain its current uses. This will ensure the protection of jobs in the area, which will prevent unemployment and make the area more attractive for businesses through the retention of valuable skills. This option will

also maintain the character of the area and Lowestoft's position as a key port which will help maintain economic growth. Sustainable movement patterns will also be promoted through the concentration of port based activities. This option has therefore been taken forward as a preferred option.

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 for growth. This could therefore undermine economic objectives.

Policy WLP2.11 - Oulton Broad District Shopping Centre

The preferred option will protect shops for the use of the local population. This will provide health and environmental benefits through the reduction in the need for car journeys and potentially the promotion of walking and cycling. This has led to this policy being taken forward as a preferred option.

Alternative Option	Reason Discounted
Stronger protection of retail uses	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.
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 district centre. This could negatively impact upon local tourism and access to services and facilities for local people.

Policy WLP2.12 - Kirkley District Shopping Centre

The preferred option will protect local shops for the use of the local population. This will promote healthy lifestyles through walking and cycling, which will provide health benefits as well as reducing congestion and pollution. These factors have led to this option being taken forward as a preferred option.

Alternative Option	Reason Discounted
Stronger	This option would ensure all existing retail uses are protected. However, it

Alternative Option	Reason Discounted
protection of retail uses	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.
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 district centre. This could negatively impact upon local tourism and access to services and facilities for local people.

Policy WLP6.2 - Southwold Harbour

The preferred option will maintain the historic character of Southwold Harbour and help retain its current uses. This will protect the historic environment of the area from inappropriate development and will protect the small businesses that are currently set up in area, which will support economic growth. This option has therefore been taken forward as a preferred option.

Alternative Option	Reason Discounted
No Policy.	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

The preferred option focusses the majority of the growth in the rural area in the larger villages while allowing some growth in the smaller villages. This will provide health and access benefits by focusing most of the development where there is access to more services, which in turn will also reduce pollution and congestion through the promotion of walking and cycling. Housing will also be provided in rural areas which will increase their sustainability and viability. There are some potential negative effects associated with the impacts on the landscape, specifically the Area of Outstanding Natural Beauty, the loss of greenfield land and the loss of areas of biodiversity value. There is also an unknown effect on educational attainment as this option could increase the sustainability of rural schools or could increase traffic near schools when development takes place far from them. However, measures can be taken to reduce the potential negative impacts of this option and therefore it has been taken forward as a preferred option.

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
<p>Develop a rural settlement hierarchy based only on the size of a settlement.</p>	<p>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.</p>
<p>Develop a rural settlement hierarchy based only on access to services and facilities.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<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>

Alternative Option	Reason Discounted
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.	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.

Policy WLP8.1 – Housing Mix

The preferred option sets out to provide the most appropriate mix of housing to meet the needs of the population. This should ensure that the needs of various groups in the community are met in the housing supply. For this reason the option has been taken forward.

Alternative Option	Reason Discounted
No Policy.	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.

Policy WLP8.2 – Affordable Housing

The preferred option seeks to ensure that a mix of affordable housing tenures is provided in the District. This option will help reduce deprivation through the creation of mixed communities. This option will also ensure that the needs of various groups are met in the housing supply. It is considered that the option strikes an appropriate balance between meeting affordable housing needs and securing infrastructure provision through section 106 and the Community Infrastructure Levy. This has led to this option being taken forward.

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

Alternative Option	Reason Discounted
	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.
35% Affordable Housing across the district	This option would not effectively support the delivery of the infrastructure identified in the plan, as evidenced by the Whole Plan Viability Assessment. Affordable Housing levels would be the highest with this option, but the reduction in funding for infrastructure would create uncertain negative impacts on health and wellbeing; education and skills; and access to services and facilities objectives.
<p>Affordable Housing Provision set at a level to allow a rate of Community Infrastructure Levy to provide 100% of the funding gap for essential infrastructure.</p> <ul style="list-style-type: none"> • Inner Lowestoft - £50 per sqm and 5% affordable housing • Lowestoft Fringe - £100 per sqm and 15% affordable housing • Beccles, Bungay, Halesworth and Rural Areas - £100 per sqm and 25% affordable housing • Southwold and Reydon - £200per sqm and 30% affordable housing • Land South of the Street, Carlton Colville (Policy WLP2.16) £20 per sqm and 15% affordable housing • North of Lowestoft Garden Village and Beccles and Worlingham Garden Neighbourhood - £25 per sqm and 25% affordable housing. 	This option would result in a significant deficit in affordable housing provision against need and therefore would have negative effects against the objective of meeting the housing needs of the population. It is not considered that this would be an appropriate balance between infrastructure funding and the viability of affordable housing provision.

Alternative Option	Reason Discounted

Policy WLP8.3 – Self Build and Custom Build

The preferred option will provide plots for self and custom builders to build their own homes. This will help meet the established need for such sites in the District and could help ensure that higher quality design is achieved in these areas through innovative design, which will help protect and potentially enhance the townscapes and landscapes of the District. This option has therefore been taken forward as a preferred option.

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

The preferred option seeks to ensure that properties are not converted into flats in flat saturation areas. This option will avoid amenity issues and environmental decline associated with high activity and will help provide more mixed and balanced communities. This option will also help reduce the loss of larger family homes in areas where there may already have been a decline. For these reasons this option has been taken forward.

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	This option would prevent further social and environmental issues arising from high percentages of flat conversions in a single street.

Alternative Option	Reason Discounted
self-contained flats and houses of multiple occupation throughout the district.	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

The preferred option will help provide sites for gypsies and travellers in sustainable and appropriate sites. The provision of sites in accessible location will increase access to services and promote healthier lifestyles through walking and cycling. Educational attainment could also increase through the provision of stable local schooling and public safety could be increased through a reduction in unauthorised encampments. This option will also promote the creation of mixed communities and help meet the demand for such sites. The option also avoids areas of medium and high risk flooding. The positive effects of this option have led to it being taken forward as a preferred option.

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

The preferred option will help provide affordable housing tenures in rural areas. This will help meet the demand for such housing in rural areas and could help reduce deprivation, as well as reducing the pressure on the current housing stock. This option could also help support rural businesses and promote sustainable movement patterns if the sites are located close to employment areas. This option has therefore been taken forward as a preferred option.

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

The preferred option will provide some small scale development in rural areas which would not be detrimental to the character of such areas. This option will maintain social connections in rural areas and will support these communities and their services. The landscape will also benefit from development not being permitted where it encroaches into the countryside. However, there is a potential negative impact with development potentially not being located close to other services or employment, which could increase congestion. However, the overall positive impact has meant this option have been taken forward.

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.

Alternative Option	Reason Discounted
Up to 5 dwellings subject to site constraints.	Permitting developments in built up areas up to 5 dwellings could adversely affect the character 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

The preferred option seeks to support the development of housing in rural areas where there is a specific need for workers to be close to their place of employment. This will help meet these needs in the District and could increase the amount of social housing in rural areas. Rural businesses will also benefit from workers being located close by. However, in the long term there is a potential negative effect of creating isolated housing which would not be located close to key services. The overall positive effect of this option however has meant it has been taken forward as a preferred option.

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

The preferred option will only permit development where it is in keeping with the character of the local area. It will therefore protect rural areas from inappropriate development and will emphasise what is already established in national policy. The option could also help protect the historic character of rural areas. For these reasons the option has been taken forward as preferred option.

Alternative Option	Reason Discounted
Permit replacement dwellings and extensions	This policy option is intended to retain smaller sized dwellings in the countryside and keep them at a value that is affordable. Existing

Alternative Option	Reason Discounted
in the countryside subject to a size restriction.	dwelling 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

The preferred option outlines restrictions on the development of annexes in rural areas. This option will protect the character of existing dwellings and the landscapes they are situated in. However, restricting this type of development could limit the opportunities for families to live closer together and therefore reduce social connections. On the other hand, this type of development could also lead to residential buildings being located far from key services. However on balance this policy is seen as necessary to limit inappropriate development and has therefore been taken forward as a preferred option.

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 quality 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

The preferred option will allow the conversion of rural buildings that may be underused into residential properties. This option will ensure that any conversion is sympathetic to the local character and will not detrimentally impact upon the landscape. This option will also provide more protection for historic buildings as any development will have to be sympathetic to their historic character. While there may be some negative impacts in terms of dwellings being developed in unsuitable locations, this could still occur under national planning policy. Therefore this option has been taken forward.

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

The preferred option will protect existing employment areas from changes of use to non-employment uses. This option will encourage new businesses to set up on existing employment areas by providing certainty which will encourage the economic growth of the District. This option will also reduce deprivation through the protection of units that provide jobs for the population in the long term. Concentrating employment in established areas will also promote sustainable movement patterns. Town centres will also benefit from town centre uses not being able to establish themselves on employment sites. These factors have led to this option being taken forward.

Alternative Option	Reason Discounted
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.	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.
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.	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.

Alternative Option	Reason Discounted
No Policy.	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.

Policy WLP8.13 – New Employment Development

The preferred option will seek to provide new employment opportunities for the population of the District. This will provide new jobs and training for the local population, which will reduce unemployment, deprivation and will increase educational attainment. This option will also protect greenfield land through a sequential approach and will encourage sustainable movement patterns by concentrating employment uses in certain areas. There are potential negative effects associated with an increase in greenhouse gases from industry and the impact on the landscape. However, the overall positive effects of this option means it has been taken forward as a preferred option.

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

The preferred option seeks to control the conversion of rural buildings for employment uses. This option will protect the landscape and rural character of affected areas from unsuitable development and will help support local rural businesses that contribute to the overall economic growth of the District. For these reasons this option has been taken forward as a preferred option.

Alternative Option	Reason Discounted
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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

The preferred option will help provide accommodation to support the tourism industry in the District. This will help support rural locations through the provision of employment and supporting local rural services. This option will also allow businesses to respond to changing demands and requirements. Town centres could also benefit from increased footfall. There are some potential negative effects associated with development in rural areas and the impact on the landscape; however other policies could mitigate these issues. There is the potential to lose greenfield land and areas of biodiversity value and a potential increase in traffic from holidaymakers. However the effects of this option are seen to overall be positive and so it has been taken forward as a preferred option.

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

The preferred option will allow the creation of new guest houses and hotels subject to the criteria outlined in the policy. This option would ensure that any amenity issues such as car parking are mitigated and will limit disturbance to local areas. It would also allow new premises to be developed in suitable locations and subject to certain criteria to help support the tourist economy and potentially increased footfall in town centres. Therefore this option has been taken forward.

Alternative Option	Reason Discounted
A policy stating that no further conversions can take place in flat saturation areas.	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.
No Policy.	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

The preferred option seeks to protect existing tourism accommodation to further support the tourist industry in the District. This will ensure economic growth in the District, however some flexibility will also mean any unviable locations could continue to support the economy through a change of use. This option could also increase the footfall in town centres from tourists. For these reasons this option has been taken forward.

Alternative Option	Reason Discounted
A blanket approach to retaining all tourism accommodation.	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.
No Policy.	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

The preferred option will promote the development of appropriate uses in town centres. Development in these areas will help promote their vitality and viability as well as sustainable transport methods such as walking and cycling as these areas tend to be easily accessible. For these reasons this option has been taken forward as a preferred option.

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
Only define town centre boundaries – no local impact assessment threshold.	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.
No Policy.	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 should take place. It could significantly undermine the vitality and viability of town centres.

Policy WLP8.19 – Vitality and Viability of Town Centres

The preferred option will protect A1 and A3 uses in town centres. This option will ensure that town centres continue to contain suitable uses to help promote their use and therefore their vitality and viability. For this reason this option has been taken forward.

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

The preferred option seeks to protect shops and appropriate services in local shopping centres. This option will encourage healthy lifestyles by providing local shops and services within walking and cycling distance of the immediate community. Therefore this option has been taken forward as a preferred option.

Alternative Option	Reason Discounted
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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

The preferred option seeks to promote the use of sustainable transport methods in new developments. This option will help promote healthier lifestyles and reduce pollution by promoting walking and cycling as well as cleaner methods of travel such as electric cars and therefore reducing congestion. This option has therefore been taken forward as a preferred option.

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

The preferred option will ensure that community services are protected from development that could see their removal from local areas. This option will help provide local services which will help promote walking and cycling, healthier lifestyles and sustainable movement patterns. This option could also help protect some historical features as some community services may be associated with historic buildings and the identity of the area. For these reasons this option has been taken forward as a preferred option.

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.

Alternative Option	Reason Discounted
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

The preferred option ensures that open space that is of value to the local community is protected from unsuitable development. This will help promote healthy lifestyles and will maintain the attractiveness of landscapes. It will also ensure the provision of areas for biodiversity and geodiversity and maintain the green infrastructure network. These areas could also help form part of the sustainable transport network, further promoting activities such as walking and cycling. For these reasons this option has been taken forward as a preferred option.

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 eroded or lost.

Policy WLP8.24 – Flood Risk

The preferred option seeks to prevent development from occurring in areas of high flood risk and to mitigate any potential flood risk that could occur on sites. This option will give weight to the benefits of the regeneration of central Lowestoft which will provide numerous sustainability benefits. This option also helps mitigate the effects of climate change that could occur on some sites through the promotion of sustainable drainage systems. The impact on the landscape will also be minimal as the option states that drainage should be incorporated into the landscaping scheme. For these reasons this option has been taken forward.

Alternative Option	Reason Discounted
No Policy.	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

The preferred option seeks to prevent development from occurring in areas at risk of coastal erosion and help development that may currently be at risk. This option will prevent new development from coastal erosion for the foreseeable future and will help with the implementation of the Shoreline Management Plan. This option will also help protect the character of sensitive coastlines and could allow some development to increase economic activity in coastal zones. This option has therefore been taken forward as a preferred option.

Alternative Option	Reason Discounted
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.	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.
No Policy.	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

The preferred option aims to help development that is currently at risk of coastal erosion. This option will help develop new homes in the District for those who are currently at risk of erosion and will help maintain the character and quality of the affected areas. This option could also ensure that any services that are lost are replaced close to the communities where they were originally based, which will maintain access to these services. However, there is a potential risk of losing greenfield land as development is moved from at risk areas. However, the overall positive effect of this policy means that it has been taken forward as a preferred option.

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

The preferred option seeks to promote the use of renewable energy sources on new developments. This will reduce the impact of climate change on the District in the long term. This option could also help maintain the quality of the landscape as it states that technology should be removed from any site once it is no longer in use. There is the potential for the loss of greenfield land and areas of biodiversity value through the development of renewable energy areas such as solar farms, however the biodiversity policy will help mitigate these issues.

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

The preferred option seeks to encourage the use of sustainable construction methods in developments of more than 10 dwellings. This option will help reduce building emissions and therefore the impact of climate change. This will also be done through the improvement of the efficiency of construction and operation of any relevant development. This option also encourages the use of sustainable transport which will support sustainable movement patterns. For these reasons this option was taken forward as a preferred option.

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

The preferred option ensures that development will have a high design quality that is also reflective of local distinctiveness. The option will promote connectivity to services and facilities that will encourage healthy lifestyles and reduce congestion through the encouragement of walking and cycling. This policy could also help promote public safety and security. Landscapes and townscapes will benefit from further protection of their characters and the protection of green spaces and historic features. For these reasons, this option has been taken forward as a preferred option.

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 Building for Life 12.

Policy WLP8.30 – Design of Open Spaces

The preferred option seeks to define design criteria which new open spaces will have to meet in order to be permitted. This option will help promote healthy lifestyles and access to open spaces through good design. It could also help promote community safety and security by having these areas overlooked and could also assist in reducing deprivation issues. Landscapes and townscapes will also benefit from new and attractive open spaces. For these reasons this option has been taken forward as a preferred option.

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
No Policy	This option could lead to poorly designed open spaces which do not meet the needs of the population or the local landscape. This would reduce the amenity of the spaces as well as reduce the quality of the landscape.

Policy WLP8.31 – Lifetime Design

This option will assist those with diseases such as dementia to access services and facilities to live healthy lifestyles and could help reduce crime and create attractive developments. Landscapes and townscapes could also benefit from the creation of unique areas with distinctive qualities. These reasons have led to this option being taken forward as a preferred option.

Alternative Option	Reason Discounted
No Policy	This option would mean that the needs of those that suffer from diseases such as dementia would not likely be accounted for in new developments. This would inhibit the ability of these people to live well and as independently as possible and could lead to lower quality developments.

Policy WLP8.32 – Housing Density and Design

The option aims to provide appropriate housing to help meet the needs of the District. This option will provide higher densities in Lowestoft and the market towns which will increase access to services and could increase footfall in town centres. The option may also promote non-detached properties which are generally lower priced and will help make housing more affordable. This option will also reduce the uptake of greenfield land. For these reasons this option has been taken forward as a preferred option.

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. It would also be less likely to be viable leading to risks to delivery of affordable homes and infrastructure.

Alternative Option	Reason Discounted
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 WLP8.33 – Residential Gardens and Urban Infilling

The preferred option sets out criteria which determine when development regarded as urban infilling or the development of gardens will be permitted. This option will help provide housing close to existing services and facilities which will encourage healthy lifestyles and sustainable movement patterns. Any development will also have to be sympathetic to the surrounding areas character which will benefit landscapes and townscapes. For these reasons this option was taken forward as the preferred option.

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 WLP8.34 – Biodiversity and Geodiversity

The preferred option seeks to protect and enhance the biodiversity and geodiversity of the District. This will greatly increase the biodiversity and geodiversity value of the District. The protection of areas of biodiversity value could will also benefit the landscape and help maintain areas of natural beauty. For these reasons this option has been taken forward as the preferred option.

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 biodiversity improvements on sites. No policy would give less certainty on what would be required at project level Habitat Regulations Assessment.

Policy WLP8.35 – Landscape Character

The preferred option aims to protect the distinctiveness of landscapes across the District. This option would provide substantial protection to many sensitive areas in the District, which will have effects on the protection of biodiversity in the District as many of these areas are biodiversity rich. There is also a potential impact on tourism as the maintenance of these areas will help attract visitors to the District. For these reasons this option was taken forward as a preferred option.

Alternative Option	Reason Discounted
No Policy.	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 WLP8.36 – Coalescence of Settlements

The preferred option protects areas of open space between settlements that allow them to retain their individual identities. This will add protection to distinctive landscapes and townscapes as it will prevent smaller settlements from converging with larger settlements and losing their identity. This factor could also assist in the protection of historical assets and biodiversity rich areas on the edges of settlements. However, there could also be a risk of development being inhibited in locations with good access to services. The overall positive effect of this option has meant it has been taken forward as a preferred option.

Alternative Option	Reason Discounted
Specifically identify and designate areas of land as strategic gaps and open breaks and protect them from development.	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.
No Policy.	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 WLP8.37 – Historic Environment

The preferred option provides protection for heritage assets and their settings. This will help provide clarification of the protection for the overall historic environment of the District. A such the option will has positive effect on the landscapes and townscapes and historical assets. For these reasons, this option was taken forward as a preferred option. Having a local policy confirms the Council’s positive approach towards conservation and helps provide clarity for developers and neighbourhood plans and development orders.

Alternative Option	Reason Discounted
No Policy.	The effect of this option would not be significantly different from the preferred option in the Final Draft Local Plan as heritage assets are given protection in national planning policy.

Policy WLP8.38 –Non-Designated Heritage Assets

The preferred option provides greater protection for non-designated heritage assets as identified by the Council around the District. This will enhance the overall protection of the historic environment in the District by preventing unsuitable development from harming these assets which contribute towards this environment. Also, non-designated heritage assets can enhance the distinctiveness of the landscape and so protecting them in turn protects these areas as well. For these reasons this option has been taken forward as a preferred option.

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 WLP8.39 – Conservation Areas

The preferred option will provide further protection for conservation areas found in the District. This will enhance the overall protection of the historic environment of the District as these areas make up large parts of this environment. It will also protect the landscape of the District as

conservation areas add to the overall attractiveness of the District. For these reasons this option has been taken forward as a preferred option.

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 WLP8.40 – Archaeology

The preferred option will provide locally specific protection to archaeological remains found in the District. This will further protect the historic environment as archaeological remains are key contributors to the historic landscape. Therefore this option has been taken forward as a preferred option.

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 allocations, over 200 alternative sites were considered as part of the preparation of the Final Draft Local Plan. Full appraisals of these sites is included in Appendix F. The location of the sites can be seen in Appendix F. The reasons for discounting these sites is detailed below. A summary of the reasons for the selecting the preferred sites is also included.

Lowestoft Area

- 6.4 The sites proposed to be allocated Lowestoft are considered to collectively be the most sustainable option to meet the level of development deemed appropriate from the consideration of the options under Policy WLP1.1.

Policy WLP2.2 PowerPark

- 6.5 The PowerPark Demand and Need Report (BVG Associates, 2009) identifies that the PowerPark is well placed to capitalise on growth in the offshore energy sector. The allocation borders the East Inshore Marine Plan area. The Policy helps support the objectives of the East Marine Plan and is consistent with East Marine Plan policies EC3 and WIND1 and WIND2. The PowerPark is already home to a number of offshore related companies including Greater Gabbard Wind Farm, East Anglia Offshore Wind and Sembmarine SLP. The PowerPark is also home to OrbisEnergy which provides office space for businesses focused on the energy sector. The objective for this site is to further enhance this cluster through new development and redevelopment and re-use of existing premises within the site. The scores positively against objectives for health, education, access to services and facilities, reducing deprivation, townscape, climate change, enhancing town centres, and efficient movement. A significant positive effect was identified for economic growth.

Policy WLP2.3 Peto Square

- 6.6 The area around Station Square to the north of the Bascule Bridge provides a key gateway to the town with a historic townscape which benefits from a conservation area and a number of listed and locally listed buildings including the Grade II listed Customs House (known as 'Port House' on the National Heritage List for England), the Tuttle Building and the Railway Station. There is potential for significant improvements to be made in this location and potential for new development which will support the town centre and complement the existing cluster of leisure uses in the locality. The Retail and Leisure Needs Assessment (2016) states that Peto Square has the potential to accommodate significant new retail, leisure and mixed use development over the medium to long term. The planned strategic flood defence measures which form part of the Lowestoft Flood Risk Management Project will have the effect of protecting this site from flooding in the current 1 in 200 year event. As such there may be scope over the plan period for development defined by national planning policy as 'more vulnerable' such as hotels, drinking establishments and houses to take place in this area. Redevelopment will help to improve the townscape and support economic growth, providing a positive impact on vitality and viability of Lowestoft town centre. There are positive effects for health, access to services and facilities, reducing deprivation, air quality, townscape, historic environment, economic growth, and efficient movement objectives. A significant positive effect is identified for the viability and vitality of town centres. A negative effect for climate change is found.

Policy WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood

- 6.7 The planned third vehicular crossing of Lake Lothing will traverse the eastern part of the site providing better north-south connections and further helping to stimulate regeneration in the area. A pedestrian and cycle bridge at Brooke Peninsula connecting to Normanston Park is also proposed which will further help reduce the need to travel by car. This pedestrian and cycle bridge will provide the site with access to a multi-functional open space at Normanston Park which reduces the amount of open space needed on the site and enhance its deliverability. The regeneration of the site is also likely to significantly benefit from the planned strategic flood defence measures for Lake Lothing. The allocation provides an opportunity to deliver a retirement community comprising a care home and/or a proportion of extra care/sheltered dwellings. New employment development would be provided which could support the offshore wind and engineering sectors. The site records positive effects for objectives for health, access to services and facilities, reducing deprivation, housing requirements, townscape, economic growth, town centres, and efficient movement. A negative effect is found for climate change.

Policy WLP2.5 – East of England Park

- 6.8 The site allocation will create a major new contemporary park adjacent to the seafront walkway to celebrate the eastern most point of Britain and to provide a new cultural/events space for Lowestoft and connect to the existing public areas around the Ravine to the historic High Street by way of the Scores. The site allocation seeks to continue the approach of the Area Action Plan in revitalising this area and making it a destination park and tourist destination. Since the preparation of the Area Action Plan, engagement has taken place with the local community to further help shape proposals for the area. In April 2017 it was announced that £1 million funding had been secured to help deliver the park through the Coastal Communities Fund. Provision of a new park will encourage healthy lifestyles and help improve the townscape. Positive effects are identified for objectives for health, access to services and facilities, reducing deprivation, townscape, historic environment, and economic growth. There are uncertain positive outcomes for town centres and biodiversity.

Policy WLP2.6 – Western End of Lake Lothing

- 6.9 This site will provide housing, employment and tourism uses. Redevelopment of the site provides an opportunity to provide better access from Crompton Road and Stanley Road and improve the townscape. The site is centrally located in Lowestoft and residential development will be close to employment, services, and facilities. Positive effects are identified for health, access to services and facilities, reducing deprivation, housing, townscape, economic growth, and efficient movement objectives. An uncertain positive effect is identified for education levels. A negative effect is identified for climate change.

Policy WLP2.7 – Former Battery Green Car Park

- 6.10 The Former Battery Green Car Park occupies a prominent site facing on to the A12 at Battery Green Road. The former car park has recently closed due to serious structural deterioration and low demand from visitors and is currently being demolished. The site, which sits within the town centre, offers a prime site for redevelopment for town centre uses. The site could accommodate a number of the development needs identified in the Retail and Leisure Needs Assessment including new comparison and convenience retail, leisure uses such as a cinema and a town centre hotel. Development of this type on this site will have a significant positive impact on the vitality and viability of Lowestoft Town Centre. Policy WLP2.7 allocates the site for a mix of potential town centre uses. There may also be potential for residential development (falling within either use classes C2 or C3) as part of a mixed use scheme. Pedestrian links to the town centre and an active frontage on Gordon Road can help enhance the town centre. The setting of Grade II listed St Margaret's House could be enhanced with the right development. Positive effects for objectives for health, access to services and facilities, deprivation, townscape, economic growth, and efficient movement. A significant positive effect is identified for enhancing the viability and vitality of town centres.

WLP2.8 – Former Lowestoft Hospital

- 6.11 The former hospital site is proposed for redevelopment for residential uses. The site is a brownfield site with excellent accessibility to the shops and services provided by the town centre. The development of the site therefore has the potential to help support these shops and services

as well as ensuring residents do not need to travel far to access day-to-day needs. Given the history of the site, residential accommodation with an element of care such as sheltered housing or extra-care housing (use class C2) will be strongly supported. It is considered that the site could accommodate approximately 45 homes. These could take the form of apartments or terraces in converted buildings and new build terraces and apartments. Some of the buildings on the site date back to the late Victorian period and early 20th Century and constitute a non-designated heritage asset. Redevelopment should aim to retain and re-use the original 1882 hospital building, the 1927 wing building on Alexandra Road, and the other early 20th Century frontages on Alexandra Road and Tennyson Road where it is viable and feasible to do so. Some degree of openness to the south of the site should be retained so that the principal elevation of the original 1882 hospital building can be appreciated from Milton Road East. Positive effects are identified for objectives for health, access to services and facilities, housing, townscape, historic environment, town centres, and efficient movement.

Policy WLP2.13 – North of Lowestoft Garden Village

- 6.12 The site will provide approximately 1,300 new homes and 8 hectares of employment land together with community facilities, including a 2 form entry primary school, open space and a local shopping centre. Out of all the areas north of Lowestoft with the potential for future major development, this area of land will likely have the most limited impact on the landscape. The site is mostly flat with the A47 to the west and the water treatment works to the north which undermines the existing quality of landscape in this location. The site has access to the strategic road network which provides regular bus services between Lowestoft and Great Yarmouth. The development is of a scale that can provide most services to cater for day-to-day needs. It is also of a scale which can deliver a significant amount of land for new businesses which can provide employment for future residents on the site and further afield in Lowestoft and Great Yarmouth. It will be possible to access initial phases of development from Corton Long Lane. However, longer term there will be a need for a new or improved access from the A47 trunk road. This large site provides an opportunity to deliver a retirement community comprising a care home and/or a proportion of extra care/sheltered dwellings, designed utilising dementia friendly design principles (see Policy WLP8.31 on Lifetime Design). Housing development should help facilitate the delivery of employment development. Use of Garden City principles will provide green infrastructure and high quality urban design. A detailed masterplan will need to be prepared to guide the development of this site which will set out how the scheme will meet garden city principles and exhibit excellent urban design. The masterplan will need to set out detailed proposals for access, phasing, the distribution of land-uses across the site and the approach to infrastructure delivery. The site can improve cycle links between Lowestoft and Hopton. Positive effects are identified for health, access to services and facilities, deprivation, housing, economic growth, and town centre objectives. A significant positive effect is identified for efficient movement. A negative effect is identified for the landscape objective. A significant negative effect is identified for natural resources.

Policy WLP2.14 – Land North of Union Lane, Oulton

- 6.13 The site has good access to existing services and facilities in Oulton and in the future will have good access to the primary school, community centre, medical centre and retail facilities which are to be provided on the Woods Meadow development. The site is also in close proximity to the Mobbs Way Employment Area. There are bus stops nearby which provide access to the town

centre. Development of the site is expected to have a limited impact on the landscape and the site is not used for agriculture. Vehicular access is possible from Parkhill. Union Lane is a narrow road of a rural character and is not appropriate to provide vehicular access to this site. Pedestrian and cycle access should be provided to Union Lane. The pavement on Parkhill stops short of the potential access point to the site by some 200 metres. The pavement would be extended to the access point of the site. The development should include the provision of a local equipped area for play, approximately 0.4 hectares in size. The north western part of the site is a historic burial ground associated with the former Oulton Workhouse. Development will need to avoid this part of the site and should enhance the site of the burial ground. This could include providing a commemoration on the site and interpretation boards detailing the history of the burial ground and the Oulton Workhouse. Positive effects are identified for objectives for health, access to services and facilities, housing, and efficient movement. A negative effect is identified for natural resources.

Policy WLP2.15 – Land between Hall Lane and Union Lane, Oulton

- 6.14 The site has good access to existing services and facilities in Oulton and in the future will have good access to the primary school, community centre, medical centre and retail facilities which are to be provided on the Woods Meadow development. The site is also in close proximity to the Mobbs Way Employment Area. There are bus stops nearby which provide access to the town centre. Development of the site is expected to have a limited impact on the landscape and is on Grade 3 agricultural land. As such the site scores positively against objectives for health, access to services and facilities, housing, and efficient movement. A negative impact is identified due to the loss of greenfield land. Field boundaries should be retained to avoid harm to the setting of the listed Manor House.
- 6.15 The proposal for this site has evolved as a result of evidence from the Heritage Impact Assessment. The site area and the number of proposed dwellings have been reduced.

Policy WLP2.16 - Land South of The Street, Carlton Colville

- 6.16 The site is a logical extension to the existing built up area. The overall sensitivity of the landscape is low and development could improve the existing exposed edge of the settlement around the Ullswater development. The site has good access to employment opportunities in South Lowestoft Industrial Estate and the nearby retail facilities. A development of 900 homes on this site provides the opportunity to deliver a new primary school in a more central location serving pupils in the south Lowestoft and Carlton Colville area. This will help reduce the need to travel to the existing Carlton Colville Primary School in the future. Additionally, the site provides an opportunity to deliver parking and drop-off space for parents at the existing Carlton Colville Primary School to relieve pressure on the existing streets around the school. The site also provides an opportunity to provide safe pedestrian and cycle access to the existing school and flood mitigation in line with the Lowestoft Flood Risk Management Plan. As such the site scores positively against objectives on health, education, access to services, meeting housing need, landscape, climate change and efficient movement. A significant negative effect on natural resources is predicted due to the loss of high grade agricultural land.
- 6.17 The proposals for this site have evolved as a result of consultation and further evidence from Heritage Impact Assessment and the Whole Plan Viability Study. Changes have been made to the

illustrative masterplan and policy requirements to reduce impact on heritage assets. The number of homes has also been increased to ensure affordable housing and infrastructure can be delivered. These changes removed the negative effect of the site on the historic environment and ensured a positive effect on meeting housing need.

Policy WLP2.17 - Land at South Lowestoft Industrial Estate

- 6.18 The site forms part of the Great Yarmouth and Lowestoft Enterprise Zone and was originally allocated in the Site Specific Allocation Development Plan Document in 2011. Prior to that part of the site had planning permission for industrial uses which expired. Part of the site off Hadenham Road is currently being developed for a number of small start-up units. The site is flat with screening to the west. It is unlikely that development on the site would impact on the landscape given the already detracting features of the existing industrial estate and existing buildings already present on the Church Road frontage. The site has good access on to Hadenham Road and is close to the strategic road network. Future employees will have good access to existing and future retail and leisure facilities located close to the site. The site scores positively against objectives for access to services and facilities, deprivation, economic growth, and efficient movement. A negative effect occurs due to the loss of greenfield land.

Policy WLP2.18 – Land at Mobbs Way, Oulton

- 6.19 The site is situated at the end of Mobbs Way which is an Existing Employment Area. The site forms part of the Great Yarmouth and Lowestoft Enterprise Zone and parts of the site benefit from partially implemented historic planning permissions. The site is relatively flat and is well screened from the residential development to the north, south and the development under construction to the west. The site is easily accessible from surrounding residential areas and benefits from the existing employment development to the east. The site performs positively against objectives for access to services and facilities, deprivation, economic growth and efficient movement. A negative effect is identified due to the loss of greenfield land.

Policy WLP2.19 – Oakes Farm, Beccles Road, Carlton Colville

- 6.20 The site provides an excellent opportunity to provide a comprehensive sports development to meet needs of the existing population and the growing population as identified in the Playing Pitch Assessment (2014). The development is expected to provide sports facilities together with other commercial sports and leisure activities. A County Wildlife Site would be maintained and enhanced. The site makes a significant positive impact on health and well being, and access to services and facilities. Positive effects are identified for biodiversity, economic growth and efficient movement objectives. There is a negative effect due to the loss of greenfield land.

Policy WLP2.20 – Gunton Park, Corton

- 6.21 The site is located close to the edge of the Lowestoft, and has good access to services and facilities. The Tesco supermarket is within walking distance, and the site is well linked to pedestrian and cycle routes and the public transport network. This site is being allocated for housing on the strict condition that an open space, of a greater size and quality is provided in the form of playing pitches for Rugby in another, at least equally accessible, and suitable location for the club. The site scores positively against objectives for health and well being, access to key

services and facilities, housing, biodiversity and geodiversity, and efficient movement. A negative effect is identified due to the loss of undeveloped land.

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> <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
225	Land South of the Street, Carlton Colville. First Draft Local Plan option WLP2.15 – 800 homes	The Heritage Impact Assessment identifies ‘less than substantial’ harm to the grade 1 listed church and nearby scheduled monument. The layout of the preferred option – Policy WLP2.16 overcomes this harm. The Whole Plan Viability Assessment identified that 800 homes at 30 dwellings per hectare would not provide sufficient viability to deliver 20% affordable housing together with infrastructure requirements.
233 or WLP2.4	Kirkley Waterfront. ‘Residential-only uses – no employment’ option	Compared to the preferred option, this option would not provide benefits in terms of reducing deprivation or providing economic growth due to the absence of employment land. The amount of employment land provided locally to those living in the new development along with those already living nearby in central Lowestoft would be reduced, and the benefits of promoting sustainable travel and reducing the need to travel to work are also reduced. However the impact in this respect remains positive overall. The preferred option therefore offers more benefits in terms of reducing deprivation of all forms; achieving sustained and resilient economic growth; and encouraging efficient patterns of movement in support of economic growth.
165/166	WLP2.13 North of Lowestoft Garden Village ‘site on both sides of the A47’ option from First Draft Local Plan	The option would have slightly more severe impact on the landscape from development on the west side of the A47. The A47 would cause a severance issue, and access across the A47 could reduce its strategic importance as a trunk road.
70/169	Site Option: WLP2.15 Land Between Union Lane and Hall Lane ‘1 hectare open space in paddock’ option from First Draft Local Plan	Development would cause less than substantial harm on the setting of the grade ii* listed manor house.

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.

Site No.	Site Address	Reason Discounted
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 WLP2.16 of the Final 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, 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. 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 Final 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	The site currently has a poor relationship to the existing built-up area of Lowestoft. At present there is no

Site No.	Site Address	Reason Discounted
	Lane, Oulton	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 Final 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 Lowestoft. The preferred sites identified in the Final 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</p>

Site No.	Site Address	Reason Discounted
		national planning policy.
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 Final 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.
70 & 169	Land between Hall Lane and Union Lane, Oulton. Formerly site allocation WLP2.14 in the First Draft Plan	The Heritage Impact Zone identified that this proposal would generate 'less than substantial' harm to the setting of the listed Manor House. This is a significant negative impact on the historic environment. The revised allocation WLP2.15 removes this harm.
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 WLP2.16 of the Final 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.
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	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

Site No.	Site Address	Reason Discounted
		<p>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 Final 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>
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 vegetation clearance. 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. The site is an otherwise small site in the built up area of Lowestoft where the principal for residential development is acceptable. Should concerns on townscape and impact on listed buildings be resolved, the site could come forward as a windfall site.
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</p>

Site No.	Site Address	Reason Discounted
		<p>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 Final 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 Final 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	<p>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.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the Final 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 Final Draft Local</p>

Site No.	Site Address	Reason Discounted
		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.
172	Land west of Parkhill, Oulton (south of Spinney Farm)	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.
178	Carlton Motors, Rushmere Road, Gisleham	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.
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 favourable to the other preferred sites in Lowestoft for residential development allocated in the Final 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>
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.

Site No.	Site Address	Reason Discounted
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 Final 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 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.

Site No.	Site Address	Reason Discounted
204	Harbour Road, Lowestoft	See Site 54.
246	Land South of Carlton Colville Primary School, Gisleham	The site has a poor relationship to the existing built-up area and development would form an unnatural extension to the town. 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 Final 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.
247	Land East of Parkhill, Oulton	The site contains a number of protected mature trees which make a significant positive contribution to the townscape. Any development would be difficult to accommodate without these trees being lost. The site is part of the setting of The Hall a grade II listed building and any development is likely to cause harm to the significance of the building.
248	Norwich Road Industrial Estate	The site is located within flood zone 3. There are sequentially more preferable sites in terms of flood risk available for development within Lowestoft. The close proximity to other industrial uses could result in amenity issues.

Beccles and Worlingham

Beccles and Worlingham Area

- 6.22 The sites proposed to be allocated Beccles and Worlingham are considered to collectively be the most sustainable option to meet the level of development deemed appropriate from the consideration of the options under Policy WLP1.1.

Policy WLP3.1 – Beccles and Worlingham Garden Suburb

- 6.23 The large open field making up the eastern part of the site has undergone significant changes over time and lacks any landscape features. The industrial buildings to the east and southeast and the housing to the north break up long views of the site resulting in a low quality landscape. There is

potential through the layout of development to create long views across to Beccles Church from the high point on this site. The fields to the west of Oak Lane retain some landscape features such as field boundaries, hedgerows and woodland. The neighbouring M&H Plastics industrial buildings detract from the quality of the landscape in this area. The construction of the Beccles Southern Relief Road will alter the character of the landscape, introducing a harder edge and enclosing the edge of the garden neighbourhood. The site presents an opportunity to develop a comprehensive mixed use development including housing, employment land and community facilities such as a primary school, shops, allotments and indoor/outdoor sports facilities. Comprehensive planning of the site will promote contact with nature, healthy lifestyles and wellbeing for all through the delivery of substantial green infrastructure including public open space, a country park and integrated landscaping schemes. The site is likely to deliver a retirement community. The provision of a extensive country park will help mitigate recreational impact on nearby protected habitats. An outline masterplan has been developed to inform development, and a detailed masterplan will be required which will help ensure the delivery of a high quality development based on garden city principles. Significant positive effects have been identified with respect to efficient movement and access to services and facilities objectives. Positive effects are identified for objectives for health, deprivation, housing, landscapes and townscapes, biodiversity, economic growth, and viability and vitality of town centres. A negative effect has been identified with respect to the natural resources objective.

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

- 6.24 The site has good access to existing services, facilities, schools and employment opportunities in Beccles and the surrounding area via footpath, public transport, cycle and road links. The site offers moderate landscape value but is considered to be reasonably well contained in the landscape. Landscaping around the edges of the site would help to integrate development into its surroundings. Redevelopment of the petrol station site can offer enhancements to the street scene and the setting of the conservation area and development should aim to maximise these benefits. A local equipped area for play will be provided. Positive effects for the objectives for health, access to services and facilities, housing, and efficient movement are identified. A significant negative effect is identified due to the loss of grade 2 agricultural land. A negative effect is identified with respect to the landscape objective.

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

- 6.25 The site forms part of the Great Yarmouth and Lowestoft Enterprise Zone and was originally allocated in the Site Specific Allocations Development Plan Document (2011). The area is flat and has a very low landscape quality with few natural features and many landscape detractors in the vicinity. Further employment development on this site would relate well to the existing employment uses on the surrounding industrial estates. Development of the site will benefit from the Beccles Southern Relief Road which is currently under construction. Positive effects are identified for the deprivation and economic growth objectives. Negative effects have been identified with respect to natural resources and efficient movement objectives.

Site No.	Site Address	Reason Discounted
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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	<p>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.</p> <p>The site is considered less favourable to the other preferred sites in Beccles for residential development allocated in the Final 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.</p>
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

Site No.	Site Address	Reason Discounted
		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.
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)	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

Site No.	Site Address	Reason Discounted
		<p>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 Final 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.
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.

Site No.	Site Address	Reason Discounted
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 Final 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 Final 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.
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.

Site No.	Site Address	Reason Discounted
245	Land South of Wash Lane, Beccles	Residential development would be out of character with the surrounding industrial character. There is potential for noise issues associated with surrounding uses.

Halesworth and Holton

Halesworth and Holton Area

- 6.26 The sites proposed to be allocated Halesworth and Holton are considered to collectively be the most sustainable option to meet the level of development deemed appropriate from the consideration of the options under Policy WLP1.1.

Policy WLP4.1 – Halesworth Healthy Neighbourhood

- 6.27 The development of this site will help deliver the vision of the Halesworth Campus and Halesworth Health to provide additional sporting and health facilities in the town. The plans of these organisations will help promote healthier lifestyles for new residents and existing residents alike. The development of the site will include new and improved sports fields, a 3G pitch, a sports hall, community and training facilities, health care facilities, a retirement community and 215 new homes. The housing provided on the site will have excellent access to these new facilities. The site also has good access to existing facilities in the town centre, Cutlers Hill Surgery, the railway station and employment premises. Although the site sits within the gap between Halesworth and Holton and is within tributary valley farmland landscape character area, the fields comprising the eastern part of the site are well screened with mature vegetation which will limit the impact on the landscape and the potential for coalescence between Halesworth and Holton. The Halesworth Playing Fields Association will also implement its own plans to improve the existing sports facilities at Dairy Hill, which will contribute towards the Halesworth Healthy Neighbourhood. The northwest portion of the site on part of the former middle school site will be developed to provide high quality care and accommodation for elderly residents as well as health facilities for the community. Significant positive effects are identified with respect to the objectives for health, and access to services and facilities. Positive effects are identified for education, housing, biodiversity, and efficient movement objectives. Negative effects have been identified for the landscape and natural resources objectives.

Policy WLP4.2 – Land adjacent to Chediston Street, Halesworth

- 6.28 The site is just 600 metres from the town centre and therefore has excellent access to services and facilities. The site has good access to employment premises in the town, the railway station and the primary school. With development to the south of the site and to the east, the site constitutes a logical extension to the town. A new play space will be provided. Positive effects have been identified with respect to objectives for health, access to services and facilities, housing, town centres, and efficient movement. A significant negative effect is identified with

respect to loss of grade 2 agricultural land. Minor negative effects are identified for the objectives for landscape.

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

- 6.29 The site is well contained within the landscape and development on the site would not intrude further into the countryside than development already permitted. The site is within walking distance of nearby employment premises on Norwich Road. The site also has good access to the primary school and the proposed facilities within the Halesworth/Holton Healthy Neighbourhood as described in Policy WLP4.1. The site therefore presents a sustainable opportunity for a small scale development. Positive effects are identified for the objectives for health, access to services and facilities, housing, and efficient movement. A negative effect is identified for the natural resources objective.

Policy WLP4.4 – Land west of Lodge Road, Holton

- 6.30 The existing development to the south and west of the site and the mature screening surrounding the rest of the site means development will only have a limited effect on the landscape. The site has good access to services and facilities in the village of Holton, including the primary school. Lodge Road is currently part of the National Cycle Network Route 1. Gavelcroft, a Grade II listed building, is located to the north west of the site. Development on the site is unlikely to impact on the setting of Gavelcroft. Retention of existing vegetation around the edge of the allocated site will help avoid impact on the listed building. Positive effects are identified in respect of the objectives for health, access to services and facilities, housing, and efficient movement. A negative effect is identified with respect to natural resources.

Policy WLP4.5 – Land at Dairy Farm, Halesworth

- 6.31 The site is currently not in use and is overgrown. The site was originally allocated for housing and a community centre/customer access centre in the Site Specific Allocations Development Plan Document (2011). The site has not come forward to date as it has only very recently been marketed for development and sold to a developer. The site is of considerable importance because it is one of the last remaining development opportunities in close proximity to the town centre. Existing community buildings in the town such as the London Road office and the Rifle Hall struggle to deliver modern fit for purpose facilities to meet the needs of the existing community and the growing community of Halesworth and Holton. To accommodate the level of growth planned for Halesworth and Holton a new pre-school setting is required. This site, with its close proximity to the town centre makes it the most suitable site to provide these facilities. The proximity to the town centre means that there is potential for linked trips which will help enhance the vitality and viability of the town centre and reduce the need to travel. Positive effects are identified with respect to the objectives for health, education, access to services and facilities, housing, town centres, and efficient movements. Negative effects have been identified with respect to biodiversity and the historic environment.
- 6.32 The site provides a logical extension to the existing industrial areas to the north of Halesworth. The site is relatively well contained within the landscape which is of reduced quality in this location due to the pylons which run to the west of the site. Development on the site would provide valuable extra jobs to support the local economy and the growing population of

Halesworth and Holton. Positive effects are identified for the health, access to services and facilities, deprivation, economic growth, and efficient movement objectives. Negative effects are identified with respect to landscape, natural resources, and biodiversity objectives.

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 a 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 Final 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 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.

Site No.	Site Address	Reason Discounted
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 Final 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 Final 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.
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

Site No.	Site Address	Reason Discounted
		preferred sites in Halesworth and Holton for residential development allocated in the Final 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 Final 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.
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 Final 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 Final 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

Site No.	Site Address	Reason Discounted
		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 Final 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, Halesworth	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 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

Bungay Area

- 6.33 The sites proposed to be allocated in Bungay are considered to collectively be the most sustainable option to meet the level of development deemed appropriate from the consideration of the options under Policy WLP1.1.

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

- 6.34 The site represents a natural extension to the south of the town with good access to the road network and public transport. The high school is within walking distance and a primary school is within 1 km. Local services and facilities are within walking distance. The site would provide housing and pedestrian and cycle connectivity. Positive effects have been identified with respect to the objectives for health, access to services and facilities, housing, biodiversity, and efficient movements. A negative effect is identified for the natural resources objective.

Policy WLP5.2 – Land to the West of St Johns Road, Bungay

- 6.35 The eastern part of the site was originally allocated under Policy BUN1 in the Site Specific Allocations Development Plan Document (2011). This land now has outline planning permission for a mixed use development including up to 150 dwellings, open space, 3 hectares of employment land and associated infrastructure. It has been included as part of this allocation to ensure it is delivered in a comprehensive way with land to the west allocated under this policy which does not currently have the benefit of planning permission. The site forms an extension to the built up area of Bungay. The site lacks distinctive landscape features and its landscape sensitivity and value is not high. There is good access to local services, facilities and employment land. The allocation includes a parking and turning area for school buses which will alleviate school traffic in the roads to the north of the high school. As the development of the site will effectively 'land-lock' the Bungay High School, an extension to the school playing field is necessary to future-proof the growth of the school. The site provides an opportunity to provide a more suitable access for school buses to the high school. Employment land and a new pre-school setting will be provided, along with play space and allotments to meet need identified in the Green Infrastructure Strategy. Positive effects are identified with respect to health, education, access to services and facilities, housing, economic growth, and efficient movement objectives. A negative effect is identified with respect to objectives for natural resources and an uncertain negative effect with respect to the landscape objective.

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	Due to the harmful impact in the landscape and the setting of

Site No.	Site Address	Reason Discounted
	Farm, Mettingham	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 Final 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, Bungay	The site is considered less favourably to the sites allocated in the Final Draft Local Plan for Bungay. These preferred sites cumulatively deliver more than sufficient housing for Bungay 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.
206 as per First Draft Local Plan	Land to the rear of Bungay High School, Bungay	The preferred option provides employment land as well as a pre-school setting. The land previously granted planning permission to the east of this site is included in the preferred option which can allow for a comprehensive development and more efficient and effective use of land.

Southwold and Reydon

Southwold and Reydon Area

- 6.36 The site proposed to be allocated in Southwold and Reydon is considered to be the most sustainable option to meet the level of development deemed appropriate from the consideration of the options under Policy WLP1.1.

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

- 6.37 Reydon is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, therefore, all of the landscape surrounding the settlement is of value and is of some sensitivity to development. This site, however, will not encroach further in to the countryside to the west than what is already established by development to the north and south. Therefore, out of all the potential options for development in the Southwold and Reydon area, this site is likely to have the least impact on development. The site is also located within convenient cycling and walking distance of services, shops and facilities in both Reydon and Southwold. A lower density development will allow for landscaping and space between detached buildings to mitigate the impact in the landscape. Open space will be provided on the site. Positive effects are identified with respect to health, access to services and facilities, housing, climate change, and efficient movement objectives. Negative effects are identified with respect to objectives for landscape and natural resources.

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 Final 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 Final 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 (primary area)	This site is not considered suitable for development as it would likely cause substantial harm to the setting of Gorse Lodge 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.

Site No.	Site Address	Reason Discounted
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 280 dwellings in the Final 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

- 6.38 The site proposed to be allocated in the rural areas of the district are considered to be the most sustainable option to meet the level of development deemed appropriate from the consideration of the options under Policy WLP1.1.

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

- 6.39 The site is located to the south of Barnby and is well related to the existing built up area of the village. The site will provide development to help support services and facilities in the village as well as providing new open space. The site is well contained within the landscape with a wooded area to the south along the A146. The site is well connected to some services including a play area and a primary school. The site scored positive effects in relation to improving the health and well-being of the population, improving access to services and meeting housing needs. However the site did score some negative effects in relation to the loss of grade 2 agricultural land and access to employment.

Policy WLP7.3 - Land south of Lound Road, Blundeston

- 6.40 The site is located in the north west area of Blundeston and is well related to the existing built up area. It is also well contained within the landscape by existing trees along Flixton Road. The site has good access to a some local services including a primary school. The site scored positively in regards to meeting housing needs, with a uncertain positive effect with improved access to some services. However it scored negatively in regards to requiring a car to access other services and the loss of graded 1 agricultural land.

Policy WLP7.4 -Land north of Pickwick Drive, Blundeston

- 6.41 The site is located on the northern edge of Blundeston and forms an extension of the existing built up area. The site is contained within the wider landscape and has access to the existing road network. The site contains some areas that could be of biodiversity value however it is some distance from local play facilities. The site scored positively in regards to meeting housing need and conserving biodiversity. However the site did score negatively in regards to the loss of grade 1 agricultural land and access to services, as well as a uncertain negative effect on the health of the population.

Policy WLP7.5 - Land north of The Street, Somerleyton

- 6.42 The site is located within the built up area of Somerleyton and is partly made up by a former petrol station. This site will provide housing to support the settlement which has not seen much development in recent years. It is well contained within the landscape and has good access to services and facilities within the village including a primary school. The site is within a conservation area and located near some listed buildings, however its containment in the landscape should limit the impact on these areas. The site is also located close to allotments. The site scored positively in regards to meeting housing needs, enhancing the landscape, conserving natural resources and encouraging sustainable movement patterns, with some uncertain positive effects regarding access to services and improving the health of the population. However, the site did score negatively in regards to the loss of employment land.

Policy WLP7.6 - Mill Farm Field, Somerleyton

- 6.43 The site is located in the central area of Somerleyton to the east of Station Road. This site will provide housing to support the settlement which has not seen much development in recent years. The site is well related to the existing development and has good access to local services and facilities either by walking or cycling. The site is located on the edge of a conservation area and is close to listed buildings and wooded areas, however it is relatively well contained in the landscape. The site scored positively in regards to meeting housing need, conserving biodiversity and encouraging sustainable movement patterns, as well as a uncertain positive effect in regards to access to services and improving the health of the population. However the site did score negatively in regards to the loss of grade 3 agricultural land.

Policy WLP7.7 - Land north of Elms Land, Wangford

- 6.44 The site is located to the north east of Wangford and represents a logical extension of the existing built up area. The site is located within the Area of Outstanding Natural Beauty and is close to a conservation area and listed buildings, however the site represents to best opportunity for development to have a limited impact on these areas. The site has good access to services and facilities. The site scored positively in regards to access to services and facilities, improving the well-being of the population, meeting housing needs and enhancing biodiversity. However the site did score negatively in regards to the impact on the landscape, the loss of grade 3 agricultural land and access to employment.

Policy WLP7.8 - Land north of Chapel Road, Wrentham

- 6.45 The site is located on the north west periphery of Wrentham and is contained in the landscape by existing development in the north, east and south. Development on this site will help support local

services and facilities. The site has good access to the strategic road network and local services and facilities. The site is close to a conservation area which contains several listed buildings. The site scored positively in regards to improving the health of the population, access to services, meeting housing needs and promoting sustainable movement patterns. However the site did score negatively in regards to the loss of grade 3 agricultural land.

Policy WLP7.9 - Land south of Southwold Road, Brampton

- 6.46 The site is located on the south east fringe of Brampton and can be accessed by Southwold Road. The site will help support the local primary school and will deliver new community services and open space. The site is well related to the existing development and has good access to the A145. Some historic buildings are located in the surrounding area however these are some distance away and so the impact should be limited. The site has good access to some local services, namely the primary school. The site is exposed to the east and south however it forms the most logical extension of the settlement. The site scored positively in regards to meeting housing needs and enhancing biodiversity, as well having some uncertain positive effects in regards to improving the well-being of the population and access to services. However the site did score negatively in regards to impact on the landscape, the loss of grade 3 agricultural land and access to employment.

Policy WLP7.10 - Land at Toodley Farm, Station Road, Brampton

- 6.47 The site is located to the west of Brampton Station in a central area of the District. The site can be accessed from Station Road. The site has limited access to services and facilities except for the station. The site is partly contained in the landscape by development to the north and east and a farm building to the north west, however other areas are exposed to the countryside which could impact on Shingle Hall. This site offers an opportunity to meet some of the demand for self-build plots in the District. The site scored positively in regards to meeting housing needs and enhancing biodiversity. However the site did score negatively in regards to the health and well-being of the population, access to services and the loss of grade 3 agricultural land. There is an unknown impact on the promotion of sustainable transport patterns.

Policy WLP7.11 - Land south of Hogg Lane, Ilketshall St Lawrence

- 6.48 The site is located to the east of Ilketshall St Lawrence and will form an extension of the existing settlement. Development on this site could help support the local primary school and will provide new open space. The site can be accessed from Hogg Lane and has good access to the main road network. The site is well related to the built up area and does not create a sense of ribbon development, making it a logical area for development. The site is contained within the landscape by trees and hedgerows and will have good access to the local primary school. The site scored positively in regards to meeting housing needs and could have a uncertain positive effect in regards to the well-being of the population. However, the site did score negatively in regards to access to services, impact on the landscape, the impact of surface water flooding, the loss of grade 3 agricultural land and the promotion of sustainable movement patterns.

Policy WLP7.12 - Land east of The Street, Lound

6.49 The site is located between The Street and Millennium Green to the south of Lound and can be accessed from the Street. The site is well related to the existing built up area and is contained within the landscape by residential development to the north and west. The site has good access to open spaces and some limited local services. The site is located close to the St John the Baptist Church however the layout of the site should limit the impact on this building. The site scored positively in regards to meeting housing needs, with some uncertain positive effects in regards to the well-being of the population and enhancing biodiversity. However the site did score negatively in regards to access to services and facilities, the loss of grade 1 agricultural land and access to employment.

Policy WLP7.13 - Land north of Chapel Road, Mutford

6.50 The site is located on the eastern fringe of the residential cluster based around Chapel Road and Mill Road. The site is contained within the landscape by existing development to the east and west and has good access to community facilities in the village around Mill Road. The site is exposed to the north and is located just outside of the Area of Outstanding Natural Beauty, however the impact of this site should be more limited than other sites. The site scored positively in regards to meeting housing needs and enhancing biodiversity as well as a uncertain positive effect in regards to improving the health and well-being of the populations. However the site did score negatively in regards to access to services, the loss of grade 2 agricultural land and access to employment. There is also an uncertain negative impact on the landscape.

Policy WLP7.14 - Land north of School Road, Ringsfield

6.51 The site is located to the west end of Ringsfield and will provide housing to help support the settlement and primary school. The site is well connected to the road network and will likely have a limited impact on the character of the settlement, however the site is exposed on its west and northern boundaries. The site has good access to the primary school and could help improve the connectivity of biodiversity in the area relating to the wooded area to the east. The site scored positively in regards to meeting housing need and conserving biodiversity. There is also a uncertain positive effect on the health and well-being of the population. However the site scored negatively in regards to the impact on the landscape, the loss of grade 3 agricultural land and access to employment. There is also a uncertain negative impact on the access to key services.

Policy WLP7.15 - Land east of Mill Road, Rumburgh

6.52 The site is located in the western part of Rumburgh and will provide a limited amount of housing to help support the village. The site is located very close to the local play and is the most logical area to develop in the village. The site could also support the local play space by providing new amenity green space to the north. The impact on the character of the village should be negligible with the frontages of dwellings following The Street and Mill Road. The site is exposed to the east however is relatively well contained on the other sides. The site scored positively in regards to meeting housing needs with a uncertain positive effect in regards to the health and well-being of the population. The site did however score negatively in regards to access to services, surface water flood risk, the loss of grade 3 agricultural land and access to services.

Policy WLP7.16 - Land east of Woodfield Close, Willingham St Mary

6.53 The site is located to the east of the built up area of Willingham and presents a logical extension to the residential area. The site is well contained in the landscape and is well related to the existing built up area. There are some community facilities located nearby and a small amount of residential development could help support these. The site scored positively in regards to improving the health and well-being of the population and meeting housing needs. However the site did score negatively in regards to access to services and facilities, the loss of grade 3 agricultural land and access to employment.

Policy WLP7.17 - Land west of Lock's Road, Westhall

6.54 The site is located to the eastern part of Westhall and can be accessed from Lock's Road. The site is well related to the existing built up area and is contained in the wider landscape by development to the east and south of the site, however it is exposed to the west and north. The site is located close to some limited local services including a playing field and play area as well as allotments. A small amount of housing will help support these services. The site will also enhance the surveillance of the playing field by providing houses that will overlook the area. The site scored positively in regards to meeting housing need and enhancing biodiversity. There is also an uncertain positive effect on the health and well-being of the population. However the site did score negatively in regards to access to key services and facilities, the loss of grade 4 agricultural land and access to employment.

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, Ashby Dell	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.
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.

Settlement	Site No.	Site Address	Reason Discounted
			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> <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</p>

Settlement	Site No.	Site Address	Reason Discounted
			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.
Barnby and North Cove	132	Orchard Farm, New Road, Barnby	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.
Blundeston	20	Hall Road, Blundeston	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.
Blundeston	27	Land (off) The Loke, Blundeston, Lowestoft	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 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,	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

Settlement	Site No.	Site Address	Reason Discounted
		Church Road, Blundeston	<p>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, Blundeston	<p>The site is not well located with respect to the existing village and is likely to create an isolated residential area 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,</p>

Settlement	Site No.	Site Address	Reason Discounted
			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, 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	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,	The site has a capacity for less than five dwellings and has not been considered suitable for allocation as part of this

Settlement	Site No.	Site Address	Reason Discounted
		London Road, Brampton	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 / Slugs 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.
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	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
		Pot, Mariawood, Hulver Street, Hulver	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 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 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 Margaret	139	Shoe Devil Lane, Ilketshall St Margaret	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.
Kessingland	41	Land at London Road, Kessingland (former Ashley	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

Settlement	Site No.	Site Address	Reason Discounted
		Nurseries site)	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, Lound	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 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

Settlement	Site No.	Site Address	Reason Discounted
			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 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,	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

Settlement	Site No.	Site Address	Reason Discounted
		Mutford	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.
Mutford	212	Land South of Chapel Road, Mutford (formerly site allocation WLP7.15 in the First Draft Local Plan)	Consultation response from the County Council identified a requirement for large visibility splays which would require substantial changes to the site which would significantly limit the development potential of the site.
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.
Redisham	249	Land West of Redisham Road	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	211	East of	The site is not located within or adjacent to a larger or

Settlement	Site No.	Site Address	Reason Discounted
Weston		Cromwell Road, Ringsfield	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 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

Settlement	Site No.	Site Address	Reason Discounted
			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. 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 Final 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.
Spexhall	250	Spexhall Hall	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.
Spexhall	255	Meadow	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
		view	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 South Elmham	149	The Street, St Margaret 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.
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.</p>

Settlement	Site No.	Site Address	Reason Discounted
			<p>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 Final Draft Local Plan Part of the site (0.89 hectares)for 16 dwellings (18 dwellings per hectare).</p>
Wangford	31	Land adjacent to Little Priory, Church Street, Wangford	Site does not have capacity to support five dwellings due to the potential to cause substantial harm to the setting of a listed building. Therefore, is not considered for allocation as part of this Local Plan.
Wangford	218	Land north of Wangford Road, Wangford	There is insufficient capacity at Reydon primary school to serve this development and expansion of the primary school is not feasible. This site is less well related to the village and would have a greater impact on the AONB compared to the preferred site.
Wangford	251	Land East of Norfolk Road, Wangford	Development would likely have a significant effect on the area of outstanding natural beauty. The effect is likely to be greater than the effect from the preferred site in Wangford. There is insufficient capacity in the primary school in Reydon to support this site in addition to preferred sites.
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</p>

Settlement	Site No.	Site Address	Reason Discounted
			WLP7.21 of the Final Draft Local for 18 dwellings (20 dwellings per hectare).
Willingham	59	Land east of Chartres Piece, Willingham	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.
Willingham	68	Land North of Chartres Piece, Willingham	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 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	Site No.	Site Address	Reason Discounted
			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	<p>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.</p> <p>This site is not considered suitable for allocation as part of this Local Plan.</p>
Willingham	68 with 134	Land North of Chartres Piece, Willingham	<p>Sites 68 and 134 are well contained within the landscape by the built up areas to the north west and south east. 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>
Willingham	220	Land north of Sotterley Road, Willingham	The services and facilities in Willingham are not considered to be appropriate for a development of this scale when combined with the site allocation at Woodfield Close. The two together are considered to be excessive in this rural location. The preferred site is better contained in the landscape than this site and is more proportionate in terms of size and character to the existing settlement.
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,	The site is located south of the village and opposite the Conservation Area. The site is not contained within the

Settlement	Site No.	Site Address	Reason Discounted
		Wissett	<p>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	120	Land west of London Road, Wrentham. Formerly site allocation WLP7.10 of the First Draft Local Plan	<p>There is insufficient capacity at Reydon primary school to serve this development in addition to the site allocation WLP7.8 and expansion of the school is not feasible. Adequate education can therefore not be provided. This site is less well related to the village including the services and facilities and the access is directly on to the busy A12 making it less preferable than the allocated site in Wrentham.</p>
Wrentham	213	Land east of London Road, Wrentham	<p>The site is located to the south of the village and is connected to the facilities by public footway along the 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</p>

Settlement	Site No.	Site Address	Reason Discounted
			<p>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 Final Draft Plan

7.1 This section of the document identifies the main significant effects of the Final 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	+	+	++	?	?	--	+	--	?	?	+	++	++	-
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	+	+
WLP2.3 Peto Square	+	0	0	+	+	?	+	0	+	-	0	0	+	+	0	++	+
WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood	+	0	0	+	+	+	?	0	+	-	0	0	0	+	0	+	+
WLP2.5 East of England Park	+	0	?	+	+	0	?	0	+	0	0	+	+	+	0	+	0
WLP2.6 Western End of Lake Lothing	+	+	0	+	+	+	?	0	+	-	0	0	0	+	0	0	+
WLP2.7 Former Batter Green Car Park	+	0	0	+	+	?	?	0	+	0	0	0	0	+	0	++	+
WLP2.8 Former Lowestoft Hospital	+	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
WLP2.13 North Lowestoft Garden	+	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
Village																	
WLP2.14 Land North of Union Lane, Oulton	+	0	0	+	0	+	0	0	0	0	-	0	?	0	0	0	+
WLP2.15 Land between Hall Lane and Union Lane, Oulton	+	0	0	+	0	+	0	0	0	0	-	0	0	0	0	0	+
WLP2.16 Land South of The Street, Carlton Colville	+	+	0	++	0	+	?	0	+	+	--	?	0	0	0	+	+
WLP2.17 Land at South Lowestoft Industrial Estate	0	0	0	+	+	0	0	0	0	0	-	0	0	+	0	0	+
WLP2.18 Land at Mobbs Way, Oulton	0	0	0	+	+	0	0	0	0	0	-	0	0	+	0	0	+
WLP2.19 Oakes Farm, Beccles Road, Carlton Colville	++	0	0	++	0	?	0	0	0	0	-	+	0	+	0	0	+
WLP2.20 Gunton Park, Corton	+	0	0	+	0	+	0	0	0	0	-	+	0	0	0	0	+
WLP3.1 Beccles and Worlingham Garden Neighbourhood	+	0	0	++	+	+	?	0	+	?	-	+	0	+	0	+	++
WLP3.2 Land west of London Road, Beccles	+	0	0	+	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	-
WLP4.1 Halesworth Healthy Neighbourhood	++	+	0	++	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	0	+
WLP4.4 Land west of Lodge Road, Holton	+	0	0	+	0	+	0	0	0	0	-	0	0	0	0	0	+
WLP4.5 Land at Dairy Farm, Halesworth	+	+	0	+	0	+	0	0	0	0	0	-	-	0	0	+	+
WLP4.6 Broadway Farm, Halesworth	+	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	+
WLP5.2 to the West of St Johns Road, Bungay	+	+	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 Hierarchy and Housing Growth	+	0	0	+	+	+	0	?	-	0	-	-	-	0	+	0	+
WLP7.2 Land between	+	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
The Street and A146, Barnby																	
WLP7.3 Land south of Lound Road, Blundeston	-	0	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	0	-
WLP7.5 Land North of The Street, Somerleyton	+?	0	0	+?	0	+	0	0	+	0	+	0	?	-	-	0	+
WLP7.6 Mill Farm Field, Somerleyton	+?	0	0	+?	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 Chapel Road, Wrentham	+	0	0	+	0	+	0	0	0	0	-	0	0	0	0	0	+
WLP7.9 Land south of Southwold Road, Brampton	+?	0	0	+?	0	+	0	0	-	0	-	+	0	0	0	0	-
WLP7.10 Land at Toodley Farm, Station Road, Brampton	-	0	0	-	0	+	0	0	0	0	-	+	0	0	0	0	?
WLP7.11 Land south of Hogg Lane, Ilketshall St Lawrence	+?	0	0	-	0	+	0	0	-	-	-	0	0	0	0	0	-
WLP7.12 Land East of The Street, Lound	+?	0	0	-	0	+	0	0	0	0	--	+?	?	0	0	0	-
WLP7.13 Land north of Chapel Road, Mutford	+?	0	0	-	0	+	0	0	-?	0	--	+	0	0	0	0	-
WLP7.14 Land north of School Road, Ringsfield	+?	0	0	-?	0	+	0	0	-	0	-	+	0	0	0	0	-
WLP7.15 Land Adjacent Mill Bungalow, Rumburgh	+?	0	0	-	0	+	0	0	0	0	-	0	0	0	0	0	-
WLP7.16 Land east of Woodfield Close, Willingham	+	0	0	-	0	+	0	0	0	0	-	0	0	0	0	0	-
WLP7.17 Land West of Lock's Road, Westhall	+?	0	0	-	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	-

Policy	Sustainability Appraisal Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
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 Centre Use Development	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	+	0
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	+

Policy	Sustainability Appraisal Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
WLP8.29 Design	+	0	+	+	0	+	+	0	++	+	+	+	+	0	0	0	+
WLP8.30 Design of Open Spaces	++	0	+	+	+	0	+	0	+	0	0	+	0	0	0	0	0
WLP8.31 Lifetime Design	++	0	+	+	+	0	0	0	+	0	0	0	0	0	0	0	0
WLP8.32 Housing Density and Design	0	0	0	+	0	+	0	0	+	0	+	0	0	0	0	0	0
WLP8.33 Residential Gardens and Urban Infilling	+	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0	+
WLP8.34 Biodiversity and Geodiversity	0	0	0	0	0	0	0	+	+	0	0	++	+	0	0	0	0
WLP8.35 Landscape Character	0	0	0	0	0	0	0	0	++	0	0	++	+	+	0	0	0
WLP8.36 Coalescence of Settlements	0	0	0	0	0	-	0	0	++	0	0	0	+	+	0	0	0
WLP8.37 Heritage Assets	0	0	0	0	0	0	0	0	++	0	0	0	++	0	0	0	0
WLP8.38 Non-Designated Heritage Assets	0	0	0	0	0	0	0	0	++	0	0	0	++	0	0	0	0
WLP8.39 Conservation Areas	0	0	0	0	0	0	0	0	++	0	0	0	++	0	0	0	0
WLP8.40 Archaeology	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0
Cumulative effect:	++	+	+	++	+	++	?	+	+	+	-	+	+	++	++	+	+

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 Final Draft Local 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 Local 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.	MHCLG, 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	

Significant Effect	Indicators	Source
	land lost to housing and economic development.	
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 Parishes (pre May 2017)



Map of Parishes (post May 2017)



Map of Lowestoft, Market Towns, Rural Areas

Settlement hierarchy definition

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

Appendix B – Population

Data for Wards and Parishes

Waveney population – Wards (Census 2011)

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

Area Code	Name	Population	<i>Settlement hierarchy</i>
E05007249	Worlingham	4,673	<i>Market Town</i>
E05007250	Wrentham	2,224	<i>Rural area</i>
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	<i>Settlement hierarchy</i>
E04009482	All Saints and St. Nicholas, South Elmham + St. Peter, South Elmham + St Michael, South Elmham	233	<i>Rural area</i>
E04009483	Barnby	479	<i>Rural area</i>
E04009484	Barsham	215	<i>Rural area</i>
E04009485	Beccles	10,123	<i>Market Town</i>
E04009486	Benacre + Covehithe + South Cove	111	<i>Rural area</i>
E04009487	Blundeston	1,637	<i>Rural area</i>
E04009489	Brampton with Stoven	427	<i>Rural area</i>
E04009490	Bungay	5,127	<i>Market Town</i>
E04009491	Carlton Colville	8,505	<i>Lowestoft</i>
E04009492	Corton	1,099	<i>Rural area</i>
E04009496	Flixton	176	<i>Rural area</i>
E04009497	Frostenden	167	<i>Rural area</i>
E04009498	Gisleham	778	<i>Rural area</i>

Code	Name	Population	Settlement hierarchy
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
E04009530	Spexhall	192	Rural area

Code	Name	Population	Settlement hierarchy
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%

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International Context

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

The declaration represented a reaffirmation of international commitment to sustainable development coming 30 years after the Stockholm commitment to tackle environmental degradation and ten years after the Rio Summit and Declaration of 1992. The summit brought together heads of state, civil society and business leaders from all nations and sought to provide momentum, agreement and structure to global efforts for sustainable development over the coming decade. The key outcomes of the summit were the Johannesburg Declaration on Sustainable Development – from our origins to the future, and a Key Outcomes statement mapping out commitments made by all parties (and in particular national governments). Many of these commitment and outcomes relate to international efforts to tackle global development issues, such as poverty and hunger, however others are commitments to modifying behaviour and actions in each nation. All of us have a role to play in meeting these commitments and the inclusion and adoption of them in regional and sub-regional action can meaningfully influence the UK's response. The outcomes and commitments summarised below are those felt to have relevance at the regional scale – for further details of the UK's commitments to honouring the WSSD outcomes see <http://www.sustainable-development.gov.uk/eac-wssd/commitments.htm>

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Issue: Sustainable consumption and production patterns	WSSD outcome: Accelerate the shift towards sustainable consumption and production - 10-year framework of programmes of action; Reverse trend in loss of natural resources. Example regional actions: Greater resource efficiency Support business innovation and take-up of best practice in technology and management Waste reduction and producer responsibility Sustainable consumer consumption and procurement	Local Plans can play a role in encouraging more sustainable resource use. Policies and supporting text should be responsive to these overarching goals.	The SA framework needs to consider the inclusion of objectives relating to sustainable resource use, support for business innovation, waste reduction and sustainable consumer consumption.
Issue: Renewable Energy and Energy efficiency	Urgently and substantially increase [global] share of renewable energy. Create a level playing field for renewable energy and energy efficiency New technology development Push on energy efficiency Low-carbon programmes.	Local Plans should encourage development and innovation in renewables and energy efficiency and seek to provide impetus towards a low carbon economy.	Include objectives and indicators for renewable energy and energy efficiency.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Issue: Biodiversity	Significantly reduce rate of loss by 2010.	Local Plan can have a significant impact on biodiversity and policies should take this into account.	Include objectives and indicators for biodiversity.

Doha Amendment to the Kyoto Protocol, 2012

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	The Doha Amendment, effective from 1 st January 2013 to 31 st December 2020, extends the Kyoto Protocol and commits countries to a reduction of at least 18% in greenhouse emissions on 1990 levels. The agreement applies to 15% of global emissions. In the case of the UK there will be a 20% reduction in emissions covered by the amendment, which is in line with other EU countries.	Local plan policies should promote development that minimises greenhouse gas emissions.	Need to include objective and relevant target with respect to greenhouse emissions.

Rio +20 The Future We Want, 2012

Rio +20 was a conference that took place 20 years after the original Earth Summit in Rio de Janeiro. It raised the profile of environmental protection among the international community. Key objectives were to promote sustainable development that will cater for the needs of a rapidly expanding population and ensure the protection of the environment for future generations. This is very much a forward thinking document that considers how to develop measures in the future that will better support sustainable development.

The UN Millennium Declaration and Millennium Development Goals – Sept 2000

The United Nations Millennium Declaration arose from the meeting of UN Heads of State in New York, September 2000. The Declaration, coinciding with the 'dawn' of the new millennium, had the aim of revitalising international efforts to tackle critical development issues, and also led to agreement on, and adoption of the eight Millennium Development Goals. The MDGs can be summarised as follows:

- Eradicate extreme poverty and hunger
- Achieve universal primary education
- Promote gender equality and empower women

- Reduce child mortality
- Improve maternal health
- Combat HIV/Aids and other diseases
- Ensure environmental sustainability
- Develop a global partnership for development

The declaration and the goals themselves have a key focus on developing countries, and issues such as poverty, gender equality and education. However the declaration also contains commitments to address a broad range of issues, some of which have relevance to identifying regional actions and priorities, particularly those relating to environmental sustainability.

The priorities identified below come from the *Road map towards the implementation of the United Nations Millennium Declaration - Report of the Secretary-General*, UN document A/56/326, September 2001

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

The Convention on the Conservation of European Wildlife and Natural Habitats - also known as the Bern Convention - was adopted on September 1979 in Bern (Switzerland) and came into force on 1 June 1982. An important instrument for the protection of wildlife and natural habitats, the Convention has today 45 Contracting Parties, including 39 Council of Europe member States, the European Community, Monaco and four African States.

It includes help for implementation (technical assistance on legal and scientific issues) and the setting-up of the Emerald Network - a Network of Areas of Special Conservation Interest created in 1998 and compatible with the EU network Natura 2000 (which relates to EU Habitats Directive reviewed below) - as well as work on monitoring and control of threatened species.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Summary	<ul style="list-style-type: none"> • The Convention aims to ensure conservation of wild flora and fauna species and their habitats. Special attention is given to endangered and vulnerable species, including endangered and vulnerable migratory species specified in appendices. • The Parties undertake to take all appropriate measures to ensure the conservation of the habitats of the wild flora and fauna species. Such measures should be included in the Parties planning and development policies and pollution control, with particular attention to the conservation of wild flora and fauna. • The Parties undertake to promote education and 	Local Plan should ensure that policies are not in conflict with protection and conservation of wild fauna and flora and their habitats, in particular endangered and vulnerable species.	Objectives, indicators and baseline data required relating to conservation of fauna and flora and their habitats, including endangered and vulnerable species.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	disseminate general information concerning the need to conserve species of wild flora and fauna and their habitats.		
Aims	The aims of the convention are threefold: <ul style="list-style-type: none"> to conserve wild flora and fauna and natural habitats to promote co-operation between States to give particular attention to endangered and vulnerable species, including endangered and vulnerable migratory species 		
Article 3 Obligations for contracting parties	General obligation for each Contracting Party to take action individually, with respect to the conservation of wild flora and fauna and all natural habitats in general, by: <ul style="list-style-type: none"> promoting national conservation policies having regard for conservation in regional planning policies and pollution abatement promoting education and information 	As above	As above
Appendices	The appendices provide detailed information on species and habitats protected under the convention	Local Plan should note these	

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

The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty which provides the framework for national action and international co-operation for the conservation and wise use of wetlands and their resources. There are presently 138 Contracting Parties to the Convention, with 1368 wetland sites, designated for inclusion in the Ramsar List of Wetlands of International Importance.

The official name of the treaty – *The Convention on Wetlands of International Importance especially as Waterfowl Habitat* – reflects its original emphasis on the conservation and wise use of wetlands primarily to provide habitat for water birds. Over the years, however, the Convention has broadened its scope to cover all aspects of wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the wellbeing of human communities.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The Convention	<p>The Convention was agreed based on:</p> <ul style="list-style-type: none"> • Recognition of the interdependence of Man and his environment; • Consideration of the fundamental ecological functions of wetlands as regulators of water regimes and as habitats supporting a characteristic flora and fauna, especially waterfowl; • That wetlands constitute a resource of great economic, cultural, scientific, and recreational value, the loss of which would be irreparable; • A desire to stem the progressive encroachment on and loss of wetlands now and in the future; • Recognition that waterfowl in their seasonal migrations may transcend frontiers and so should be regarded as an international resource; • And that the conservation of wetlands and their flora and fauna can be ensured by combining far-sighted national policies with co-ordinated international action 	Local Plan should be aware of these issues and policies /supporting text should account for them where appropriate	Include Ramsar sites in SA framework.
The Articles	<p>The Convention makes the following commitments:</p> <p>Article 2: Signatories will designate wetland sites to be included in the list of wetlands of international importance and promote the conservation and wise use of these.</p> <p>Article 3: Under the Convention there is a general obligation for the Contracting Parties to include wetland conservation considerations in their <i>national land-use planning</i>. They have undertaken to formulate and implement this planning so as to promote, as far as possible, "the wise use of wetlands in their territory".</p> <p>Article 4: Contracting Parties have also undertaken to establish nature reserves in wetlands, whether or not they are included in the Ramsar List, and they are also expected to promote training in the fields of wetland research, management and</p>	Local Plan needs to take into account wetland areas of international importance.	As above

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	stewardship.		

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

The Convention on the Conservation of Migratory Species of Wild Animals (also known as CMS or the Bonn Convention) aims to conserve terrestrial, marine and avian migratory species throughout their range. It is an intergovernmental treaty, concluded under the aegis of the United Nations Environment Programme, concerned with the conservation of wildlife and habitats on a global scale. Since the Convention's entry into force, its membership has grown steadily to include 86 (as of 1 June 2004) Parties from Africa, Central and South America, Asia, Europe and Oceania.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The Convention	<p>The Convention was agreed based on:</p> <p>Recognition that wild animals in their innumerable forms are an irreplaceable part of the earth's natural system which must be conserved for the good of mankind</p> <p>Awareness that each generation of man holds the resources of the earth for future generations and has an obligation to ensure that this legacy is conserved and, where utilised, is used wisely</p> <p>Consciousness of the ever-growing value of wild animals from environmental, ecological, genetic, scientific, aesthetic, recreational, cultural, educational, social and economic points of view</p> <p>Concern particularly with those species of wild animals that migrate across or outside national jurisdictional boundaries</p> <p>Recognition that the States are and must be the protectors of the migratory species of wild animals that live within or pass through their national jurisdictional boundaries</p> <p>The conviction that conservation and effective management of migratory species of wild animals require the concerted action of all States within the national jurisdictional boundaries of which such species spend any part of their life cycle</p>	Local Plan should reflect these issues and seek to protect and conserve wild animals and migratory species	Consider inclusion with biodiversity objectives.
The Articles	The Convention makes the following	Local Plan policies	As above

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>commitments:</p> <p>Article 2: Signatories acknowledge the importance of migratory species, and undertake to conserve species and habitats and act to avoid any migratory species becoming endangered.</p> <p>Article 3: With respect to those species listed as endangered signatories will seek:</p> <p>To conserve and, where feasible and appropriate, restore those habitats of the species which are of importance in removing the species from danger of extinction</p> <p>To prevent, remove, compensate for or minimise, as appropriate, the adverse effects of activities or obstacles that seriously impede or prevent the migration of the species</p> <p>To the extent feasible and appropriate, to prevent, reduce or control factors that are endangering or are likely to further endanger the species, including strictly controlling the introduction of, or controlling or eliminating, already introduced exotic species.</p>	which relate to habitats, or which may have significant impact upon land-use or habitats should reflect these national commitments	
Appendices	Appendix I and Appendix II of the convention list species who are endangered and which have an unfavourable conservation status and which require international agreements for their conservation and management, respectively	Local Plan should be aware of these species and likely effects of local planning consideration on habitats, species and migratory routes	As above

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

The Convention requires that cultural and natural heritage is identified, protected, conserved, presented and transmitted to future generations. It also requires that effective and active measures are taken to protect and conserve cultural and natural heritage.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	None.	The local plan needs to consider preservation and enhancement of cultural and natural heritage.	Include objectives on cultural and natural heritage

UN Convention on Biological Diversity (1992)

This was one of the main outcomes of the 1992 Rio Earth Summit. The key objectives of the Convention are:

- The conservation of biological diversity
- The sustainable use of its components
- The fair and equitable sharing of the benefits arising from the use of genetic resources
- The achievement of the objectives in the Convention relies heavily upon the implementation of action at the national level.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	The Convention aims to halt the worldwide loss of animal and plant species and genetic resources and save and enhance biodiversity.	It is essential that the development of the plan should consider biodiversity protection.	The SA Framework should include objectives relating to the protection of biodiversity.

European Spatial Development Perspective (May 1999)

The ESDP – towards a balanced and sustainable development of the Union territory, is a framework for policy guidance to improve cooperation among Community sectoral policies which have a significant impact in spatial terms. It was drawn up because it was found that the work of the Member States complemented each other if best directed towards common objectives for spatial development. It is an intergovernmental document which is for guidance and is not binding. The underlying idea in the ESDP is that economic growth and the convergence of certain economic indicators are not enough to achieve the goal of economic and social cohesion, so concerted action on spatial development is needed to correct the disparities detected. The ESDP is in 2 parts: 1) the contribution of the spatial development policy as a new dimension of European Policy and 2) the trends, opportunities and challenges facing the territory of the EU.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Aim	<p>The aim of the spatial development policies is to work towards a balanced and sustainable development of the territory of the EU, to ensure the 3 fundamental goals of European policy are achieved equally in all the regions of the EU:</p> <ul style="list-style-type: none"> • Economic and social cohesion • Conservation and management of natural resources and the cultural 	Local Plan needs to include policies that work towards sustainable development and the 3 goals.	Need to ensure the framework includes an appropriate range of social, economic, and environmental objectives and indicators

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>heritage</p> <ul style="list-style-type: none"> • More balanced competitiveness of the European territory <p>The ESDP is a suitable policy framework for the sectoral policies of the Community and the Member States that have spatial impacts, as well as for regional and local authorities.</p>		
Policy Aims and Options	<p>Polycentric spatial development and a new relationship between town and country</p> <p>This model proposes:</p> <ul style="list-style-type: none"> • Creating several areas of global economic integration • Strengthening a balanced system of metropolitan regions and city clusters • Promoting integrated urban development strategies within the Member States which include nearby rural areas • Strengthening cooperation on particular topics (local transport, links between universities and research centres, management of the cultural heritage, integration of new migrants) through cross-border and transnational networks linking the countries of northern and eastern Europe and the Mediterranean. <p>The following challenges are identified, in seeking to achieve sustainable development through integrated development strategies for towns and urban regions:</p> <ul style="list-style-type: none"> • Expanding the strategic role of the metropolitan regions and the 'gateway cities' by paying particular attention to the peripheral regions • Checking urban expansion by building on the idea of the 'compact city' (short distances) particularly in coastal areas • Improving the economic base • Promoting a mix of functions and social groups, to combat social exclusion and restructure and reuse areas in crisis and industrial 	<p>Local Plan needs to consider including policies that have a holistic approach in terms of the mix of uses in the main urban areas, particularly through the reuse of land, whilst taking into account the relationship of these areas with the surrounding rural areas.</p> <p>Policies relating to waste, resource use, protection and expansion of natural areas, cultural heritage, non-polluting transport, improving the economic base and rural diversification need to be included.</p>	<p>Framework needs to consider the inclusion of objectives that are relevant to both urban and rural areas and include indicators relating to the reuse of land, social exclusion, management of waste and resources, protection and expansion of natural areas, cultural heritage, non-polluting transport, improving the economic base and rural diversification.</p>

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>derelict land</p> <ul style="list-style-type: none"> Managing waste and resources such as water, soil and energy intelligently, safeguarding the natural and cultural heritage and expanding natural areas Making the areas concerned accessible using efficient and non-polluting transport. <p>Rural areas are encouraged to diversify their activities by basing their strategies on their special features and needs. Rediscovering multifunctionality in an agriculture aiming at quality (food safety, local products, country tourism, development of the heritage and landscapes, use of renewable energy), expanding activities relating to the new information technologies will help rural areas to make the most of their potential.</p>		
	<p>Parity of access to infrastructure and knowledge</p> <p>Transport and telecommunications infrastructure have an important role in economic and social cohesion. The future extension of the trans-European networks should be based on a polycentric development model, giving priority to serving globally important economic areas and paying attention to regions with geographical barriers to access and to secondary links within regions. All regions should enjoy balanced access to intercontinental centres (ports and airports).</p> <p>The current increase in passenger and goods traffic poses a growing threat to the environment and the efficiency of transport systems. Appropriate spatial development policies (public transport in towns, intermodal systems, shared infrastructure) will allow an integrated approach.</p> <p>Access to knowledge and infrastructure is vital to a knowledge based-society. There is a need to raise the level of education and training among the populations of the regions in difficulty, principally through the dissemination of the new</p>	<p>Local Plan needs to consider inclusion of policies relating to the use of public transport, information technology, education and training.</p>	<p>The framework needs to include objectives and indicators relating to public transport, information technology, education and training.</p>

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	information technologies (basic service, appropriate tariff policy, training and awareness raising).		
	<p>Wise management of the natural and cultural heritage</p> <p>In terms of biodiversity strict protection measures are sometimes justified but it is often better to integrate management of the endangered areas into planning strategies for larger areas. When they are respected and developed, nature and culture are an economic factor of some importance for regional development.</p> <p>For cultural heritage and landscapes, integrated strategies are needed for their preservation and restoration. Also need public awareness raising of the contribution which spatial planning policy can make to the heritage of future generations.</p> <p>The development of natural resources in the European Union also depends on the introduction of integrated strategies for the sustainable management of environmental factors (air, water, soil) and the targeted protection of specific areas:</p> <p style="padding-left: 40px;">Commitments under the Kyoto protocol require the reduction of CO2 emissions to combat the greenhouse effect. This will be done mainly by promoting settlement structures which use less energy, generate less traffic and make greater use of renewable energy.</p> <p style="padding-left: 40px;">Water – over-exploitation and pollution will make it increasingly difficult to maintain the present level of supply in terms of quality and quantity. Concerted policies for the management of surface, ground and sea water therefore appear indispensable. Prevention,</p>	<p>Local Plan needs to include policies relating to the natural and cultural heritage, its management, preservation and restoration.</p> <p>A holistic approach needs to be taken in terms of policies that promote the development of settlements that use less energy.</p> <p>Need to include policies relating to water supply in terms of quality and quantity. Also need policies for surface and ground water and flood prevention.</p> <p>Where relevant need to consider appropriate policies for the coast.</p>	<p>Need to include objectives and indicators relating to the natural and cultural heritage, reduction of CO2 emissions, water supply, surface and ground water, flood prevention and the coastal environment.</p>

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>better land use, crisis management (floods, drought) public awareness and cross-border cooperation are the main requirements.</p> <p>Establishment of the 'Natura 2000' network of protected areas will assist sustainable development. Other sensitive areas (mountains, wetlands and islands) offer great biological diversity and with an appropriate integrated strategy, possibilities for development. Integrated Coastal Zone Management (ICZM) should provide a response to the challenges facing the coastline.</p>		
Spatial development issues of European significance	<p>1. Trends towards change in the European Urban System</p> <ul style="list-style-type: none"> • The emergence of urban networks • Changes in urban economic opportunities • Continuing urban sprawl • Increasing social segregation in cities • Improvements in the quality of the urban environment <p>2. The changing role and function of rural areas</p> <ul style="list-style-type: none"> • Increasing interdependence of urban and rural areas • Different lines of development trends in rural areas • Shifts in agriculture and forestry – consequences of economy and land use <p>Transport and networking</p> <ul style="list-style-type: none"> • Border and Integration problems of the networks • Increasing transport flows and congestion • Inadequate accessibility in the EU • Concentration and development corridors 	Local Plan needs to take into account these issues.	The framework needs to include objectives and indicators relating to the four areas of urban and rural areas, transport and networking and natural and cultural heritage.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<ul style="list-style-type: none"> Disparities in the diffusion of innovation and knowledge <p>Natural and cultural heritage</p> <p>Loss of biological diversity and natural areas</p> <p>Risk to water resources</p> <p>Increasing pressure on the cultural landscapes</p> <p>Increasing pressure on cultural heritage</p>		

Europe 2020 Strategy, 2010

Europe 2020 is the EU's growth plan for the next 10 years. Its immediate goal is to help the European economy emerge from the recent recession. However there is the longer term objective to help the EU combat underlying weaknesses in its growth model. Key principles are higher and smarter investments in research and development and training, promotion of sustainable development and assisting the transition to a low carbon economy and reducing poverty and increasing social inclusiveness.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>There are 5 key targets:</p> <p>75% of 20-64 years olds to be employed</p> <p>At least 3% of EU's GDP to be invested in R&D</p> <p>20% reduction in greenhouse gas emissions (30% if conditions allow), 20% of energy to come from renewable sources, 20% increase in energy efficiency</p> <p>Reducing rates of those leaving school early to below 10%, at least 40% of 30-34 year olds to complete third level education</p> <p>At least 20 million fewer people in or at risk of poverty or social exclusion</p>	<p>Local plans should promote sustainable development and ensure that local areas can provide employment opportunities for residents.</p> <p>Promote the production of energy from renewable sources and the construction of energy efficient buildings.</p> <p>Local plans should seek to tackle poverty and social exclusion.</p> <p>Local plans should ensure the provision of educational opportunities.</p>	<p>Objectives on employment, greenhouse gas emissions, energy efficiency and renewable energy, poverty and education.</p>

Renewed EU Sustainable Development Strategy 2006

Sets out how the EU will meet the challenges of meeting sustainable development. Key objectives include environmental protection, social cohesion and economic prosperity. Guiding principles include promoting and defending human rights, solidarity within and between generations, open and democratic society, involvement of citizens in decision making, policy coherence and coherence between different layers of government and abiding by the precautionary principle and making polluters pay.

Review of the EU Sustainable Development Strategy 2009

Provides a review of the 2006 sustainable development strategy.

European Directives

EU directives legally bind all Member States to an **overall objective** to be achieved but leave the question of **how** to achieve this goal for national authorities to decide. They are defined following proposals by the European Commission and a process of consultation and agreement between members of the European Parliament and EU Council of elected ministers. Directives cover a very broad range of issues and are very numerous. We do not attempt to summarise all the directives, nor even all those relating to the environment and sustainable development, which would represent a large amount of analytical text.

This review seeks to draw out main themes and messages covered by current EU Directives. For ease of reference and reporting this information has been grouped under six themes, which correspond to environment related Framework Directives or overarching policy areas identified on the European Union environment pages – for full information see http://europa.eu.int/comm/environment/policy_en.htm.

Where appropriate we list the main directives in existence under each theme.

The themes reviewed here are:

- Air quality
- Climate change
- Water
- Land use
- Nature and biodiversity
- Waste management

Air Quality

Air pollution has been one of Europe's main political concerns since the late 1970s. European Union policy on air quality aims to develop and implement appropriate instruments to improve air quality. The control of emissions from mobile sources, improving fuel quality and promoting and integrating environmental protection requirements into the transport and energy sector are part of these aims.

As targets and objectives from EU Directives legally must be adopted into national legislation we will only provide very brief summaries of their contents here.

EU air quality policy takes the form of an Air Quality Framework Directive (96/62/EC) and a number of 'daughter' directives which address individual or groups of specific pollutants.

- The first Daughter Directive (1999/30/EC) relating to limit values for NO_x, SO₂, Pb and PM₁₀ in ambient air came into force in July 1999 with member states having two years to translate targets into national law.
- The second Daughter Directive (2000/69/EC) relating to limit values for benzene and carbon monoxide in ambient air came into force on the 13th of December 2000.
- The third Daughter Directive relating to ozone 2002/3/EC was adopted on 12 February 2002.
- There is a proposal for a fourth Daughter Directive to cover the remaining pollutants, but this has yet to be agreed or adopted.

Each of these directives is supported by a number of EU Decisions and the EU also provides detailed background information in the form of Position Papers.

Other related directives cover the establishment of national emission ceilings for acidification and eutrophication (2001/81/EC), motor vehicle emissions (70/220/EEC - light vehicles and 88/77/EC - heavy vehicles), environmental fuel quality specifications for petrol and diesel fuels (98/70/EC as amended by Directive 2003/17/EC). However these have not been reviewed here.

Full information is available at: <http://europa.eu.int/comm/environment/air/index.htm>

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Air Quality Framework Directive – 96/62/EC,			
This Directive covers the revision of previously existing legislation and the introduction of new air quality standards for previously unregulated air pollutants, setting the timetable for the development of daughter directives on a range of pollutants. The list of atmospheric pollutants to be considered includes sulphur dioxide, nitrogen dioxide, particulate matter, lead, ozone, benzene, carbon monoxide, poly-aromatic hydrocarbons, cadmium, arsenic, nickel and mercury			
Objectives	Objectives which may relate to local planning: <ul style="list-style-type: none"> Obtain adequate information on ambient air quality and ensure that it is made available to the public, inter alia by means of alert thresholds, Maintain ambient air quality where it is good and improve it in other cases. 	Local Plan has an important role in air quality management locally, and planning decisions will influence the ability to meet local and regional targets.	Include air quality in SA framework.
Article 7 - Improvement of ambient air quality	Measures taken in order to achieve the aims of this Directive shall: <ul style="list-style-type: none"> Take into account an integrated approach to the protection of air, water and soil Not contravene Community legislation on the protection of safety and health of workers at work Have no significant negative effects on the environment in the other Member States. 	Local Plan should consider these issues, especially the need to have an integrated approach.	Including air quality in the SA framework will ensure that air quality considerations are taken into account in all policies.
Annex IV	Sets out a detailed list of information to be included in local, regional or national programmes for improvement in the ambient air quality		Need to consider as part of baseline for SA framework.
- The first Daughter Directive – 1999/30/EC			
Objectives	The objectives of this Directive which may relate to local planning: <ul style="list-style-type: none"> Establish limit values and, as appropriate, alert thresholds for concentrations of sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air intended to avoid, prevent or reduce harmful effects on 	Local Plan should be aware of the impact planning decisions will have on pollutants and thus air quality levels	Include air quality in SA framework.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>human health and the environment as a whole,</p> <ul style="list-style-type: none"> Maintain ambient-air quality where it is good and improve it in other cases with respect to sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead. 		
- The second Daughter Directive – 2000/69/EC			
Objectives	The objectives of this directive relating to limit values for benzene and carbon monoxide in ambient air came into force on the 13 th of December 2000. This Directive establishes limit values for concentrations of benzene and carbon monoxide in ambient air. The limit value for carbon monoxide must be met by 2005. The limit value for benzene must be met by 2010 unless an extension is granted.	Local Plan should be aware of the impact planning decisions will have on pollutants and thus air quality levels	As above
- The third Daughter Directive relating to Ozone – 2002/69/EC			
Objectives	The directive sets long-term objectives equivalent to the World Health Organisation's new guideline values and target values for ozone in ambient air to be attained where possible by 2010.	As above	As above

Climate Change

The EU climate change activities and legislation are currently conducted under the European Climate Change Programme (ECCP) established in 2000. The ECCP's initial work has been to develop policies and measures focused on the energy, transport and industrial sectors.

The European Commission has also taken many climate-related initiatives since 1991, when it issued the first Community strategy to limit carbon dioxide (CO₂) emissions and improve energy efficiency. These include:

- A directive to promote electricity from renewable energy (Directive 2001/77/EC),
- The encouragement of bio-fuels for transport (Directive 2003/30/EC)
- European Union Greenhouse Gas Emission Trading Scheme (EU ETS) which is the largest multi-country, multi-sector Greenhouse Gas emission trading-scheme world-wide. The scheme is based on Directive 2003/87/EC, which entered into force on 25 October 2003.

Other proposed initiatives include voluntary commitments by car makers to reduce CO₂ emissions by 25%, a directive restructuring the community framework for the taxation of energy products (97/C

139/07), a directive to promote combined heat and power (CHP) bio-fuels and a directive on emissions trading.

Full information on the EU's climate change programme is available at:

<http://europa.eu.int/comm/environment/climat/eccp.htm>

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Directive to promote electricity from renewable energy – 2001/77/EC			
	<p>This directive confirms the importance of renewable energy, and requires national governments to adopt targets for its generation to be consistent with commitments to the Kyoto protocol.</p> <p>The EU target (suggested a guideline for national targets) is for renewables to account for 10% of UK consumption by 2010</p>	<p>Spatial planning can have a major influence on the viability and take up of renewable energy and policies and supporting text should reflect this.</p>	<p>Include renewable energy in framework. Consider target.</p>
Paragraph 1	<p>The potential for the exploitation of renewable energy sources is underused in the Community at present. The Community recognises the need to promote renewable energy sources as a priority measure given that their exploitation contributes to environmental protection and sustainable development. In addition this can also create local employment, have a positive impact on social cohesion, contribute to security of supply and make it possible to meet Kyoto targets more quickly.</p>	<p>Consider relationship between renewables technology and local economic benefits – employment creation and technological clusters.</p>	<p>As above</p>
Paragraph 17	<p>Increased market penetration of electricity produced from renewable energy sources will allow for economies of scale, thereby reducing costs.</p>	<p>As above</p>	<p>As above</p>
Directive on the use of electricity from renewable sources – 2009/28/EC			
<p>Repeals Directives 2001/77/EC and 2003/30/EC. This Directive establishes a common framework for the promotion of energy from renewable sources. It sets mandatory national targets for the overall share of energy from renewable sources in gross final consumption of energy and for the share of energy from renewable sources in transport. It lays down rules relating to statistical transfers between Member States, joint projects between Member States and with third countries, guarantees of origin, administrative procedures, information and training, and access to the electricity grid for energy from renewable sources. It establishes sustainability criteria for biofuels and bioliquids.</p>			
		<p>Local plans will need to promote development that is powered by renewable energy and ensure that this helps to</p>	

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
		meet national targets. They will also be required to ensure the necessary infrastructure is in place to support the use of renewable energy in transport.	
Directive for the encouragement of bio-fuels for transport – 2003/30/EC			
Article 1 Aim	This Directive aims to promote the use of biofuels or other renewable fuels to replace diesel or petrol for transport purposes in each Member State, with a view to contributing to objectives such as meeting climate change commitments, environmentally friendly security of supply and promoting renewable energy sources.		
Paragraph 3	There is a wide range of biomass that could be used to produce biofuels, deriving from agricultural and forestry products, as well as from residues and waste from forestry and the forestry and agrifoodstuffs industry.	Consider the role of biomass and biofuels in the area – given the importance of the agricultural sector and changes to the economic climate (CAP reform, globalisation) and potential effects on region's agriculture	Include in renewable energy objectives and indicators.
Paragraph 8	As a result of technological advances, most vehicles currently in circulation in the European Union are capable of using a low biofuel blend without any problem. The most recent technological developments make it possible to use higher percentages of biofuel in the blend. Some countries are already using biofuel blends of 10 % and higher.	Provided for information	
Paragraph 9	Captive fleets offer the potential of using a higher concentration of biofuels. In some cities captive fleets are already operating on pure biofuels and, in some cases, this has helped to improve air quality in urban areas. Member States could therefore further promote the use of biofuels in public transport modes.	Need to consider whether the encouragement of biofuels in urban/rural public transport networks can be sought through the Local Plan.	As above
Article 3	The directive requires member states to promote, disseminate information and provide resources for the production of bio-fuels for transport	Consider the role of the Local Plan in meeting these targets.	As above

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>with the following targets in mind:</p> <ul style="list-style-type: none"> 2 %, calculated on the basis of energy content, of all petrol and diesel for transport purposes placed on their markets by 31 December 2005. <p>5,75 %, calculated on the basis of energy content, of all petrol and diesel for transport purposes placed on their markets by 31 December 2010.</p>		

Water

European legislation and related policy on water and water quality has the central aim of tackling water pollution and ensuring sufficient and reliable supply of clean water throughout the community.

Current water policy is focussed in six key areas with related directives:

- River basin management: The Water Framework Directive (2000/60/EC)
- Water Pollution coming from urban waste water and certain industrial sectors: Urban Waste Water Treatment Directive(91/271/EEC)
- Dangerous Substances and pollution control from industry: Discharges of Dangerous Substances Directive (76/464/EEC) and the Priority Substances under the Water Framework Directive
- Water pollution caused by Nitrates from agricultural sources: Nitrates Directive (91/676/EEC)
- Bathing Water Quality of rivers, lakes and coastal waters: Bathing Water Quality Directive (Council Directive 76/160/EEC concerning the quality of bathing water) and its proposed revision
- Drinking Water Quality: Drinking Water Directive (98/83/EC)

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Water Framework Directive – 2000/60/EC			
This directive seeks to establish a structured framework for action in the field of water policy			
Article 1	<p>This Directive aims to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which:</p> <ul style="list-style-type: none"> • Prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic 	Local Plan will have a significant role to play in protecting and managing water resources.	Include objectives and indicators relating to water use and quality.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>ecosystems;</p> <ul style="list-style-type: none"> • Promotes sustainable water use based on a long-term protection of available water resources; • Aims at enhanced protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of discharges, emissions and losses of the priority hazardous substances; • Ensures the progressive reduction of pollution of groundwater and prevents its further pollution, and • Contributes to mitigating the effects of floods and droughts 		
Paragraph 16	Further integration of protection and sustainable management of water into other Community policy areas such as energy, transport, agriculture, fisheries, regional policy and tourism is necessary.	Local Plan should reflect the integration and synergies between different sectors with respect to water	As above
Paragraph 28	Surface water and groundwater are in principle renewable natural resources; in particular, the task of ensuring good status of groundwater requires early action and stable long-term planning of protective measures.	Local Plan should consider long-term implications for water of current decisions / planning policy.	Need to include surface water and ground water.
Article 5 / Article 13	Requires the review and analysis of river basin characteristics and assessments of human and economic impacts therein. Member States shall ensure that a river basin management plan is produced for each river basin district lying entirely within their territory.	Local Plan needs to consider issues raised by these plans as they are produced.	
Urban Waste Water Treatment Directive – 91/271/EEC			
<p>This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. The objective of the Directive is to protect the environment from the adverse effects of these waste water discharges.</p> <p>The directive also sets acceptable pollutant levels</p>			
Article 3	Member States shall ensure that all agglomerations are provided with collecting systems for urban waste water:	Include in policies in Local Plan.	

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<ul style="list-style-type: none"> By 31 December 2000 for those with a population equivalent (p.e.) of more than 15 000, and By 31 December 2005 for those with a p.e. of between 2 000 and 15 000. 		
Article 4	<p>Member States shall ensure that urban waste water entering collecting systems shall before discharge be subject to secondary treatment or an equivalent treatment as follows:</p> <ul style="list-style-type: none"> By 31 December 2000 for all discharges from agglomerations of more than 15 000 p.e., By 31 December 2005 for all discharges from agglomerations of between 10 000 and 15 000 p.e., By 31 December 2005 for discharges to fresh-water and estuaries from agglomerations of between 2 000 and 10 000 p.e. 	As above	
Water pollution caused by Nitrates from agricultural sources: Nitrates Directive – 91/676/EEC			
Article 1	<p>This Directive has the objective of:</p> <ul style="list-style-type: none"> reducing water pollution caused or induced by nitrates from agricultural sources and preventing further such pollution 	Local Plan needs to consider inclusion in any policy to reduce water pollution.	Include water pollution in SA framework.
Key steps to implementation and aims	<ul style="list-style-type: none"> Detection of polluted or threatened waters Human Health Protection Living resources and aquatic ecosystems protection Eutrophication prevention (with annual year monitoring) Designation of "vulnerable zones" (NVZs) Areas of agricultural land with significant contribution to N pollution at watershed level 	As above	As above
	<p>In order to limit the losses linked to agricultural activities, the main types of actions that the Nitrates directive promotes:</p> <ul style="list-style-type: none"> Crop rotations, soil winter cover, catch crops, in order to limit leaching during the wet seasons. Use of fertilisers and manure, with a balance between crop 	Difficult to influence through Local Plan.	

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>needs, N inputs and soil supply, frequent manure and soil analysis.</p> <ul style="list-style-type: none"> • Appropriate N spreading calendars and sufficient manure storage • "Buffer" effect of non-fertilised grass strips and hedges along watercourses and ditches. • Good management and restriction of cultivation on steeply sloping soils, and of irrigation. 		
Bathing Water Directive 2006/7/EC			
Directive 2006/7/EC sets down guidance for the monitoring of stretches of bathing water and determining water quality. It also sets down the actions required if water quality is found to be poor.			
Drinking Water Directive – 98/83/EC			
	The directive addresses the quality of water intended for human consumption. It sets technical standards in relation to 48 parameters which must be adhered to and monitored. The aim is to provide a sound basis for both consumers and suppliers of drinking water in the EU	As above	As above
Directive on the Assessment and Management of Flood Risks (2007/60/EC)			
<p>This Directive aims to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. It requires Member States to assess whether all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas, and to take adequate and coordinated measures to reduce this flood risk.</p> <p>The Directive shall be carried out in co-ordination with the Water Framework Directive, most notably through flood risk management plans and river basin management plans, and also through co-ordination of the public participation procedures in the preparation of these plans.</p>			
	None.	Local plans must consider flood risk and avoid development in flood plains.	Include objectives on management of flood risk.

Land Use

The way we use our land space can have major impacts on environmental conditions. These can be direct, such as the destruction of natural habitats and landscapes, or indirect, such as increasing the amount of traffic on our roads leading to more congestion, air pollution and greenhouse gases. Land use planning and management decisions are usually made at local or regional levels. However, the European Commission has a role to play in ensuring Member States take environmental concerns into account when putting together their land use development plans.

The key land use directives are the Directive (85/337/EEC) on Environmental Impact Assessment (EIA) and the Directive (2001/42/EC) on Strategic Environmental Assessment (SEA). In that this review is itself part of a SEA it seems likely that Local Plans are already accounting for these directives!

Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before the decisions are made.

The process involves an analysis of the likely effects on the environment, recording those effects in a report, undertaking a public consultation exercise on the report, taking into account the comments and the report when making the final decision and informing the public about that decision afterwards.

In principle, environmental assessment can be undertaken for individual projects such as a dam, motorway, airport or factory (EIA) or for plans, programmes and policies (SEA).

Full information on these directives can be found at:

http://europa.eu.int/comm/environment/land_use/index_en.htm

Nature and Biodiversity

The EU has been involved in efforts to protect the continent's natural heritage for the past 30 years. The Sixth Environmental Action Plan (EAP), *'Environment 2010: Our Future, Our Choice'*, which sets out the EU's environmental policy agenda until 2012, highlights nature and biodiversity as a top priority, stating that responses must be found to the pressures from human activities on nature in Member States and the biodiversity it supports.

Two EU Directives deal with the conservation of European wildlife, focusing on the protection of sites as well as species:

- EC Council Directive 79/409/EEC, on the Conservation of Wild Birds (1979)
- EC Council Directive 92/43/EEC, on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992)

Under each of these directives, member states are required to designate special protection areas (SPA's) which are sites of European importance and to put in place a special management plan to protect them, combining long-term preservation with economic and social activities, as part of a sustainable development strategy. These sites make up the Natura 2000 network – the cornerstone of EU nature protection policy

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Directive 79/409/EEC on the Conservation of Wild Birds			
Article 3	The Birds Directive identified 181 endangered species and sub-species for which the Member States are required to designate Special Protection Areas (SPAs).	Local Plan needs to consider inclusion of a policy that includes SPAs.	Need to consider including objectives and indicators relating to birds and SPAs.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>The preservation, maintenance and re-establishment of biotopes and habitats shall include primarily the following measures:</p> <ul style="list-style-type: none"> • Creation of protected areas • Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones • Re-establishment of destroyed biotopes; • Creation of biotopes. 		
EU Birds Directive 2009/147/EC			
Codified version of directive 79/409/EEC.			
	None.		
Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora			
Article 2	<p>Objectives:</p> <p>The aim of this Directive shall be to contribute towards ensuring bio-diversity through the conservation of natural habitats and of wild fauna and flora in the European territory of the Member States to which the Treaty applies.</p> <ul style="list-style-type: none"> • Measures taken pursuant to this Directive shall be designed to maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest. • Measures taken pursuant to this Directive shall take account of economic, social and cultural requirements and regional and local characteristics. 	Local Plan needs to cover through biodiversity policies.	Need to include biodiversity objectives and indicators.
Article 3	<p>The directive requires member states to designate special areas of conservation to form part of the Natura 2000 network of sites, in accordance to detailed guidelines provided in annexes to the directive.</p> <p>Furthermore the directive requires where they consider it necessary, Member States to endeavour to improve the ecological coherence of</p>	Local Plan needs to take account of the need to maintain SACs and where appropriate develop features of the landscape of importance for wild fauna and flora.	Need to include SACs within biodiversity objectives and indicators.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	Natura 2000 by maintaining, and where appropriate developing, features of the landscape which are of major importance for wild fauna and flora		
European Biodiversity Strategy to 2020, 2010			
The European Biodiversity Strategy builds on the 6 th European Environmental Action Plan by seeking to protect biodiversity throughout the European Union. Protection of biodiversity includes the management of agricultural and forestry land, as well as fisheries and the creation of a complete network of protected sites across the EU. There is also provision for combating the spread of invasive species.			
	<p>The Strategy is based upon six key targets that promote sustainable use of natural resources and protection of the environment and natural habitats.</p> <ol style="list-style-type: none"> 1. The full implementation of the EU nature legislation; 2. Better protection and restoration of ecosystems and the services they provide, and greater use of green infrastructure; 3. More sustainable agriculture and forestry; 4. Better management of EU fish stocks and more sustainable fisheries; 5. Tighter controls on Invasive Alien Species; and 6. A greater EU contribution to averting global biodiversity loss. 	Protection of EU protected sites.	Include objectives on biodiversity protection and enhancement.
European Landscape Convention, 2000			
The aims are to promote European landscape protection, management and planning, and to organise European co-operation on landscape issues. The Convention is part of the Council of Europe's work on natural and cultural heritage, spatial planning, environment and local self-government, and establishes the general legal principles which should serve as a basis for adopting national landscape policies and establishing international co-operation in such matters. The UK is a signatory to this Convention and is committed to its principles.			
	None.	Local plans should protect and enhance the landscape	Include objective on landscape enhancement and protection.

Waste Management

The EU's approach to waste is based on three principles:

1. Waste prevention – reducing the amount of waste our economies produce – sustainable production and consumption
2. Recycling and reuse – where waste reduction not possible, effort should be made to recover and reuse waste
3. Improving final disposal and monitoring – landfill of waste should be used as a last resort, with safe incineration being favoured, but both these methods cause environmental damage and must be carefully monitored and regulated

EU waste legislation is broad in scope and complex due to the nature of waste management and waste streams however a hierarchy exists:

- **Framework:** waste directive (Directive 75/442/EEC, amended by Directive 91/156/EEC, Directive 91/692/EEC and Commission Decision 96/530/EC) and Directive 91/689/EEC on hazardous waste
- **Waste management:** Directive 99/31/EC on the landfill of waste, Directive 2000/76/EC on incineration of waste and Directive 2000/59/EC on port-reception facilities for ship-generated waste and cargo residues
- **Specific waste streams:** separate directives exist for waste oils, titanium oxide, batteries and accumulators, packaging and packaging waste and end of life vehicles.

Due to their relative importance we have reviewed the framework directive, the directive on the landfill of waste, and the packaging and packaging waste directive.

Full information on EU waste policy is available through:

<http://europa.eu.int/comm/environment/waste/index.htm>

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Framework Waste directive 75/442/EEC, as amended			
Article 3	<p>Member States shall take appropriate measures to encourage:</p> <p>Firstly, the prevention or reduction of waste production and its harmfulness, in particular by:</p> <ul style="list-style-type: none"> • The development of clean technologies more sparing in their use of natural resources, • The technical development and marketing of products designed so as to make no contribution or to make the smallest possible contribution, by the nature of their manufacture, use or final disposal, to increasing the amount or harmfulness of waste and pollution hazards, • The development of appropriate techniques for the final disposal of dangerous substances 	<p>Local Plan needs to consider policies relating to reduction of waste, disposal of hazardous waste, recovery of waste by recycling, re-use or reclamation and use of waste as a source of energy.</p>	<p>Include an objective relating to the need to cut waste, recycle and reuse, disposing of hazardous waste and use as a source of energy.</p>

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>contained in waste destined for recovery;</p> <p>Secondly:</p> <ul style="list-style-type: none"> • The recovery of waste by means of recycling, re-use or reclamation or any other process with a view to extracting secondary raw materials, or • The use of waste as a source of energy. 		
Article 4	<p>Member States shall take the necessary measures to ensure that waste is recovered or disposed of without endangering human health and without using processes or methods which could harm the environment, and in particular:</p> <ul style="list-style-type: none"> • Without risk to water, air, soil and plants and animals, • Without causing a nuisance through noise or odours, • Without adversely affecting the countryside or places of special interest. • Member States shall also take the necessary measures to prohibit the abandonment, dumping or uncontrolled disposal of waste. 	As above – spatial planning should ensure that waste management and disposal avoids environmental harm	Need to include human health, water, air, soil, plants, animals, noise, odour, countryside and places of special interest as part of the SA framework in order that the potential impacts of recovering or disposing of waste can be assessed.
Directive 99/31/EC on the landfill of waste			
Article 1 Overall objective	The directive sets out strict operational and technical requirements on waste and landfills, to provide for measures, procedures and guidance to prevent or reduce as far as possible negative effects on the environment. Particular focus is on the pollution of surface water, groundwater, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from landfilling of waste, during the whole life-cycle of the landfill.	Local Plan policies can play an important role in minimising the negative environmental impact of waste.	As above
Article 4	<p>Each landfill shall be classified in one of the following classes:</p> <ul style="list-style-type: none"> • landfill for hazardous waste, • landfill for non-hazardous waste, • landfill for inert waste. 		
Article 5	The directive also establishes guidelines and targets for the quantity of biodegradable waste being sent to landfill which are legally		

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	binding		
Targets	<p>Not later than 2006 biodegradable municipal waste going to landfills must be reduced to 75% of the total amount (by weight) of biodegradable municipal waste produced in 1995 or the latest year before 1995 for which standardised Eurostat data is available</p> <p>By 2010 biodegradable municipal waste going to landfills must be reduced to 50% of the total amount (by weight) of biodegradable municipal waste produced in 1995 or the latest year before 1995 for which standardised Eurostat data is available;</p> <p>By 2015 biodegradable municipal waste going to landfills must be reduced to 35% of the total amount (by weight) of biodegradable municipal waste produced in 1995 or the latest year before 1995 for which standardised Eurostat data is available.</p>	As above	Need to consider targets for inclusion in SA framework, particularly for municipal waste.
Packaging and packaging waste directive – 94/62/EC of 20 Dec 1994			
Article 1 Objectives	<ol style="list-style-type: none"> <li data-bbox="395 1240 769 1760">1. This Directive aims to harmonize national measures concerning the management of packaging and packaging waste in order, on the one hand, to prevent any impact thereof on the environment of all Member States as well as of third countries or to reduce such impact, thus providing a high level of environmental protection, and, on the other hand, to ensure the functioning of the internal market and to avoid obstacles to trade and distortion and restriction of competition within the Community. <li data-bbox="395 1765 769 2020">2. To this end this Directive lays down measures aimed, as a first priority, at preventing the production of packaging waste and, as additional fundamental principles, at reusing packaging, at recycling and other forms of recovering packaging waste and, hence, at reducing the final 	As above	As above.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	disposal of such waste.		
Targets	<ul style="list-style-type: none"> No later than five years from the date by which this Directive must be implemented in national law (1996), between 50 % as a minimum and 65 % as a maximum by weight of the packaging waste will be recovered; Within this general target, and with the same time limit, between 25 % as a minimum and 45 % as a maximum by weight of the totality of packaging materials contained in packaging waste will be recycled with a minimum of 15 % by weight for each packaging material 	These are incorporated in national legislation – so Local Plan must adhere to them as appropriate	Need to consider targets for inclusion in SA framework.
Waste Framework Directive 2008/98/EC			
<p>This replaces the old Waste Framework Directive (2006/12/EC). The aims of this Directive are:</p> <ul style="list-style-type: none"> To provide a comprehensive and consolidated approach to the definition and management of waste. To shift from thinking of waste as an unwanted burden to a valued resource and make Europe a recycling society. To ensure waste prevention is the first priority of waste management. <p>To provide environmental criteria for certain waste streams, to establish when a waste ceases to be a waste (rather than significantly amending the definition of waste).</p>			
	None.	Local plan policies should reduce waste, as well as promote recycling and reuse of waste.	Do local plan policies minimise the production of waste and promote recycling?
Urban Waste Water Treatment Directive 91/271/EEC (as amended by 98/15/EC)			
This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. Its aim is to protect the environment from any adverse effects caused by the discharge of such waters.			
	The Directive sets down an timetable for establishing systems and facilities for the collection and treatment of wastewater in urban areas. Deadlines have now passed.	Local plans should promote the appropriate collection and treatment of urban wastewater.	Do local plan policies promote the appropriate collection and treatment of urban wastewater?
Waste Incineration Directive 2000/76/EC; amended by regulation 1137/2008. Replaced by Directive 2010/75/EU on industrial emissions			
This Directive applies to the operating procedures and conditions of waste incineration plants, excluding experimental plants processing less than 50 tonnes of waste or plants. It also excludes plants that process radioactive material, food waste, animal carcasses, fibrous waste, wood waste and waste resulting from the exploration of oil and gas. Regulation 1137/2008 merely amends Directive 2009/76/EC with regard to statutory procedure and scrutiny. Directive 2010/75/EU regulates industrial emissions			

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
End of Life Vehicles Directive- 2000/53/EC implemented April 2002			
This directive regulates the scrapping of vehicles, in particular the use of certain pollutants in vehicle construction, the reuse and recovery of waste and the dismantling process.			
Waste Electrical & Electronic Equipment Directive 02/96/EC			
This Directive has been repealed and replaced by Directive 2012/19/EU. This Directive relates to the disposal and reuse of waste electrical and electronic equipment. Part of this Directive concerns reuse centres and the collection of waste electrical and electronic equipment. Excludes large scale industrial installations and large scale fixed stationary tools.			

Other EU Directives/Legislation

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
EU Directive on Ambient Air Quality and Cleaner Air for Europe (2008/50/EC)			
The Directive merges four previous directives and one Council decision into a single directive on air quality and may also incorporate Directive 2004/107/EC relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons at a later date. It sets binding standards and target dates for reducing concentrations of SO ₂ , NO ₂ /NO _x , PM ₁₀ /PM _{2.5} , CO, benzene and lead which are required to be translated into UK legislation. The Directive seeks to maintain ambient-air quality where it is good and improve it in other cases.			
	Thresholds for pollutants are included in the Directives.	The plan should consider the maintenance of good air quality and the measures that can be taken to improve it. For example, reducing the number of vehicle movements.	The SA Framework should include objectives that address the protection of air quality.
New Partnership for Cohesion – Third Report on Economic and Social Cohesion (Feb 04) and Draft New Regulations for Renewed Structural Funds (July 2004)			
The third Report on Economic and social cohesion sets the context for the draft new regulations for renewed structural funds. It reviews progress and sets a new way forward to address the enlargement of the European Union to 25 in terms of cohesion and growth and to address the priorities established at the Lisbon and Gothenburg summits i.e competitiveness and sustainability. A simplified and rationalised approach is propose. There are 4 challenges: <ul style="list-style-type: none"> • More cohesion needed in an enlarged Union • Reinforcing the priorities of the Union • Increasing quality to promote more balanced and sustainable development • A new partnership for cohesion And 3 priorities/objectives: <ul style="list-style-type: none"> • Convergence: supporting growth and job creation in the least developed Member States and regions (2000-2006 objectives - Cohesion Fund and Objective 1. Regions losing Objective 1 due to the effect enlargement has on GDP will receive transitional Objective 1 status until 2013) 			

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Regional Competitiveness and Employment: anticipating and promoting change (2000-2006 objectives - Objective 2 and Objective 3) • European Territorial cooperation: Promoting the harmonious and balanced development of the Union territory (2000-2006 objectives – INTERREG, URBAN, EQUAL, LEADER+) <p>The Commission adopted on 14 July a proposal of five new regulations for renewed Structural Funds and instruments. Over the period 2007-2013, these instruments present about one third of the EU budget or a total of EUR 336.1 billion. The majority of this amount will be spent in less-developed Member States and regions. Structural Funds and instruments aim to promote growth-enhancing conditions for the Union's economy and will focus on the three new future priorities. The regulations' package comprises of a general regulation laying down a common set of rules for all instruments, and specific regulations for the European Regional Development Fund (ERDF), the European Social Fund (ESF) and the Cohesion Fund. In addition, a new regulation to establish a European grouping of cross-border co-operation (EGCC) is suggested.</p>			
European Regional Development Fund (ERDF)	The current programme of European Regional Development Funding continues until 31 st December 2006. The role of the ERDF is to promote investment and to help reduce regional imbalances across the Union. Funding priorities would include research, innovation, environmental issues and risk prevention (i.e. renewable energy and efficiency, public transport, environmental awareness, brownfield regeneration), while infrastructure retains an important role, especially in the least developed regions.	Need to be aware of the potential of Structural Funds to assist in the implementation of Local Plan policies.	
European Social Fund (ESF)	The ESF supports policies and priorities aimed to achieve progress towards full employment, to improve quality and productivity at work, and to promote social inclusion and cohesion. The fund's actions are in line with the guidelines and recommendations under the European Employment Strategy (EES).	As above	
Cohesion Fund	The Cohesion Fund contributes to interventions in the field of the environment and trans-European networks. It applies to Member States with a Gross National Income (GNI) of less than 90% of the Community average. The 10 new Member States as well as Greece and Portugal will benefit from this fund. In the future, the Cohesion Fund will no longer be based on a project approach, but instead form part of multi-annual programmes in the field of transport and environment.	As above	

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
European grouping of cross-border co-operation (EGCC)	Based on Article 159 of the Treaty and with the aim to overcome existing obstacles hindering cross-border co-operation, a new legal instrument will be introduced to create European co-operative groupings. These will be invested with legal personality for the implementation of co-operation programmes and based on an optional convention of participating regional, local and other public authorities.	As above	
Aarhus Convention (1998)			
<p>The Aarhus Convention is a new kind of environmental agreement. It links environmental rights and human rights. It acknowledges that we owe an obligation to future generations. It establishes that sustainable development can be achieved only through the involvement of all stakeholders. It links government accountability and environmental protection. It focuses on interactions between the public and public authorities in a democratic context and it is forging a new process for public participation in the negotiation and implementation of international agreements.</p> <p>The subject of the Aarhus Convention goes to the heart of the relationship between people and governments. The Convention is not only an environmental agreement, it is also a Convention about government accountability, transparency and responsiveness.</p> <p>The Aarhus Convention grants the public rights and imposes on Parties and public authorities obligations regarding access to information and public participation and access to justice.</p>			
	In order to contribute to the protection of the right of every person of present and future generations to live in an environment adequate to his or her health and well-being, each Party shall guarantee the rights of access to information, public participation in decision-making, and access to justice in environmental matters in accordance with the provisions of this Convention.		
	Affirming the need to protect, preserve and improve the state of the environment and to ensure sustainable and environmentally sound development,	Local Plans should seek to protect preserve and improve the state of the environment	Include objectives and indicators relating to protection and enhancement of the natural environment.
	Recognizing that adequate protection of the environment is essential to human well-being and the enjoyment of basic human rights, including the right to life itself,	Local Plans should seek to protect preserve and improve the state of the environment	
	Recognizing also that every person has the right to live in an environment adequate to his or her	Local Plans should seek to protect preserve and improve the state of the	

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	health and well-being, and the duty, both individually and in association with others, to protect and improve the environment for the benefit of present and future generations,	environment	
EU Sixth Environmental Action Plan (2002)			
Essentially, this initiative seems to echo in intent the Johannesburg Declaration on Sustainable Development – 2002 and related agreements such as the Kyoto Protocol and UN Framework Convention on Climate Change. This programme identifies four aspects of the environment to be addressed for action: Climate Change Nature and biodiversity Environment and Health and Quality of Life Natural Resources and Waste			
The 7 Strategies	<ul style="list-style-type: none"> • Clean Air For Europe • Soil Protection • Sustainable use of pesticides • Protect and conserve the marine environment • Waste prevention and recycling • Sustainable use of natural resources • Urban environment 	There appear to be no areas for environmental action raised here that are not already covered by other requirements, except perhaps the marine environment and pesticide use. These are beyond the scope / influence of land use based LDFs.	Need to consider whether any objectives / indicators are necessary to address pesticide use but again these would be difficult to devise.
EU Seventh Environmental Action Plan to 2020			
Guides environmental policy to 2020. There are three key objectives: to conserve the EU's natural capital; to turn the EU in to a low carbon, resource efficient economy; safeguard citizens from environmental pressures and risks to health and well being. Four enablers will help Europe deliver on these goals: better implementation of legislation; improved knowledge and evidence; better investment for environment and climate policy; full integration of environmental considerations and requirements into other policies. Two other priorities are to make Europe's cities more sustainable and to help the EU address international climate and environmental challenges more effectively.			
Second Europe Climate Change Programme (ECCP II) 2005			
The Second EU Climate Change Programme was launched at a major stakeholder conference in 2005. It sought to find cost effective ways of reducing greenhouse gases and to implement the recommendations of the First Climate Change Programme. Measures implemented include the establishment of a framework for emissions trading, proposals for Directives on Biofuels and combined heat source (CHP) biofuels and a proposal regarding vehicle taxation.			
European transport policy for 2010: a time to decide			
This document seeks to promote better transport services that can support economic growth but without increasing environmental impacts.			
	None.	Local plans should consider transport and access issues.	Include objectives on sustainable transport.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Council of Europe: The Convention for the Protection of the Architectural Heritage of Europe (Valletta Convention)			
Signatories to the convention (of which the UK is one) undertake to identify archaeological heritage, through a legal system and to preserve archaeological heritage through the implementation of various legal measures. This includes reconciling the respective requirements of archaeology and development plans through the participation of archaeologists in the development plan process. Signatories undertake to finance archaeological research and conservation, to collect and disseminate scientific information, promote public awareness, take measures to prevent the illicit circulation of elements of the archaeological heritage, and to share technical and scientific expertise.			
	Signatories to the convention (of which the UK is one) undertake to identify archaeological heritage, through a legal system and to preserve archaeological heritage through the implementation of various legal measures. This includes reconciling the respective requirements of archaeology and development plans through the participation of archaeologists in the development plan process.	Signatories to the convention (of which the UK is one) undertake to identify archaeological heritage, through a legal system and to preserve archaeological heritage through the implementation of various legal measures. This includes reconciling the respective requirements of archaeology and development plans through the participation of archaeologists in the development plan process.	Signatories to the convention (of which the UK is one) undertake to identify archaeological heritage, through a legal system and to preserve archaeological heritage through the implementation of various legal measures. This includes reconciling the respective requirements of archaeology and development plans through the participation of archaeologists in the development plan process.

National, Regional and Local Context – Generic

National Policy and Legislation

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

The Government's main sustainable development strategy. This strategy builds on and replaces the 1999 strategy – A Better Quality of Life.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
New goal for sustainable development	The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations.	Local Plan needs to take full account of the goal, principles and priorities within the new strategy.	The sustainability appraisal framework needs to take into account the goal, principles, priorities and indicators.
Guiding principles	<ul style="list-style-type: none"> • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance • Using sound science responsibly 	As above	As above
UK priorities for immediate action	<ul style="list-style-type: none"> • Sustainable consumption and production • Climate change and energy • Natural resource protection and environmental enhancement • Sustainable communities 	As above	As above
Ch. 6 From Local to Global: Creating Sustainable Communities and a Fairer World	<p>States that sustainable communities should be:</p> <ul style="list-style-type: none"> • Active, inclusive and safe • Well run • Environmentally sensitive • Well designed and built • Well connected • Thriving • Well served • Fair for everyone <p>Annex A at the back of the document sets down in more detail what makes a sustainable community</p> <p>This chapter also sets down the key contributions from the main Government depts to delivering the strategy.</p>	As above	As above

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Indicators (Chapter 7)	A new set of high level indicators are introduced – 20 UK Framework Indicators. As headline indicators they cover key impacts and outcomes that reflect the priority areas. There are a further 48 indicators related to the priority areas. The indicators are to be reported annually.	As above	As above

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

Coalition Government is committed to sustainable development and believes in going beyond the short term with eyes fixed firmly on the long term horizon shift in relation to our economy, our society and the environment. The refreshed vision (2011) builds on the principles of the UK’s Sustainable Development strategy published in 2005.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Good progress has been made since the first UK Sustainable Strategy was published but Government recognises that Sustainable Development is a core strategic issue and needs to be embedded into policy and be transparent with independent scrutiny.</p> <p>In order to further promote sustainable development, new measures to support this include:</p> <ul style="list-style-type: none"> • Ministerial leadership and oversight, • Leading by example, • Embedding sustainable development in Government policy, <p>Transparency and independent scrutiny.</p>	The Government’s vision for mainstreaming sustainable development will be central to future Government policy and needs to be taken into account in all Local Plans.	The SA should include objectives which support and promote sustainable development.

National Planning Policy Framework

The NPPF sets out the Governments economic, environmental and social planning policies for England. Taken together, these policies provide the Government’s vision of sustainable development, which should be incorporated into local planning policies

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
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Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The Government aims to achieve sustainable development through:</p> <ul style="list-style-type: none"> • Building a strong, competitive economy, • Ensuring the vitality of town centres, • Supporting a prosperous rural economy, • Promoting sustainable transport, • Supporting high quality communications, • Delivering a wide choice of high quality homes, • Requiring good design, • Promoting healthy communities, • Protecting green belt land, • Meeting the challenge of climate change, flooding and coastal change, • Conserving and enhancing the natural environment, • Facilitating the sustainable use of minerals. 	<p>Local Plans need to be produced in accordance with the NPPF and the Government's all encompassing approach to sustainable development.</p>	<p>Include objectives which relate to all elements of the NPPF and the approach the Government is taking to achieving sustainable development.</p>

National Planning Practice Guidance, 2014

The NPPG provides guidance on the interpretation and implementation of the NPPF. The guidance also includes practical guidance on the planning system and the Community Infrastructure Levy.

National Planning Policy for Waste, 2014

The National Planning Policy for Waste encourages a sustainable approach to waste management. It provides guidance about the identification of waste management sites and deciding planning applications for waste facilities. The policy also requires local authorities to monitor the use and take up of waste management facilities.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Document sets out the detailed waste planning policies to be read in conjunction with the National Planning Policy Framework and details the requirements on Waste Planning Authorities when preparing Waste Local Plans. The National Planning Policy for Waste provides detail on:</p> <ul style="list-style-type: none"> • using a proportionate evidence base, identifying need for waste management facilities, identifying suitable sites and areas, determining planning 	<p>Local Plans need to take into account the aims and objectives of the Suffolk County Council Waste Local Plan to ensure that the documents are in broad accordance with one another.</p>	<p>The SA Framework should include objectives relating to the reduction of waste across the district.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
applications, and monitoring and reporting.		

National Policy Statement for Waste Water, March 2012

The NPS sets out the Government policy for the provision of major waste water infrastructure across England.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Waste water treatment infrastructure is essential for public health and a clean environment. Demand for new and improved waste water infrastructure is likely to increase in response to the following:</p> <ul style="list-style-type: none"> • More stringent statutory requirements to protect the environment and water quality. • Population growth and urbanisation, • Replacement or improvement of infrastructure, • Adaptation to climate change. <p>Government is taking measures to reduce the demand for new waste water infrastructure in England, for example by requiring the use of SuDS to reduce run-off. However there is still a need for new waste water infrastructure to complement these approaches and ensure that the natural and man-made systems are able to function effectively to benefit society.</p> <p>The NPS details the government policy on the need for waste water infrastructure, the factors for examination and determination of applications and generic impacts such as odour, flood risk and coastal change which need to be considered.</p>	<p>Local Plans should include reference to water provision and ensure through the Duty to Co-operate that the water providers are supportive of proposals to ensure that any capacity issues are dealt with and overcome early in the plan making process.</p>	<p>The SA Framework should include objectives relating to water quality and reducing vulnerability to flooding.</p>

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

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Transport is an engine for growth. Well connected and high performing road and	Local Plans need to be mindful of the strategic role	The SA Framework should include objectives relating to encouraging

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>rail networks with sufficient capacity are vital to meet the long term needs of the country and to support a prosperous economy. The Planning Act 2008 introduced new planning regime for nationally significant infrastructure projects and such projects have the potential to affect a wide range of people and businesses.</p> <p>The NPS will set out the Government's vision and approach to development of nationally significant infrastructure projects on the road and rail networks in England.</p> <p>The Government will deliver national networks that meet the country's long term needs; support a prosperous and competitive economy and improve overall quality of life. This means:</p> <ul style="list-style-type: none"> • Networks with the capacity and connectivity to support national and local economic activity and facilitate growth and create jobs. • Networks which support and improve journey quality, reliability and safety. • Networks which support the delivery of environmental goals and the move to a low carbon economy. <p>Networks which join up our communities and link effectively to each other.</p>	<p>good quality road and rail network connections can play in supporting a competitive and prosperous economy across the district. The role of the A12 will be essential as Local Plan documents are developed further.</p>	<p>efficient patterns of movement in support of economic growth, accommodating inward investment and achieving sustainable levels of prosperity and economic growth.</p>

Aviation Policy Framework 2013

The aviation policy framework sets out the government's policy to allow the aviation sector to make a significant contribution to economic growth across the country. It sets out the government's objectives on the issues which challenge and support the development of aviation across the country.

Protection of Wrecks Act 1973

The Act secured the protection of wrecks in territorial waters and the sites of those wrecks that were thought to lie in territorial waters and the protection of these from interference by unauthorised persons.

UK Marine Policy Statement, 2013

Provides the high level context within which national and subnational policies will be devised. The MPS aims to simplify marine planning regime and integrate it with the terrestrial planning one. The first part

of the document details the considerations that should be taken into account when preparing marine plans, including the protection of wildlife, the visual appearance of the sea and its natural heritage and defence. The latter part of the document details the objectives of marine planning for different issues including: environmental protection; the extraction and supply of natural oil and gas, defence, shipping and ports, cabling, dredging and fishing.

Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Local planning authorities should ensure that Local Plan policies accord with the Marine Policy Statement and that the East Marine Inshore and Offshore Plans have been taken into account during preparation.</p> <p>Local Plan Policies should promote development that safeguards and enhances the seas surrounding east Suffolk.</p> <p>Ensuring economic development benefits and strengthens the marine economy.</p>	<p>Objectives should consider the impact on the marine environment and economy.</p>

East Marine Plan, MMO 2014

The East Inshore and Offshore Marine Plan was produced to comply with the Marine and Coastal Access Act, 2009 and was made in accordance with the Marine Policy Statement. The plan seeks to complement the terrestrial planning regime and to help manage the relationship between marine and land based development. This includes drawing together information about a variety of different maritime uses and to present it in a single document that will aid decision making about marine development proposals. A particular aim of the plan is to balance the importance of competing land uses. While the exploration and extraction of oil and gas in the North Sea is granted paramount importance there is also strong encouragement for the development of renewable energy, as well as the retention of existing uses such ports, tourism and fishing.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The East Marine Plan contains 11 objectives as follows:</p> <ul style="list-style-type: none"> • Promote sustainable development of economically productive activities • Support activities which generate employment • To realise the potential of renewable energy – particularly offshore wind farms • To reduce deprivation by supporting communities • To conserve heritage assets and landscapes 	<p>The local plan should have regard to the East Inshore and Offshore Marine Plan and the impact of terrestrial policies on the marine environment should be taken into account.</p>	<p>SA Framework to include objectives which are consistent with those in the East Marine Plan.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
and seascapes <ul style="list-style-type: none"> • To have a healthy marine ecosystem • To protect conserve and recover biodiversity • To support objectives of marine protected areas • To facilitate action on climate change • To ensure integration with other plans • To continue to develop the marine evidence base 		

Strategic Framework for Road Safety (DfT, May 2011)

This document highlights the high cost of road collisions, both economic and personal, much of which is avoidable. It includes various measures to tackle driving incidents and road safety generally. One of the themes is decentralisation of road safety control.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Fatalities to fall by 37% to 1,770 by 2020	Aim to reduce road safety risk to certain road users, such as cyclists. Road infrastructure should be considered when defining policy.	Consider objectives relating to road safety.

Safeguarding our Soils, 2009

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The Strategy highlights the areas for priority including: <ul style="list-style-type: none"> • Better protection for agricultural soils. • Protecting and enhancing stores of soil carbon. • Building resilience of soils to changing climate. • Preventing soil pollution. • Effective soil protection during construction and development. 	The Local Plan should develop policies that promote brownfield / previously developed land sites for development.	The SA should include objectives that seek to protect greenfield sites.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> Dealing with legacy of contaminated land. 		

Defra Securing the Future: Delivering the UK Sustainable Development Strategy, 2011

The Government's main sustainable development strategy.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. Four shared priorities:</p> <ul style="list-style-type: none"> Sustainable consumption and production. Climate change and energy. Natural resource protection and environmental enhancement. Sustainable communities. 	<p>The Local Plan should develop policies that meet sustainable development aims and objectives.</p>	<p>Sustainability objectives that cover the priorities of sustainable development across multiple topic areas.</p>

Future Water – The Government’s water strategy for England, 2011

This document outlines how to manage water supply in order to become more efficient in all aspects.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Document identifies current status and issues regarding water use and outlines ways to ensure a sustainable delivery of water supplies and protected water environment. The following areas are discussed:</p> <ul style="list-style-type: none"> Water demand. Water supply. Water quality in the natural environment. Surface water drainage. River and coastal flooding. Greenhouse gas emissions. Charging for water. Regulatory framework, completion and innovation. Working together 	<p>The Local Plan will need to seriously consider the risk of flooding and drainage issues when planning future developments.</p>	<p>SA objectives should clearly be aimed at helping achieve the visions that are set out in this document.</p>

Biodiversity duty: public authority to have regard to conserving biodiversity, 2014

This document underlines the responsibility of public authorities to include biodiversity in everything they do.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Understanding that as a public authority, we have a duty to have regard to conserving biodiversity as part of a policy or decision.	The Local Plan will need to show our duty to have regard for biodiversity.	SA objectives should clearly show that regard for biodiversity has been carefully considered.

Guidance on the planning for mineral extraction, 2014

Provides information about minerals and the way they are/can be extracted. The document can then be used to advise planners to ensure that new developments do not have any effect on mineral extraction.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Understanding that when planning new developments, mineral extraction is carefully considered. The following steps will help achieve this:</p> <ul style="list-style-type: none"> • Consult with mineral industries, other LA and local communities. • Add mineral safeguarding areas to policy maps. • Other topics in the document include: <ul style="list-style-type: none"> • Minerals safeguarding. • Planning for minerals extraction. • Assessing environmental impacts from minerals extraction. • Charging for site visits • Restoration and aftercare of minerals sites • Planning for aggregate minerals • Planning for industrial minerals • Planning for hydrocarbon extraction • Planning for coal extraction • Minerals planning orders 	The Local Plan will need to consider both present and future mineral extraction.	SA objectives that consider mineral extraction.

Planning Policy for Traveller Sites, 2015

Sets out the Government's planning policy for traveller sites.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The Government's aims in respect of traveller sites are:</p> <ul style="list-style-type: none"> • That local planning authorities should make their own assessment of need for the purposes of planning. • To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land and sites. • Encourage local planning authorities to plan for sites over a reasonable timescale. • For plan making and decision taking to protect the Green Belt from inappropriate development. • Promote more private traveller sites while recognising that there will always be travellers who can not provide their own site. • To reduce the number of unauthorised developments and make enforcement more effective. • To increase the number of sites in appropriate locations with planning permission. • Reduce tensions between settled and traveller communities. • Enable provision of suitable accommodation from which travellers can access services and facilities. 	<p>Local Plans will need to develop policies that account for the requirements and ensure needs assessments are up to date.</p>	<p>The SA should include objectives that relate to social inclusion and housing provision.</p>

Historic England Good Practice Advice in Planning, 2015

This report is made up of three separate 'Good Practice Advice in Planning' notes. The purpose of these reports is to assist LPAs and others in implementing historic environment policy in the NPPF and PPG.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The documents emphasise that information needed in support of applications for planning and listed buildings consent should be no more than is necessary to reach informed decisions.</p>	<p>The Local Plan can acknowledge the need to preserve the historic environment; Managing change within the setting of heritage assets, including archaeological remains and historic buildings, sites,</p>	<p>SA objectives should aim to minimise the risk to historic assets, and reduce the pressure put on them through the planning system.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	areas, and landscapes.	

Housing White Paper: Fixing our Broken Housing Market, 2017

Government White Paper outlining ways to address issues in the housing market by encouraging the construction of more homes.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Outlines a series of challenges, including:</p> <ul style="list-style-type: none"> • Planning for the right homes in the right places. • Building homes faster. • Diversifying the market. • Helping people now. 	Local Plans will need to take account of the changes proposed in the white paper. Greater clarity required in respect of Objectively Assessed Housing Need, delivery rates, the process of plan making, generation of new communities.	The SA will need to consider objectives in respect of housing provision, community facilities and services.

DCLG Planning for schools, 2011

Policy statement to increase the number of state funded schools through the planning system.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Support the development of state funded schools and their delivery through the planning system.</p> <p>Work together with all parties to help form strong planning applications for state funded schools.</p> <p>Planning conditions should only be absolutely necessary to making the development acceptable in planning terms.</p>	Future local plan policies will need to be in place to help ensure there are a sufficient number of state funded schools within the district.	SA objectives that consider requirements for schools.

Department for Education Home to school travel and transport guidance, 2014

This is statutory guidance from the Department of Education in relation to school travel and transport, and sustainable travel.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Regularly review travel policies, arrangements and contracts.</p> <p>Promote use of sustainable travel.</p>	Future local plan policies will need to be in place to ensure that travel	SA objectives that promote sustainable transport (and better air quality).

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Ensure transport arrangements are in place for all eligible children. Assess the travel and transport needs of children and young people within the district.	arrangements are in place for every child eligible whilst achieving this in a sustainable way.	

DCLG Written statement on Sustainable Drainage Systems (SuDS) 2014

Written statement on sustainable drainage systems for proposals of more than 10 dwellings.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Developments of 10 dwellings or more should have a sustainable drainage system in place, unless demonstrated to be inappropriate. Consult with lead local flood authorities on the management of surface water.		SA objectives that consider the role of SuDS.

DEFRA Waste Management Plan for England, 2013

Waste management plan for England which provides analysis of the current waste management situation. The plan does not introduce new policies or change the landscape of how waste is managed in England.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The plan was created on the bases of the following key objectives: <ul style="list-style-type: none"> • Protect material assets. • Reduce Air Emissions contributing to global problems. • Reduce Air Emissions of local relevance. • Protect and enhance biodiversity. • Conserve water resources and water quality. • Conserve and improve soil quality. • Protect and enhance landscape and historic environment. 	The Local Plan should look to promote and help achieve the objectives that the report is based on.	SA objectives that are in accordance with the waste hierarchy.

Water Act 2014

Informed and to implement some of the plans by/in White Paper and Water for life.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The government wants to make sure that everyone can have a secure supply of water at a fair price, now and in the future. The system needs to be more adaptable and allow more effective sharing of water resources and continue efforts to reduce water abstractions that could damage the environment. The Environment Agency's Restoring Sustainable Abstraction Programme is used to review and investigate those sites in England and Wales where the habitat or ecology dependent on the water is at risk as a result of unsustainable abstraction, use River Basin Management Plans to protect and improve the water environment.</p>		<p>SA objectives that promote the sustainable use of water.</p>

National Quality Mark Scheme for Land Contamination Management, January 2017

The National Quality Mark Scheme for Land Contamination Management (NQMS) is a scheme that has been developed by the Land Forum to provide visible identification of documents that have been checked for quality by a Suitably Qualified and experienced Person (SQP).

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>It will provide increased confidence and improved quality of submissions made under regulatory regimes, particularly planning applications, related to previously used land. The aim is to provide increased confidence and improved quality of submissions made under regulatory regimes, particularly planning applications, related to previously used land. The Land Forum has facilitated the development of a nationally recognised system for ensuring a satisfactory standard of work that, through endorsement by the Forum and through joint ownership by Land Forum members, can be considered to have support and acceptance across the community. The initiative is supported in principle by the Department for Communities and Local Government (DCLG) and the Department for Environment, Food and Rural Affairs (DEFRA) and a positive response has also been received from individual devolved administrations.</p>	<p>Land contamination, or the possibility of it, is a material consideration for the purposes of town and country planning. This means that a planning authority has to consider the potential implications of contamination both when developing plans and when it is considering individual applications for planning permission. Although the NQMS can be applied to the management of land contamination under a range of different regulatory regimes its primary focus is to improve the quality of work done to manage land contamination under the Town and Country planning system.</p> <p>The scheme has been designed to assist planning authorities in determining planning applications and</p>	<p>SA objectives that promote the clean up of contaminated land.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>discharging planning conditions. The aspiration being to speed up the overall planning process and limit the costs incurred by both public and private sector participants.</p> <p>Within this context the NQMS should provide assurance to Developers (who retain the legal responsibility for adequately dealing with land contamination problems) and to Regulator(s) that the risks arising from land contamination have been adequately assessed and dealt with.</p>	

Guidance for NHS Commissioners on equality and health inequalities, 2015

This guidance is to support Clinical Commissioning Groups (CCGs) and NHS England in meeting their legal duties in respect of equality and health inequalities.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
CCGs and NHS England play key roles in addressing equality and health inequalities; as commissioners, as employers and as local and national system leaders, in creating high quality care for all.		Promotion of health and wellbeing for all through the SA objectives.

Health inequalities, working together to reduce health inequalities 2014-15

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The criteria cover:</p> <ul style="list-style-type: none"> • governance, accountability and monitoring arrangements. • being strategic and evidence-based. • working collaboratively with partners. • addressing health inequalities across main priorities such as 		Promotion of health and wellbeing for all through the SA objectives.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>reducing premature mortality.</p> <ul style="list-style-type: none"> improving access and outcomes for vulnerable groups. 		

Industrial Strategy: building a Britain fit for the future: White Paper, November 2017

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The overview of the document is to boost productivity and earning power throughout the UK. This is demonstrated by '5 foundations of productivity:</p> <ul style="list-style-type: none"> The world's most innovative economy (Ideas). Good jobs and greater earning power for all (People). A major upgrade to the UK's infrastructure (Infrastructure). The best place to start and grow a business (Business Environment). Prosperous communities across the UK (Places). 	<p>The Local Plan must recognise the importance of providing the 5 foundations mentioned in the report and how these contribute to producing vibrant and sustainable economy.</p>	<p>The SA should recognise the importance of each of the foundations referred to in the report in achieving our objectives. The SA should support a vibrant and diverse economy, a strong infrastructure network, attractive and innovative business environments, and places people want to live.</p>

Clean Growth Strategy, October 2017

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>This report emphasises the need to provide growth at a national scale which is clean. Protecting our built and natural environment is of paramount importance for the future of the country. Protecting our environment is beneficial for our economy and should be seen as an opportunity rather than a constraint.</p> <p>Successfully protecting and enhancing our natural environment will:</p> <ul style="list-style-type: none"> Improve our quality of life. Increase our economic prosperity. Result in cleaner air. Lower energy bills. Provide greater economic security. <p>The report defines Clean Growth as growing</p>	<p>The Local Plan must protect and enhance our built and natural environment. Achieving this will result in social, cultural and economic benefits across the whole district.</p>	<p>The SA should recognise the pressures on the built and natural environment across the district and set objectives aimed at protecting and enhancing our environment.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>our natural income while cutting our greenhouse gases.</p> <p>The report outlines to objectives in achieving clean growth:</p> <ul style="list-style-type: none"> To meet our domestic commitments at the lowest possible net cost to UK taxpayers, consumers and businesses. <p>To maximise the social and economic for the UK from this transition.</p>		

Regional and Local Strategies and Plans

Transforming Suffolk Community Strategy 2008-2028 (2008 revision)

Aim is to improve quality of life in Suffolk for its people and communities. Document focuses on the future looking forward to the next 20 years and is based around four themes.

- A Prosperous and Vibrant Economy:
- Learning and skills for the future:
- Creating the Greenest County
- Safe, Healthy, Inclusive Communities

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>To become the most innovative and diverse economy in the East of England:</p> <p>Transport and infrastructure to support sustainable growth</p> <p>Learning and skills levels in the top quartile in the country</p> <p>County with greatest reduction in carbon emissions;</p> <p>Reducing carbon footprint;</p> <p>Adapting to climate change and geography;</p> <p>Retain and maintain natural and historic environments</p> <p>Pursue healthy lifestyles, safety, and sense of community belonging</p>	<p>The four key themes should be considered when preparing planning policies.</p>	<p>Consider including objectives on transport, carbon emissions and climate change, skills and education, historic and rural environment, and healthy lifestyles.</p>

Norfolk Ambition 'The Community Strategy for Norfolk', 2003-2023 (refreshed in 2008)

This Strategy sets out a vision for creating sustainable communities within Norfolk, by promoting social, economic and environmental balance to create high quality spaces for existing and future residents. The strategy also outlines challenges facing the region and possible solutions to ensure higher standards of living, with an emphasis on equality, crime prevention and education standards.

Waveney Sustainable Community Strategy, 2010-2028

The Waveney Sustainable community Strategy sets a vision for the District, which is: ‘Make Waveney a Great Place for Anyone to Grow Up, Live, Work and Visit.’ It then sets out how to achieve this vision based around four key elements: a prosperous and vibrant economy; the greenest county; learning and skills for the future; safe, healthy and inclusive communities.

Waveney District Council Business Plan 2012-2022

This document sets out how the Council will more effectively deliver services, support the local community and promote economic development in the face of significant funding reductions from central Government.

Suffolk Coastal District Council Corporate Outcomes 2012-2022

This documents what the Suffolk Coastal Business aims to achieve and includes greater operational efficiencies and closer cooperation with Waveney District Council.

Waveney and Suffolk Coastal Joint Environmental Policy, 2012

The Joint Environmental Policy sets down how the two Councils will tackle the challenges of climate change, environmental protection and population increases through the management of their property estates. This includes council offices, council housing and other council-owned property.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Where the Councils have the authority to do so, they will require that new development with a value of greater than £1 million will be required to meet BREEAM excellent standards. If this is not possible a very good standard will be required provided this has been agreed by the relevant cabinet member.	Local plan policies that relate to Council owned land or property should have regard to the requirements of the joint environmental policy.	None

Norfolk Strategic Framework Draft, July 2017

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>This document is aimed at:</p> <ul style="list-style-type: none"> • Agreeing on shared objectives across the LPAs of Norfolk to help improve the preparation of future Local Plans. • Demonstrate compliance with the duty to cooperate. • Find efficiencies in the planning system through working towards the establishment of a shared evidence base. • Influence subsequent high level plans (e.g. Strategic Economic Plan). <p>Maximise the opportunities to secure external funding to deliver against agreed objectives.</p>	<p>The Local Plan must coordinate with neighbouring authorities as part of the Duty to Cooperate. Taking this a step further to understand the circumstances and situations in LPAs further afield can only be a good opportunity to learn from others within the confines of the New Anglia LEP.</p>	<p>The SA should acknowledge the importance of working with neighbouring authorities in delivering the services and infrastructure in a cooperative and synergistic manner.</p>

Other Local Authority Local Plans / Local Development Frameworks

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Suffolk Coastal Local Plan (February 2001)	Only certain 'saved' policies are still valid, the majority were replaced by the Suffolk Coastal Local Plan Core Strategy & Development Management Policies and the Site Allocations and Area Specific Policies DPD (see below). The remaining saved policies are mostly area specific covering: Areas to be Protected from Development; General Employment Areas; Town Centres; District Centres; and a number of site specific policies relating to Sizewell, the Ipswich Fringe, Woodbridge and Melton.	Ensure that plan adequately reflects cross boundary issues	Ensure the SA reflects cross boundary issues.
Suffolk Coastal Local Plan Core Strategy & Development Management Policies (July 2013)	This document, in combination with the Site Allocations and Area Specific Policies DPD (see below), is the key Planning document for Suffolk Coastal District Council. It sets out the overall approach to future development for the period up to 2027. It sets out a spatial vision,	As above	As above

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>supported by 15 strategic Objectives.</p> <p>The document includes a number of strategic policies that set out the principles as to where development of different scales and types should take place, and development management policies which cover the key factors that will need to be taken into account when considering individual proposals.</p> <p>Policies in the Core Strategy are supported by an implementation and monitoring framework.</p>		
Suffolk Coastal Site Allocations and Area Specific Policies (January 2017)	<p>The Site Allocations and Area Specific Policies, builds on the Core Strategy Policies (see above) and gives a greater level of detail, including specific site allocations for a variety of uses, and area specific policies.</p> <p>The document allocates land to deliver residential development in accordance with the levels of growth set out in the strategic Core Strategy policies and also aims to ensure that the right policies are in place to safeguard and support existing town centres and employment areas. The document also includes policies on tourism, recreation and green infrastructure and the environment (including coastal change management and flooding).</p>	As above	As above
Suffolk Coastal Issues and Options for the Suffolk Coastal Local Plan Review consultation, August – October 2017	<p>This is the first stage in the process of reviewing the Local Plan for Suffolk Coastal District Council.</p> <p>Once finalised the Local Plan Review will set the new strategic framework to guide development in Suffolk Coastal up to 2036. It will identify the level of growth needed in the District, where that growth should be located and how it should be delivered. It will also set out policies for determining planning applications.</p> <p>Part 1 of the document addresses strategic considerations and cross boundary issues jointly with Ipswich Borough Council. Part 2 deals with local issues, specific to each authority.</p>	As above	As above

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Mid Suffolk District Council Core Strategy, 2008 (Focused Review 2012)	This document is Mid Suffolk District Council key strategic planning document. It defines a spatial vision for Mid Suffolk District to 2025; sets out a number of objectives to achieve the vision; sets out a spatial development strategy to meet these objectives; sets out strategic policies to guide and control the overall scale, type and location of new development; sets out the broad location of new housing and employment land necessary; and sets out a monitoring and implementation framework. A focussed review was undertaken in 2012, which made various amendments to the core strategy.	As above	As above
Great Yarmouth Borough Council Local Plan Core Strategy 2013-2023 (December 2015)	<p>The Great Yarmouth Borough Council Core Strategy is the key document within the Borough's emerging local plan. It provides the spatial strategy for managing land use and guiding future development. The Local Plan Core Strategy was adopted 21 December 2015. Great Yarmouth borders Waveney to the north and the two Councils share many of the same economic, social and cultural issues and therefore many of the policies in the Yarmouth core Strategy will be relevant to Waveney as well. The following policies will be of relevance when reviewing the Waveney Core Strategy.</p> <p>CS01 – Focusing on a sustainable future</p> <p>CS02 – Achieving sustainable growth</p> <p>CS03 – Addressing the borough's housing need</p> <p>CS04 – Delivering affordable housing</p> <p>CS05 – Meeting the needs of gypsies, travellers and travelling show people</p> <p>CS06 – Supporting the local economy</p> <p>CS07 – Strengthening our centres</p> <p>CS08 – Promoting tourism, leisure and culture</p> <p>CS09 – Encouraging well-designed,</p>	As above	As above

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>distinctive places</p> <p>CS10 – Safeguarding local heritage assets</p> <p>CS11 – Enhancing the natural environment</p> <p>CS12 – Utilising natural resources</p> <p>CS13 – Protecting areas at risk of flooding and coastal change</p> <p>CS14 – Securing essential new infrastructure</p> <p>CS15 – Providing and protecting community assets and green infrastructure</p> <p>CS16 – Improving accessibility and transport</p> <p>CS17 – Regenerating Great Yarmouth’s waterfront</p> <p>CS18 – Extending the Beacon Park development, south Bradwell</p>		
South Norfolk District Council Joint Core Strategy, 2011	South Norfolk District Council forms part of the Greater Norwich Development Partnership, along with Broadland District Council and Norwich City Council. The aim is to work together to manage population growth and economic development in Norwich, which stretches beyond the city itself. Together the three Councils produced the Greater Norwich Core Strategy which helps to manage land use and sets the spatial template for future economic development and population growth.	As above	As above
South Norfolk Site Specific Allocations (examination in public 2014)	This document, which is currently undergoing examination in public, allocates land for particular uses within South Norfolk.	As above	As above
South Norfolk Development Management Policies (examination in public)	This document, which is currently undergoing examination in public, provides guidance about deciding planning applications	As above	As above

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
2014)			
Broads Authority Core Strategy 2007-2021, 2007	The Broads Core Strategy sets down the guiding principles for development within the Broads Authority area. Key among these is the Broads' unique natural environment and landscape and a key objective of the Core Strategy is to protect these.	As above	As above
Broads Authority Development Management Policies 2011-2021, 2011	The Development Management Policies provide guidance about planning application decisions. Informed by the Broads Authority Core Strategy, their priority is to protect the natural and historic environment and the landscape of the Broads.	As above	As above
Broads Authority Site Specific Policies Local Plan 2013-2028, 2014	Site Specific Allocations designate places for particular types of development. Within the Broads Authority allocations are made with the protection of the environment and landscape in mind and development elsewhere in the Broads or Waveney should not undermine this objective. Site specific allocations located close to or bordering the River Waveney may be adversely affected by policies and developments within Waveney District. The following designations should be taken into account when reviewing the local plan: DIT1 – Ditchingham Maltings DIT2 – Maltings Meadow Sports Ground OUL1 – Development Boundary OUL2 – Boathouse Lane Leisure Plots OUL3 – Former Pegasus/Hamptons Site SOL1 – Riverside Moorings SOL2 – Land Adjacent the A143 Beccles Road and the New Cut (former Queen's Head Public House) XNS6 – Waterside Pubs Network XNS7 – Haddiscoe – Beccles former rail trackway	As above	As above
Broads Authority Local Plan for the Broads - Publication version pre submission consultation 2015 to	The Local Plan for The Broads provides strategic policies, as well as policies that focus on specific issues. The Local Plan for The Broads also provides site allocations. Site allocations that potentially overlap with the Waveney Local Plan are listed below.	As above.	As above.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
2036, November 2017	<p>PUBBEC1 Former Loaves and Fishes, Beccles</p> <p>PUBBEC2 Beccles Residential Moorings (H. E. Hipperson's Boatyard)</p> <p>PUBDIT1 Maltings Meadow Sports ground, Ditchingham</p> <p>PUBDIT2 Ditchingham Maltings Open Space, Habitat Area and Alma Beck</p> <p>PUBOUL1 Boathouse Leisure Lane Plots</p> <p>PUBOUL2 Oulton Broad – Former Pegasus/Hamptons Site</p> <p>PUBOUL3 Oulton Broad District Shopping Centre.</p>		

Neighbourhood Plans and Parish Plans

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Kessingland Neighbourhood Plan 2016-2020 (January 2017)	<p>The Kessingland Neighbourhood Plan deals with development related issues in Kessingland. The Neighbourhood Plan contains the following policies:</p> <p>PL1 Physical Limits Boundary</p> <p>H1 Affordable Housing</p> <p>H2 Residential Infill and Background Development</p> <p>TM1 Parking Standards for New Residential Development</p> <p>TM2 Design of Estate Roads and Parking Courts</p> <p>BE1 Protection of Existing Commercial Premises or Land</p> <p>BE2 Conversion of Vacant Premises for Employment</p>	The Kessingland Neighbourhood Plan is not considered to be in conflict with the Local Plan.	The Kessingland Neighbourhood Plan is not considered to be in conflict with the Local Plan.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>CI1 Provision of Leisure Facilities for Children and Young People</p> <p>CI2 Provision of Sports Facilities</p> <p>CI3 Provision of an Early Years Centre, off Francis Road</p> <p>CI4 Provision of Additional Care Facilities, off Church Road</p> <p>E1 Protection and Maintenance of Local Green Spaces</p> <p>TO1 Protection of Tourist Accommodation</p> <p>FD1 Minimising the Impact of Flooding from Development</p> <p>In addition to the above the Neighbourhood Plan includes land use allocations. The Kessingland Neighbourhood Plan is not considered to be in conflict with the Local Plan.</p>		
Lound Parish Plan (February 2003)	<p>Key Issues / objectives include:</p> <ul style="list-style-type: none"> • Need for group/organisations for young persons, and people to organise activities. • To improve condition of roads/verges, litter and lack of local employment. • Concerns regarding the speed of vehicles, and heavy lorries were a problem. • Reduce the level of street lighting. • Car parking facilities required in The Street/Church Lane • Provision of a central recreation ground. • Prevent large and small housing developments. • Greater visual presence of the police. 	Identify where issues and actions that can be addressed through policies in the plan.	Ensure relevant issues are covered in the SA framework.
Blundeston and Flixton Parish Plan, 2005	The Blundeston and Flixton Parish Plan provides an overview of the key issues facing the village, together with potential action points. Key issues identified include the cost of housing, transport and the quality of the environment.	As above	As above

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Halesworth Town Plan, 2011	Issues include reuse of the middle school site and the provision of better playing fields and sports facilities, improving public transport, providing better healthcare facilities and strengthening and protecting the town centre.	As above	As above
Halesworth Three Year Strategy, 2012	The Halesworth Three Year Strategy condenses the aspirations of the town plan into 15 objectives, which are then implemented by a suggested series of strategies. The document is not statutory but it shows the emphasis of issues that the local community would like to tackle and so should be taken into account when preparing Local Plan documents.	As above	As above
Corton Parish Plan, 2009	Corton Parish Plan provides an overview of the most important parts of the village, including the beach, school and The Pit, which serves as a children's play area. It also surveys the issues surrounding each of the village's assets and summarises survey responses received in relation to them.	As above	As above
Corton Village Review, 2012	The Corton Village Review was a public event held in September 2012 to identify issues that affected the community. Results from the Review were collated and analysed and include the involvement of local people in parish life, the effectiveness of the parish council, the environment, health and education, traffic, community facilities and transport. Problems identified were then grouped together and possible solutions were identified, together with who was responsible for progressing them. The vast majority of issues identified fell outside the planning remit but may be of use for identifying local problems.	As above	As above
Southwold Town Plan, 2013	The Southwold Town Plan was based on the responses of a survey among local businesses and residents. Key issues identified include protecting the unique character of the High Street and fostering local shops, coastal protection and dealing with dwindling numbers of residents and the implications this has for sustaining public services and local voluntary organisations. An issue of relevance to planning is extending the town centre to include new	As above	As above

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	retail developments on the edge of the town centre, such as the Adnams Cellar and Wine shop. There were also proposals to deal with heavy traffic volumes, such as the introduction of a 20 mph speed limit.		
Worlingham Parish Plan, 2009	Worlingham Parish Plan highlights local issues, which include retail facilities, play space and public spaces, sports facilities, churches, education, community activities, housing and access to information. These issues should be considered when revising the Local Plan	As above	As above

National, Regional and Local Context – Social

Health

Suffolk Health and Wellbeing Strategy 2012-2022 (Early priorities for review May 2015)

This strategy envisages that people in Suffolk will live healthier, happier lives. With the aim to narrow the differences in healthy life expectancy between those living in our most deprived communities and those who are more affluent through achieving greater improvements in more disadvantaged communities. It identifies four strategic outcomes: every child in Suffolk has the best start in life; Suffolk residents have access to a healthy environment and take responsibility for their own health and wellbeing; older people in Suffolk have a good quality of life and people in Suffolk have the opportunity to improve their mental health and wellbeing.

Suffolk Health and Wellbeing Strategy Refreshed for 2016 to 2019

Suffolk's joint Health and Wellbeing Strategy sets the long term strategy for improving health and wellbeing in Suffolk to 2022.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Vision is for "People in Suffolk to live healthier, happier lives." Health and wellbeing covers everything about someone's life and includes physical, mental and social wellbeing. The Strategy seeks to address health inequalities and improves healthy life expectancy. The Strategy refresh has identified new themes:</p> <ul style="list-style-type: none"> Stronger communities. 	Local Plan policies should seek to deliver sustainable and health communities which support individuals physical, mental and social wellbeing.	The SA should include objectives relating to health and wellbeing.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Embedding prevention. • Addressing inequalities. • Health and Care integration. 		

NHS Five Year Forward View, 2014

This document sets the template for how the NHS will meet the challenges of the next five years. This includes greater integration between different services and departments, a more patient centric approach to care and a reorganisation of GP care. Crucially, the NHS has to continue to save money and operate more efficiently.

Healthy Ambitions 2008-28, Nov 2008

Healthy Ambitions is a not for profit independent charity working to promote healthy lifestyles within Suffolk. The charity works with a range of partners in the public, voluntary and business sectors to improve and encourage healthy living.

Living Well with Dementia: Transforming the Quality and Experience of Dementia Care for the People of Norfolk 2009-2014

This joint strategy is Norfolk's plan for implementing the National Dementia Strategy (NDS), the NDS was published in 2009. The aim of the NDS is to ensure that significant improvements are made to dementia services across three key areas:

- Improved awareness
- Easier diagnosis and intervention, and;
- A higher quality of care

Great Yarmouth and Waveney Joint Strategic Needs Assessment 2009/2010

This JSNA identifies current and future health and well-being needs in the light of existing services, and informs future service planning, taking into account evidence of effectiveness. The JSNA identified several important issues facing the two local authority areas, which should be addressed through key policies and appropriate land and service management.

Implications for the Local Plan	Implications for Sustainability Appraisal
Revisions to the Local Plan should use the most up to date information available on health and well being to ensure mechanisms are in place to	SA Framework should include objectives relating to improving the overall health of the population.

Implications for the Local Plan	Implications for Sustainability Appraisal
tackle social deprivation within the District.	

NHS Great Yarmouth and Waveney Clinical Commissioning Group (CCG) Five Year Strategic Plan 2014

This document sets out the vision and strategy for healthcare management and commissioning in the Waveney and Great Yarmouth areas for the five years following 2014.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The vision for the next five years is to develop an integrated care system working with partners to achieve health benefits for the residents of Waveney and Great Yarmouth.</p> <p>The plan includes 7 outcome ambitions which are summarised as follows:</p> <ul style="list-style-type: none"> • Reduce deaths by 3.2% each year • 0.55% year on year improvement in the response from people with a long term condition • 1% year on year improvement on emergency admissions • Establish arrangements for family carers, voluntary sector and wider community to support people living at home • 1% year on year improvement on people's experience of hospital • Develop a network of community hubs to support people living at home • For all hospitals to deliver best quality practice as the norm. 	Ensure health initiatives and objectives are taken into account when formulating policies.	Include objectives on improving the health of the population.

Great Yarmouth and Waveney Healthy Weight Healthy Lives. Prevention and Management for Overweight and Obesity 2009-2014

The aim of this strategy is to improve the health of the people of Great Yarmouth and Waveney by preventing obesity and enabling people to achieve and maintain a healthy weight at all life stages. The Strategy targets the wider determinants of society with a particular emphasis on addressing health inequalities. It identifies those perceived to be at greatest risk of becoming overweight and obese and outlines what interventions are available.

James Paget Hospital 5 Year Strategy 2013-18

This strategic plan details the future direction and strategic intention of the James Paget University Hospitals NHS Foundation Trust over the next 5 years. The plan focuses on improving patient care, financial management and capacity limitations of services.

James Paget Hospital, Annual Report and Accounts 2014/15

This is a comprehensive document that provides a wide ranging review of the hospital's performance during the 2013/14 period. This includes patient engagement and community initiatives, staff awards and patient care itself. Of particular relevance is page 49, which details the closure of Lowestoft Hospital (with the exception of the north wing, which will be refurbished) and relocation of some services to a new health centre at Kirkley Rise.

James Paget Hospital Annual Report 2013/14

This document was designed to provide an overview of financial and performance statistics throughout the year with objectives proposed based on meeting key targets and deadlines. The report is designed to read in conjunction with the Qualitative Report which provides a more in-depth account of how the hospital aims to improve quality, safety and patient experience.

Supporting Lives, Connecting Communities, Market Position Statement for Adult and Community Services, April 2014

This document sets out the commissioning strategy for Suffolk County Council's Adult and Community Service (ACS). ACS commissions and delivers services for the elderly, as well as vulnerable adults, for example, those with a learning disability.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The document sets out the need to maintain and improve services in the face of an increasingly elderly population and ever more severe budgetary constraints. The commissioning strategy will also increase people's control over their care budgets and give them increased choice. It is proposed to work with companies and organisations who will promote independent living and deliver services and support that are needed as efficiently as possible.	The market position statement sets down Suffolk County Council's approach to commissioning care services and is unlikely to have any direct impact upon the Local Plan.	This document is unlikely to have any impact upon sustainability appraisal.

Dementia-friendly Health and Social Care Environments, 2015

Outlines the growing need to provide dementia friendly environments and care facilities.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Identifies a series of principals to help designs to be more supportive environments for people living with dementia through consideration of sensory, cognitive and physical impairments.	Local Plan policies should include the provision of dementia friendly environments using the principles to meet the predicated rising dementia prevalence through innovative solutions.	SA Framework should include objectives in relation to social care and high quality environments.

Suffolk Walking Strategy 2015-2020

Strategy to promote walking and encourage more people to walk more and see the health benefits of being more physically active.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Aims of the Strategy:</p> <p>Walking is seen as beneficial, easy, inclusive, accessible, pleasant and safe;</p> <p>Walking is the “default” choice for journeys of 20 minutes walking time or less.</p> <p>More people walking more often will improve the physical and mental health of the people of Suffolk and make a significant contribution towards Suffolk’s ambition of being the most active county in England.</p>	Local Plans need to provide locations and places which encourage walking in an easy, inclusive, accessible, pleasant and safe environment. Essential that planning policies are informed by Public Health organisations which can promote walking to all.	SA Framework to include objectives in respect of walking and increasing physical activity to develop healthy communities.

The State of Children in Suffolk Report, 2016

This report assesses the health and wellbeing of young people and children in Suffolk.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Suffolk overall performance better than the National and regional averages, and performance and outcomes are generally improving</p> <p>However, things can always be better and there are areas that are of concern. For example Suffolk has seen a rise in overweight or obese children both in absolute terms and relative to the national benchmarks. This may be due to the low levels of physical activity experienced in</p>	The Local Plan must support children and young people, and seek to improve the problem areas of high obesity levels, low physical activity, and low levels of education especially in the most vulnerable children.	The SA objectives should support children in education, especially the most vulnerable children, as well as promote healthy lifestyles, (eating healthily and getting involved physical activity).

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>children in Suffolk.</p> <p>Concerning is the fact that children from deprived areas, in care, or in need, or with special educational needs perform much worse than other children. Worryingly, this trend gets worse as children progress through education.</p>		

Physical Activity Needs Assessment, July 2017

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>To stay health the report recommends that children (aged 5-18 years) should take part in at least 60 minutes of moderate to vigorous activity every day, and include muscle and bone strengthening activity at least 3 times per week. For adults the report recommends 150minutes of moderate intensity activity or 75 minutes of intense activity per week, including strength and balance activities at least two days per week.</p> <p>Physical activity can be used to address mental wellbeing issues, including social and behavioural issues in young people, stress in working age adults, and social isolation and loneliness in older adults. A key issue raised is that of sedentary behaviour, and the importance of reducing it wherever possible.</p>	<p>The Local Plan should promote active communities and places that allow for children, adults and older adults to be active on a regular basis. The importance of reducing sedentary behaviour wherever possible should be emphasised.</p> <p>Physical activity needs to be both affordable and accessible for all groups of people (including disabled people).</p>	<p>The SA should look to support active communities and provide objectives that promote healthy lifestyles involving physical activity for all ages (children, adults, and older adults). It is important that people understand the all the benefits of doing physical activity on a regular basis for them to begin to want to engage in more physical activity.</p>

Education

Suffolk County Council – Raising the Bar- School Improvement Strategy 2015-2017

This strategy outlines the roles of key stakeholders in school improvement across Suffolk, including teachers, school leaders, governors, parents and the local authority.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>For 2014/2015, Raising the Bar strategy has the following priorities:</p> <ul style="list-style-type: none"> •Improving schools - to increase the number of good and outstanding schools in Suffolk (as judged 	<p>Ensure new development does not put pressure on existing educational facilities so that it undermines the objectives of this strategy.</p>	<p>Include objective on improving the education of the population.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>by Ofsted) and to improve results and progress</p> <ul style="list-style-type: none"> • Increase sector led school improvement - to establish a Learning Partnership that promotes and facilitates system led improvement • Teacher recruitment - to attract and retain quality teachers in Suffolk • Work Inspiration - to increase children's understanding of work opportunities and employability skills through further development of the Work Inspiration Brokerage Service and providing an online platform to showcase the economy 		

Crime and Community Safety

Suffolk Coastal and Waveney Community Safety Partnership Plan 2015/16

The Crime and Disorder Act 1998 created community Safety Partnerships under which local authorities and the police should work together to reduce crime and disorder. This includes drawing up a plan with a series of objectives, together with details about how these will be achieved. This includes nominating responsible organisations who will be responsible for achieving particular objectives. Other organisations involved include the NHS and the Suffolk Fire and Rescue Service.

Suffolk Constabulary Anti-social Behaviour Strategy

The Suffolk Constabulary Anti-social Behaviour Strategy outlines the importance of tackling ASB and helps define what the Constabulary consider to be ASB, as well as priority issues such as repeat victimisation and victim vulnerability. It details the Constabulary's preferred approach to dealing with ASB from the initial contact through to specialist partnership support.

Social Inclusion and Access to Services

Waveney Social Inclusion Statement (2004)

Waveney has recently formed a Social Inclusion team. The document defines social inclusion and sets out a vision, aims and objectives in relation to reducing social exclusion.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Vision	"All people in Waveney have an equal chance to succeed in life, feel valued,	Social inclusion is an integral part of any	Social inclusion should be

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	able to contribute and have the choice, resources and ability to access and benefit from opportunities presented to them”.	Local Plan.	included in the framework.
Aims	<ul style="list-style-type: none"> • To co-ordinate and lead a joined up approach to service delivery; • To clarify priorities for action; • To identify opportunities for funding. 		
Objectives	<ul style="list-style-type: none"> • To meet the Governments target of having no families in B&B for longer than six weeks • To continue to build capacity to meet the needs of homeless families by working with the voluntary sector, other statutory agencies and private landlords to develop a range of solutions to homelessness • To develop a strategy to tackle the causes of homelessness • To continue to develop capacity within the Community • To continue to work with the Community to develop projects and to identify suitable sources of funding • To work with the voluntary sector and others to develop an approach to grant funding which is transparent, fair and which is in tune with the Council’s objectives, as set out in the Strategic Direction • To take a lead role in the continued development of the Crime and Disorder Reduction Partnership and it’s strategic aims and objectives • To work in partnership with others to develop 		

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	activities and projects which will enhance Community Safety within the district		

Waveney and Suffolk Coastal Equalities Scheme 2012-2014

This document ensures that both Councils put equality at the heart of all their activities. This includes procurement, service provision, employment and public engagement. Equality ensures that everyone within the community is treated equally and does not suffer any sort of discrimination and that they have equal access to jobs, services and public consultations. The Council is particularly keen to engage with hard to reach groups during consultations, with whom there is not normally a dialogue.

Hidden Needs in Suffolk, 2016 Five years On (2011-2016)

The new report incorporates data from the 2015 Index of Multiple Deprivation, the 2011 Census and a range of other data, including information from the new Social Mobility Index published in 2016.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Growth of Suffolk's population is slowing down compared to the rest of the East of England and the UK.</p> <p>The population is also growing progressively older: The proportion of younger people is declining and the proportion of pensioners increasing.</p> <p>This has long term implications: older people have greater demand of public services, and the relative proportion of people in employment to those in retirement will impact on Suffolk's overall economy.</p> <p>As the first Hidden Needs reported, county and district level statistics can obscure levels of deprivation in rural areas.</p> <p>Over 14 per cent of neighbourhoods in Ipswich and 12 per cent in Waveney are ranked among the most deprived 10 per cent in England.</p> <p>In 2016, the government introduced a new Social Mobility Index designed to estimate how a disadvantaged background affects a person's life chances at school and</p>	<p>The Local Plan must understand the key demographics of the districts and seek to implement the right strategies in dealing with the increasingly aging population and importantly make provision for the poorest in our society so they can change their economic and social situations.</p>	<p>The SA should include objectives that support the needs of the whole of our society, especially the most vulnerable groups.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>thereafter in the workplace.</p> <p>The index suggests that there is marked inequality of opportunity for children and young people across Suffolk.</p>		

Rural deprivation in Suffolk May 2016

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The report finds that in general the rural areas within Suffolk are less deprived than urban areas. The rural population is:</p> <ul style="list-style-type: none"> • More likely to live longer. • Less likely to be income deprived. • Less likely to be a child living in an income deprived household. • Less likely to be workless. • More likely to hold higher levels of qualifications. • The costs of providing services in rural areas is estimated to be considerably higher than in urban areas. • Suffolk's rural population is aging faster than its urban population. This along with limited transport connectivity in rural areas, may result in increasing the cost of living in rural areas compared to urban areas. 	<p>The Local Plan must seek to diminish where possible the inequalities between rural and urban areas.</p>	<p>The SA should include objectives that reduce rural-urban inequalities and seek to support the social, economic, and environmental needs of the rural population, and not at the expense of the urban population.</p>

Suffolk Poverty Strategy: Working together to tackle poverty 2015-2020

Strategy aims to build on what is already in place to address poverty so that it is embedded in the planning and delivery of all services for the most vulnerable groups. Strategy also aims to raise awareness of poverty in the county and the great work that is already taking place.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Identifies five strategic aims:</p> <ul style="list-style-type: none"> • Extend financial inclusion and improve people's financial skills. • Reduce levels of food and fuel poverty, 	<p>Local Plan policies should seek to create communities which are inclusive and accessible to all through range of housing type and tenures, range of</p>	<p>SA Framework to consider objectives relating to social inclusion, employment opportunities and appropriate housing options.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Reduce levels of child poverty, • Improve people's skills and employment prospects, • Reduce health inequalities. 	employment opportunities and mix of appropriate community facilities and infrastructure to support the most vulnerable groups.	

Housing

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

A strategy to address housing issues for an ageing society.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Strategy is to ensure that people are able to stay within their own homes as they get older. Promote housing standards which meet life time homes so that they provide the flexibility required as the population gets older. Also a need to improve the integrations between housing and health care	Local Plans need to provide a range of housing types and tenures to meet the needs of the ageing population through providing the appropriate housing options and housing standards.	The SA should include objectives relating to providing the housing needed across the district as well as ensuring that it meets the specific requirements of residents.

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

Strategy sets out how the Council will address private sector housing issues in the district and link with wider sub regional strategies and statutory duties.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The four key priorities that the policy will address are:</p> <ul style="list-style-type: none"> • Decent homes for vulnerable people, • Provision of affordable housing, • Energy conservation, • Helping the elderly to stay in their own homes. 	Local Plans should take into account the housing needs of the wider community by promoting a range and choice of housing type and tenure.	The SA Objectives should include measures to ensure that housing opportunities for all sectors of the community are provided.

Waveney Supporting Housing Strategy 2004 and Beyond, 2005

The purpose of this strategy was to set out the main housing issues and objectives for Waveney, and outline an action plan for regional development work. The strategy feeds directly into the Regional housing Strategy for the East of England 2005-2010. Key objectives focus on regeneration aimed at:

- Improving housing condition and local neighbourhoods
- Improving people access to suitable housing
- Contributing to more balanced housing markets

East Suffolk Housing Strategy, 2017 – 2023

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The joint housing strategy for East Suffolk sets the ambitions and objectives of the two councils, which will become one. The report states the main objective is to increase the supply of homes and particularly affordable homes across the two districts.</p> <p>The report states that although East Suffolk has significant planning housing growth linked to the provision of jobs, but identifies the need for additional housing above the planned targets if ambitions for economic growth are to be achieved.</p> <p>The 5 areas the report focusses on are:</p> <ul style="list-style-type: none"> • Increasing the supply of new homes to meet a range of needs. • Getting the most out of existing homes and improving the access to housing. • Specialist support and accommodation for groups with special needs. • Working in partnership (supporting successful communities, regeneration and economic development). <p>Well-managed and maintained homes (promoting professional standards and value for money).</p>	<p>The Local plan must establish policies for housing across Suffolk Coastal, and affordable housing provision. Understanding the different needs for housing across the districts is important in deciding on relevant policies that aim to be inclusive of all the different housing situations people find themselves in.</p>	<p>The SA should set out objectives that support the provision of housing and affordable housing throughout the district. Understanding the different housing needs is also important in establishing appropriate objectives, e.g. homelessness, disabled needs).</p>

National, Regional and Local Context – Environment

Air and Water Quality

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

The Strategy sets out air quality objectives and policy options to further improve air quality in the UK to deliver environmental, health and social benefits. It examines the costs and benefits of air quality improvement proposals, the impact of exceedances of the strategy's air quality objectives, the effect on ecosystems and the qualitative impacts.

Implications for the Local Plan	Implications for Sustainability Appraisal
The national strategy sets objectives and targets for each air quality pollutant and Local Plans will need to take into account air quality as part of policy options	The SA should include objectives relating to the quality of air quality and improving the environment for all communities.

Suffolk Local Authorities – Air Quality Management and New Development 2011

Guidance helps to ensure a consistent approach to planning and dealing with air quality across Suffolk.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>Air quality is a material planning consideration with the potential to affect and influence planning processes for both proposed developments within designated Air Quality Management Areas. Aims of the guidance are:</p> <ul style="list-style-type: none"> • Maintain and where possible improve air quality, • Ensure a consistent approach to local air quality by: <ul style="list-style-type: none"> ○ Identifying circumstances where an air quality assessment would be required to accompany an application, ○ Providing guidance on the requirements of the air quality assessment, <p>Providing guidance on mitigation and offsetting of impacts.</p>	<p>Local Plans should take into account Air Quality issues as well as the impact the traffic has on the environment. Where appropriate the production of Air Quality Assessments should be provided as part of future planning applications.</p>	<p>The SA should include objectives relating to the quality of air quality and improving the environment for all communities.</p>

2012 Air Quality Update and Screening Assessment for Waveney District Council

This report was produced as part of the Council’s obligation to measure air quality against objectives detailed in the Air Quality Regulations 2000 (as amended). The report details the measures undertaken to measure air quality. None of the objectives for air quality were in danger of being missed so no detailed assessment was required.

Great Yarmouth Local Air Quality Management Review, ongoing

Air quality has been continuously monitored in Great Yarmouth since 1999/2000. During the first study only levels of nitrogen oxide and finer particles gave cause for concern but further in depth study found these did not exceed air quality standards.

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

This document describes how the Environment Agency will manage water resources up to 2050. This includes encouraging development that is more water efficient (both for homes and businesses) and encouraging agricultural users to develop ways of using water more efficiently, such as by constructing high flow reservoirs. Future water use scenarios are also tested and include the impact of more efficient use as well as population growth and economic expansion within the region. It is noted that the eastern region already experiences water stress and that this will increase over time due to the impact of climate change. Measures to increase resilience to more extreme weather events are also discussed.

Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The local plan will need to specify the construction of increasingly water efficient buildings through regimes such as the code for sustainable homes. There is also the need to consider how to combat issues such as water stress in parts of the District and to deliver development that is not at risk of flooding from extreme weather events.</p>	<p>Ensure the SA has objectives to encourage the efficient use of water</p> <p>Ensure the SA has objectives to resilient in the face of extreme weather events caused by climate change</p>

Anglian Water: Water Resources Management Plan, 2014

This document provides a flexible plan that will enable Anglian Water to continue to supply customers in the region in the face of climate changing, reductions in water resources and an expanding population.

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

The main aim of CAMS are:

- To inform the public on water resources and licensing practice
- To provide a consistent approach to local water resources management, recognising the reasonable needs of water users and the environment
- To provide the opportunity for greater public involvement in managing the water resources of a catchment

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

RBMPs are the means by which the sustainable development principles of the European Directive on Water Management will be implemented at the local scale by the Environment Agency. RBMPs will be produced for each River Basin District on a 6-year cycle, with first plans being published for consultation in 2008.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • to prevent deterioration of water quality and restore polluted bodies of water; • to establish a legal framework to protect surface and groundwaters; • to take into account economic and technical considerations so that schemes are good value for money and feasible. • Where risk assessments show water bodies are not meeting their environmental objectives, measures will be identified and put in place to achieve them. 	Plan policies should assess how these aims and emerging RBMP policies can be reflected in planning policies for water management and quality.	Water quality and management should be considered in SA.

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

The current RBMP was published in December 2009 and as required by the Water Framework Directive, these should be updated every 6 years. Since 2009 many things have happened that have influenced the review and proposed update of the plan. These include:

- investment by water companies in accordance with their asset management plans that were approved in 2009,
- Updates in 2014 to water companies' 25 year water resource management plans,
- Development of new water company investment plans for the period 2015-2020,
- Development of a new programme of flood and coastal risk investment for the period 2014 to 2021,
- Proposals for future management of flood risk, as required by the European Floods Directive,
- A revision to the rural development programme for England, affecting the future targeting of agricultural land management payments from Europe.
- Completion, by the Environment Agency of a large programme of monitoring and investigations to increase certainty in whether and why water bodies do not achieve good status,

- Updates to water quality and biological standards and water body boundaries that better reflect the requirements of the Water Framework Directive,
- The launch of the catchment based approach policy initiative and an associated investment, since 2010, of over £90m by Defra across England in projects and partnerships to protect and enhance catchments.
- A review of significant water management issues via the Environment Agency's Challenges and Choices consultation,
- Completion by the Environment Agency, of a detailed analysis of the costs and benefits of achieving good status in every water body in England,
- Ongoing interim monitoring of the status of water and the risks of deterioration occurring in light of future pressures such as land use change, population growth and climate change.

The focus of the consultation is to review and update the environmental objectives for waters in the river basin district and the measures required to achieve them using an evidence based approach to decision making.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • to prevent deterioration of water quality and restore polluted bodies of water; • to establish a legal framework to protect surface and groundwaters; • to take into account economic and technical considerations so that schemes are good value for money and feasible. 	Plan policies should assess how these aims and emerging RBMP policies can be reflected in planning policies for water management and quality.	Water quality and management should be considered in SA.

Environment Agency River Basin Management Plans Anglian River Basin District (RBMPs), 2015

RBMPs are the means by which the sustainable development principles of the European Directive on Water Management will be implemented at the local scale by the Environment Agency. RBMPs will be produced for each River Basin District on a 6-year cycle, with first plans being published for consultation in 2008.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Aims of the Directive:</p> <ul style="list-style-type: none"> • to prevent deterioration of water quality and restore polluted bodies of water; • to establish a legal framework to protect surface and ground waters; • to take into account economic and technical considerations so that schemes are good value for money and feasible. 	Plan policies should assess how these aims and emerging RBMP policies can be reflected in planning policies for water management and quality.	Water quality and management should be considered in SA.
The RBMP process:	Plan policies should assess how these aims and	Water quality and management

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Where risk assessments show water bodies are not meeting their environmental objectives, measures will be identified and put in place to achieve them.	emerging RBMP policies can be reflected in planning policies for water management and quality.	should be considered in SA.

Anglian Water Business Plan 2015-2020, 2014

This provides the corporate direction for Anglian Water for the next five years and looks at consumer demand and future investment, although there is no information about water resources or use in particular locations.

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

This strategy is very comprehensive and looks at the water resources available in Waveney and other parts of the UK that fall within the Essex and Suffolk Region for fresh water provision. This includes the impact of climate change and estimates of how available water resources will change over time. The strategy also looks at different types of demand and how the available water resources will continue to meet these in the future.

Implications for the Local Plan	Implications for Sustainability Appraisal
The local plan should take account of the water resources available and how future development will be met. It will be necessary to promote water efficient development and avoid development in areas that are experiencing water stress or have inadequate fresh water infrastructure.	SA Framework to include objectives relating to water management and flood risk.

Great Yarmouth and Waveney Water Cycle Strategy Scoping Study, 2009

This is a desk top study that reviews information and identifies areas where further investigation will be necessary. Although a very high level study it did identify the need for a stronger sewage network in south Lowestoft if further growth is to take place in the area. There is also a brief assessment of the impact of further development in Norwich, which concludes that there will be some impact upon water resources in the Waveney area. Finally suggestions are made about potential further investigation for the outline study (which forms the next phase of the water cycle strategy), including an assessment of places selected for further development and further investigation of the foul sewage network as well as the potential for sustainable drainage. The study identified that parts of the District have depleted water resources and could experience water stress in the future.

Landscape and Countryside

National Character Area profile: 82 Suffolk Coast and Heaths 2014

A guidance document to inform decision-making to support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profile includes a description of the natural and cultural features that shape the landscape in Suffolk Coast and Heaths AONB, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of the area's characteristics and ecosystem services.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The aim is to inform local communities and decision-makers of the landscape character of the area and in so doing, protect important characteristics of the local landscape.	Consider including policies on protection of local landscape character.	SA Framework to include objectives relating to conserving and enhancing local landscapes and local distinctiveness.

Integrated Landscape Character Objectives, Landscape East 2010

This is an inventory of different landscape types found within the east of England. For each type of landscape there is information about the physical environment, vegetation, historic environment and visual qualities. There are also a set of management objectives for each type of landscape.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Policies should protect the environment, vegetation, historic environment and visual appearance of a particular landscape type.</p> <p>Development should be sympathetic to the surrounding local landscape.</p>	The local plan should seek to protect and enhance the character of the District. This is complicated by the fact that both Districts contain a considerable variety of different landscapes and these need protection and enhancement through the local plan.	Consider objectives relating to the protection and enhancement of the landscape. Consider study in assessing the impacts of policies / sites on landscapes.

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

This document provides an overview of the landscape and habitats of the AONB and provides a review of the implementation of the previous plan. It then sets out a series of objectives that relate to the protection, management and improvement of the AONB.

Implications for the Local Plan	Implications for Sustainability Appraisal
Investigate the need for policies for the AONB area to support the vision for each theme and how targets can be achieved through those policies.	SA Framework to include objectives relating to landscape and townscapes and enhancing the environment where possible.

Suffolk Coasts and Heaths Management Plan 2013-18

Provides an overview of the Area of Outstanding Natural Beauty, together with management aspirations.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The document provides detailed descriptions of different parts of the AONB, including the environmental and economic issues that they face. The document provides guidance about plan making and planning decisions in the area and emphasises the need to protect the character and landscape of the AONB. The latter part of the document presents a vision for how the AONB will look in 2033 together with management proposals for the AONB area. This is broken down into a list of objectives, together with an action plan detailing how these will be achieved.	The Local Plan needs to take account of the unique character and landscape of the AONB and to preserve the natural environment. In particular it needs to take account of the aims and objectives of the AONB management plan.	SA Framework to include objectives relating to landscape and townscapes and enhancing the environment where possible.

Suffolk Historic Landscape Characterisation Map 2008

The Map characterised the historic landscape of Suffolk through the identification and mapping of a range of defined Historic Landscape Types, each based on current land use and an assessment of its historical origin.

Implications for the Local Plan	Implications for Sustainability Appraisal
Development Plan Documents should be sympathetic to the historic environment and landscapes across the district.	The SA should include objectives relating to the conservation and enhancement of historic and archaeological areas and landscapes.

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

This landscape character assessment for the Touching the Tide (TtT) Partnership was carried out during 2012. It covers an area defined by Suffolk Heritage Coast but extends inland along the Deben Estuary as far as Melton and south to the Landguard Peninsular at Felixstowe. It therefore includes coastal landscapes and three distinct estuaries - the Blyth, the Alde-Ore and the Deben and the majority of the area falls within the wider Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

Waveney District Council Landscape Character Assessment, 2008

The document was designed to provide technical guidance and evidence to underpin landscape based policies in the Local Development Framework. It will provide key information for use by both developers and development control officers in helping to make decisions on the appropriate location, scale and design of new development.

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

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Protection of the Resource	<ul style="list-style-type: none"> i) Existing area of ancient woodland maintained ii) Net increase in area of other native woodland iii) No significant or unnecessary losses of known veteran trees 	Local Plans should seek to address these issues	Objectives and Indicators on conserving and protecting the landscapes through protection of ancient and protection/expansion of native woodlands should be included
Quality of Life	<ul style="list-style-type: none"> i) Increase in the number of people visiting woodlands for leisure purposes ii) Increase in the proportion of the population with access to woodland near to where they live 	Local Plans should seek to address these issues	Could be linked in with other indicators on health, recreation and access to green spaces
Ecological condition	<ul style="list-style-type: none"> i) All widespread and serious threats to ancient and native woodland being reduced ii) The majority of ancient semi-natural woodland either in favourable condition or being improved 	Local Plans should seek to address these issues	Objectives and Indicators on conserving and protecting the landscapes through protection of ancient and protection/expansion of native woodlands should be included
Cultural heritage	<ul style="list-style-type: none"> i) Local communities increasingly aware of the heritage and environmental value of ancient and native woodland 	Not really an issue for Local Plans	Could be linked in with other indicators on health, recreation and access to green spaces

The Countryside and Rights of Way Act 2000

DEFRA produced The Countryside and Rights of Way Act and it received Royal Assent on 30 November 2000. However, with the provision that it come into force in incremental steps over subsequent years. Where the rights of the individual may be affected by measures contained in the act, a public consultation process is required. The Act introduces a major new right as a result of the Government's 1997 manifesto, to give people greater freedom to explore the countryside, a right for which people have campaigned for over a hundred years.

The Act contains 5 parts and 16 Schedules, and focus on the following:

- Introducing measures to improve public access to the open countryside and registered common land while recognising the legitimate interest of those who own and manage land concerned;
- Amends the law relating to public rights of way to improve conservation of sensitive environments;
- Providing increased protection of Sites of Special Scientific Interest (SSSI) and strengthens wildlife enforcement legislation. It provides a basis for the conservation of biological diversity; and
- Providing for better management of Areas of Outstanding Natural Beauty (AONB).

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Issue: Access to the Countryside	DEFRA and the Countryside Agency are issued the responsibility by the Act to deliver a new right of public access on foot without having to stay on footpaths, to areas of open land comprising mountain, moor, heath, down and registered common land. It also contains provisions for extending the right to coastal land. Safeguards are provided to take into account the needs of landowners and occupiers, and of other interests, including wildlife.	Local Plans can play a role in safeguarding wildlife and sensitive habitats from access to the public where necessary	Consider objectives and indicators indicating conflict between public access to land and sensitive environments and habitats.
Issue: Public Rights of Way and Road Traffic	Rights of way legislation are encouraged by the creation of new routes and clarifying uncertainties about existing rights in the Act. Particularly important in terms of nature conservation, the Act introduces powers enabling the diversion of rights of way to protect SSSIs and enabling traffic regulation orders to be made for the purpose of conserving an area's natural beauty.	Local Plans can play a role in identifying where environments and habitats including SSSIs is in conflict with existing or proposed rights of way	Consider objectives and indicators indicating conflict between traffic and sensitive environments and habitats.
Issue: Nature Conservation and wildlife projection	A duty is placed on Government Departments by the Act to regard conservation of biodiversity as an important consideration. It places a duty on the departments to maintain lists of species and habitats for which conservation steps should be taken and promoted, in accordance with the Convention on Biological	Local Plans can play a role in identifying where the conservation of species and habitats, SSSIs and threatened species needs additional protection.	Consider objectives and indicators relating to threatened species, sensitive environments, SSSI and management of this.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>Diversity.</p> <p>Schedule 9 of the Act changes the Wildlife and Countryside Act 1981. The schedule amends SSSI notification procedures and provides increased powers for the protection and management of SSSIs. The provisions extend powers for entering into management agreements, and place a duty on public bodies to further the conservation and enhancement of SSSIs. The Act introduces an increase in penalties on conviction where the provision are breached, with a new offence whereby third parties can be convicted for damaging SSSIs. To ensure compliance with the Human Rights Act 1998, appeal processes are introduced with regards to the notification, management and protection of SSSIs.</p> <p>Schedule 12 of the Act amends the Wildlife and Countryside Act 1981, strengthening the legal protection for threatened species. The provision make certain offences arrestable, create a new offence of reckless disturbance, confer greater powers to police and wildlife inspectors for entering premises and obtaining wildlife tissue samples for DNA analysis, and enable heavier penalties on conviction of wildlife offences.</p>		
Issue: Areas of Outstanding Natural Beauty	The Act clarifies the procedure and purpose of designating AONBs, and consolidates the provision of previous legislation. It requires local authorities to produce management plans for each AONB, and enables the creation of Conservation Boards in order to assume responsibility for AONBs, particularly where the land designated crosses several local authority jurisdictions. The Act also requires all relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs when performing their functions.	Local Plans can assist in the identification, designation, management and monitoring of AONBs.	Consider objectives and indicators regarding the state and the management of AONBs.
Issue: Miscellaneous and	The Act makes provision for the establishment of local access forums and provide functions for forums in	Local Plans can identify where forums and management	Consider objectives and indicators to identify conservation areas where

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Supplementary	some cases. It determines that decision-making authorities should have regard to forum's view in reaching decisions and that Management Agreements can be entered into regarding land for conservation.	agreements might be useful.	there would be a need for a management forum or an agreement.

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

This document provides an overview of the condition of rights of way in the County, together with a summary of the policy and legislative context within which they operate.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Action points are centred around the following key objectives:</p> <ul style="list-style-type: none"> A. Provide a better signed, maintained and accessible network B. Provide and protect a more continuous network that provides for the needs of all users C. Develop a safer network D. Increase community involvement in improving and managing the network E. Provide an up to date and publicly available digitised definitive map for the whole of Suffolk F. Improve promotion, understanding and use of the network. 	Develop policies to enhance and protect rights of way.	Consider objectives for enhancing and protecting countryside access and rights of way.

Climate Change

Nottingham Declaration, 2000

Launched on 25th October 2000, the Nottingham Declaration commits local councils to work towards reducing emissions. However councils are not obliged to sign up to the declaration and not every council has done so. Those that do pledge to work with central Government to help meet targets set down by the Kyoto Protocol. This includes:

- Participate in local and regional networks for support
- Publicly commit to reduce greenhouse gas emissions from local authority operations
- Assess risks related to climate change and the implications for local communities and services and adapt accordingly

- Encourage all sectors of the community to adapt to climate change and reduce their greenhouse gas emissions
- Publish progress against targets and publish the results
- The Nottingham declaration was re launched in December 2005.

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

This document sets out which organisations are involved in the second round of the Adaptive Reporting Power (ARP). It also details what information should be collected and how it should be reported. The ARP applies to all public organisations who might be affected by climate change or who may have to tackle the impacts of climate change in the future. The three aims of the ARP are to: ensure that climate change risk management is systematically undertaken; help ensure public service and infrastructure are resilient to climate change; monitor preparedness of key sectors to climate change. The first round of the ARP has already been completed and all organisations involved in that will also be involved in the second round.

Overarching objectives are to identify areas of risk to the public sector and assess the effectiveness of measures taken to combat risk. Planning authorities are not included in the scope of this exercise, which is unlikely to have any impact upon local plan document preparation.

UK Carbon Plan, 2011

The Carbon Plan sets out the Government's plans for achieving the emissions reductions committed to in the first four carbon budgets, on a pathway consistent with meeting the UK's 2050 target. The publication brings together the Government's strategy to curb greenhouse gas emissions and deliver climate change targets. Updated in 2013.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Reduction of greenhouse gas emissions by 80% by 2050.	Local plan documents should seek to reduce carbon emissions.	The SA should include an objective for reducing greenhouse gas emissions.

Climate Change Act, 2008

The Act commits the UK to action in mitigating the impacts of climate change. It aims to improve carbon management and demonstrate UK leadership in moving to a low carbon economy.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
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Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Relevant commitments within the Act are:</p> <ul style="list-style-type: none"> • The creation of a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050, to be achieved through action in the UK and abroad (against 1990 levels). Also a reduction in emissions of at least 34% by 2020. • A carbon budgeting system which caps emissions over five-year periods, to aid progress towards the 2050 target. • The creation of the Committee on Climate Change - a new independent, expert body to advise the Government on the level of carbon budgets and on where cost-effective savings can be made. • The inclusion of International aviation and shipping emissions in the Act or an explanation to Parliament why not - by 31 December 2012. • Further measures to reduce emissions, including: powers to introduce domestic emissions trading schemes more quickly and easily through secondary legislation; measures on biofuels; powers to introduce pilot financial incentive schemes in England for household waste; powers to require a minimum charge for single-use carrier bags (excluding Scotland). • New powers to support the creation of a Community Energy Savings Programme. 	<p>Local plan policies should promote sustainable economic growth and reduce carbon emissions.</p>	<p>Objective should be included relating to reducing greenhouse gas emissions and respective targets.</p>

Climate Change Risk Assessment, 2012

This is an extensive piece of research required by the Climate Change Act of 2008. As such it looks at the 11 key sectors and the positive and negative impacts upon each one. Sectors tested include buildings and transport infrastructure, business, health, agriculture and the natural environment. The CCRA also tests different possible responses to the threat of climate change and suggests future action points for central Government. This is an exercise that should be repeated every 5 years, with the next one being due in 2017.

National Adaptation Programme, July 2013

The National Adaptation Programme was based on the findings of the Climate Change Risk Assessment, which was produced in response to the Climate Change Act, 2008. The NAP is organised around a series of objectives, together with guidance about how these will be achieved.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Objective 1: To work with individuals, communities and organisations to reduce the threat of flooding and coastal erosion, including that resulting from climate change, by understanding the risks of flooding and coastal erosion, working together to put in place long-term plans to manage these risks and making sure that other plans take account of them.</p> <p>Objective 2: To provide a clear local planning framework to enable all participants in the planning system to deliver sustainable development, including infrastructure that minimises vulnerability and provides resilience to the impacts of climate change.</p>	<p>Ensure the Local Plan takes into account climate change mitigation.</p>	<p>Consider objectives on mitigating and adapting to climate change.</p>

Flood and Water Management Act 2010

The Act will provide better, more comprehensive management of coastal erosion and flood risk for people, homes and businesses. It also contains financial provisions related to the water industry. The Act gives the Environment Agency an overview of all flood and coastal erosion risk management and the County Council the lead in managing the risk of floods. It will also enable better management of water resources and quality, and will help to manage and respond to severe water events such as flood and drought.

National Energy Policy Statement DECC, 2011

Document sets out national Government policy on the delivery of major energy infrastructure. It sets out the need for and role of various different types of renewable / low carbon energy. Potential impacts of renewable energy are listed along with a summary of how the Infrastructure Planning Commission will make decisions.

Sustainable Energy Act, 2003

This Act places responsibilities on the Secretary of State to annually produce a sustainable energy report (beginning in 2004) on the progress made in regards to:

- Cutting the United Kingdom's carbon emissions;
- Maintaining the reliability of the United Kingdom's energy supplies
- Promoting competitive energy markets in the United Kingdoms; and
- Reducing the number of people living in fuel poverty in the United Kingdom.

Sustainable Energy Act, 2006

This Act expands makes provision about the reduction of emissions of greenhouse gases, the alleviation of fuel poverty, the promotion of microgeneration and the use of heat produced from renewable sources.

Energy Act, 2013

The Act sets out new legislation to:

- Reflect the availability of new technologies (such as CCS and emerging renewable technologies)
- Correspond with our changing requirements for security of supply infrastructure (such as offshore gas storage)
- Ensure adequate protection for the environment and the tax payer as our energy market changes.

Implications for the Local Plan	Implications for Sustainability Appraisal
Local plans should encourage reductions in CO2 emissions and promote sustainable growth.	Include objectives which encourage the reduction of carbon emissions

Suffolk Climate Action Plan 2, 2012

This document is produced by local authorities in tandem with the Environment Agency, Sustainability East, University College Suffolk and other organisations. It outlines the potential impact of climate change within Suffolk and sets goals for helping the County to adapt to climate change. The document lists objectives for businesses and private households (and these are listed below). It also sets out a road map about how these will be achieved, including more energy efficient buildings and a stronger emphasis on renewable energy.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The document does not have any binding targets but does aspire for businesses and households in Suffolk to achieve the following:</p> <ul style="list-style-type: none"> • Reduce carbon emissions by 60% on 2004 levels by 2025 • Support the development of a green economy, including reducing the CO2 produced in the production and delivery of products and services • Adapt to the impacts of climate change, including extreme weather and resource scarcity 	<p>Local plan policies should promote energy efficient design for business premises and private houses.</p> <p>Local plan policies should encourage the development of renewable energy facilities, both as stand alone facilities and as part of wider developments.</p>	<p>Include objectives which encourage the reduction of carbon emissions and which seek to enable mitigation and adaptation to climate change.</p>

Kelling to Lowestoft Ness Shoreline Management Plan (SMP)

SMPs set out a 100 year strategy for coastal defence for a specified length of coast taking account of natural coastal processes and human and other environmental influences and needs. They are reviewed every 5 years. They were established by Defra to ensure a co-ordinated, partnership approach to coastal management.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Objectives	<p>The objectives of the SMP are as follows:</p> <ul style="list-style-type: none"> • to define, in general terms, the risks to people and the developed, natural and historic environment within the SMP area over the next century • to identify the preferred policies for managing those risks • to identify the consequences of implementing the preferred policies • to set out procedures for monitoring the effectiveness of the SMP policies • to inform others so that future land use and development of the shoreline can take due account of the risks and preferred SMP policies • to comply with international and national nature conservation legislation and biodiversity obligations. <p>The generic shoreline management policies considered are those defined by Defra, they are:</p> <ul style="list-style-type: none"> • Hold the line: maintain or upgrade the level of protection provided by defences • Advance the line: build new defences seaward of the existing defence line • Managed realignment: allow retreat of the shoreline with monitoring and, if appropriate, management to limit or control movement 	Take account of the recent review in assessing any need for policy change	Need to ensure that coastal processes are taken account of in the SA

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<ul style="list-style-type: none"> • No active intervention: a decision not to invest in providing or maintaining defences. 		

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

Shoreline Management Plan provides a large scale assessment of the risks associated with coastal evolution and presents a policy framework to address these risks to people and the developed, historic and natural environment in a sustainable manner. The SMP provide both a broad scale assessment of these risks but also quite specific advice to operating authorities in their management of defences. The SMP is a non-statutory policy document for coastal defence management planning which promotes management policies for a coastline into the 22nd century that achieves long-term objectives without committing to unsustainable defence.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Key principles of the SMP are:</p> <ul style="list-style-type: none"> • To avoid the loss of life through flooding, • To protect people’s homes from flooding and erosion, • To protect the local economy, • To contribute to a sustainable and integrated approach to land use planning, • To support adaptation by the local coastal communities, • To avoid damage to and enhance the natural heritage, • To support the historic environment and cultural heritage where economically, technically and environmentally sustainable. • To maintain or improve landscape designations and features, and • To reduce reliance on defence. 	<p>Local Plan should take account of the SMP and not promote inappropriate development in the coastal locations which are at risk from flooding and coastal erosion.</p>	<p>The SA should include objectives to reduce the risk of flooding as well as protecting the local landscape character.</p>

Suffolk Local Flood Risk Management Strategy, February 2013

This document aims to increase participation in flood risk prevention by all stakeholders, including local government, residents, developers, government organisations and community groups. As a result it doesn’t identify areas of risk in any detail or propose solutions. Rather it defines responsibilities for tackling flood risk, such as ensuring local drains are kept clear, and encourages cooperation among different stakeholders. A key aspiration is to improve the way in which flood risk is managed and

reduced and the document encourages different organisations to actively work together. The final part of the document provides guidance about flooding emergencies, together with a list of contact numbers.

Suffolk Coastal and Waveney Strategic Flood Risk Assessment, Feb 2008

The Suffolk Coastal and Waveney SFRA provides a detailed description of flood risk in the two districts. This includes a description of sources of fluvial flooding, as well as the different mechanisms for controlling and preventing flooding that are employed in the two districts. There is also an assessment of the different mechanisms for flooding in the two districts, as well as identifying parts of the districts that are most vulnerable to flooding.

Broads Authority Development and Flood Risk SPD, 2008

The overall aim of the Broads Authority Development and Flood Risk SPD is to balance development with the need to protect the environment of the Broads protect local communities from flood risk. Rather than assessing the flood risk of particular places or rivers (a task completed by the SFRA) this SPD provides guidance for considering planning applications and measures to reduce flood risk when planning new development.

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

A joint draft plan prepared by the Environment Agency and Lead Local Flood Authorities to protect and improve the environment and make it a better place for people and wildlife. A flood risk management plan highlights the hazards and risks from rivers, the sea, surface water, groundwater and reservoirs and set out how risk management authorities will work together with communities to manage flood risk. The Environment Agency is required to prepare a flood risk management plan for all England covering flooding from main rivers, the sea and reservoirs as set out in government guidance.

Over time the rivers of East Suffolk have evolved in response to a combination of natural changes and human intervention, often associated with urban expansion and changes in agricultural practices. Flood risk to people and property has increased because urban expansion has meant more people are living near rivers and on natural flood plans. Tidal flooding occurs when sea levels along the East Coast increase during high tides or when there is a storm surge. Tidal surges have a dramatic effect on the coastline, causing significant coastal erosion and tidal flooding that presents a severe risk to life. Across the East Suffolk Catchment, there are numerous reservoirs, predominately for agricultural purposes.

Wider catchment issues with an impact on flood risk management:

- Funding – some defences will no longer attract central government funding because the cost of managing the defence is greater than the value of what is being protected.
- Nutrient enrichments and waste water pollution are key challenges. Agricultural practices, local sewage treatment works and industrial discharges contribute to high levels of phosphate in the watercourses.
- Many of Suffolk's rivers are affected by drought and periods of low flows which causes low levels of dissolved oxygen and increases the impact of pollutants present and entering the river. These problems are exacerbated by the impacts of historic modifications to river morphology.

- The reduction of diverse water habitats as a result of historic physical modifications is also an issue. A range of projects to address barriers to fish migration and to enhance the diversity of in-channel and riparian habitats are in progress working with a wide range of partner organisations and private landowners.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The FRMP will deliver the requirements of the National Flood and Coastal Erosion Risk Management Strategy in England by setting out the measures to manage flood risk now and in the future. The FRMP will:</p> <ul style="list-style-type: none"> • Help develop and promote a better understanding of flood and coastal erosion risk, • Provide information about the economic and environmental benefits to inform decision makers, • Identify communities with the highest risk of flooding so that investment can be targeted at those in most need. 	<p>Local Plan policies should take into account flood risk and flood hazard as published by the Environment Agency.</p>	<p>Sustainable flood risk management should be covered by SA.</p>

A Summary of Climate Change Risks for the East of England (2012)

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Key findings of this report show that action is required to prepare for the future impacts of climate change:</p> <ul style="list-style-type: none"> • Increase in the frequency and severity of flooding. • Hotter summers, potentially leading to an increase in premature deaths. • Reductions in water availability could lead to water shortages. • The report suggests adaptation action will be needed to increase water efficiency across all sectors and decrease levels of water abstraction in the summer months. 	<p>The Local Plan will need to acknowledge the threat posed by climate change, particularly on water availability and the affects on older people in extreme temperatures.</p>	<p>The SA should include objectives that support the need for adaptation strategies in dealing with climate change, ore specifically water availability.</p>

East Suffolk Catchment Flood Management Plan (Dec 2009)

This report helps the Environment Agency to understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment. The report can be used by a number of key stakeholders to plan for future management of areas affected by future flooding.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
This report helps the Environment Agency to understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment. The report can be used by a number of key stakeholders to plan for future management of areas affected by future flooding.	The Local Plan must acknowledge the importance of flooding, especially so in this coastal setting. The Local Plan must also plan for extreme flooding events, emergency planning.	The SA should include objectives that promote flood management strategies, reducing the risk of flooding in vulnerable areas.

The East of England Climate Change Adaptation Network 2014

Local authorities need to assess their risk during extreme weather events.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>This report helps the Environment Agency to understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment. The report can be used by a number of key stakeholders to plan for future management of areas affected by future flooding.</p> <p>Key findings of this report show that action is required to prepare for the future impacts of climate change:</p> <ul style="list-style-type: none"> • Increase in the frequency and severity of flooding. • Hotter summers, potentially leading to an increase in premature deaths. • Reductions in water availability could lead to water shortages. • The report suggests adaptation action will be needed to increase water efficiency across all sectors and decrease levels of water abstraction in the summer months. 	The Local Plan must acknowledge the importance of flooding, especially so in this coastal setting. The Local Plan must also plan for extreme flooding events, emergency planning.	The SA should include objectives that promote flood management strategies, reducing the risk of flooding in vulnerable areas.

The East of England Climate Change Adaptation Network 2014

Local authorities need to assess their risk during extreme weather events.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Changes in Population growth. • Changes in demographics (increase in older people). • Built environment (impacts on draining both in urban areas and in rural areas, flood plains). • Increase demand for travel both for business or domestic reasons. • Increased expectations of immediate access to resources, goods and services (e.g. reliance on a continuous provision of energy). 	The Local Plan must acknowledge the need to develop adaptations to deal with climate change.	The SA should include objectives that support the need to adapt to climate change, and mitigate any negative consequences of climate change.

Natural Resources

Waveney Contaminated Land Strategy (November 2008)

The Waveney Contaminated Land strategy provides comprehensive guidance for dealing with contaminated land. This includes the planning and regulatory background, together with a description of the District and where historically pollution has tended to occur. Sources of contamination and receptors are both identified and there is significant guidance about the identification, monitoring and remediation of contamination on sites throughout the District.

Joint Municipal Waste Management Strategy for Suffolk 2003 – 2020, 2003 and Addendum 2008

The document sets out a strategy for dealing with municipal waste over the period 2003-2020. Some of the policies were updated in 2013.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
1.4.3	Suffolk's Local authorities will work together and in partnership with others to develop a Municipal Waste Management Strategy. The Strategy will seek to minimise levels of waste generated and to manage waste in ways that are environmentally, economically and socially sustainable. The Strategy will seek to influence the wider waste stream, providing waste minimisation and recycling in industry and contribute towards the preparation of a Waste Local Plan for Suffolk. In delivering the strategy, LAs	Need to be aware of objectives and targets and facilitate them through Local Plan policies.	Ensure that key policies on waste management are reflected in the SA framework.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	will embrace the principles outlined in the National Waste Strategy and aim to recycle or compost at least 60% of municipal waste.		
1.7.4. Targets	<p>Final statutory performance standards for the percentage of household waste recycled and composted, for 2005/06 are:</p> <p>BDC: 21%</p> <p>FHDC: 40%</p> <p>IBC: 18%</p> <p>MSDC: 24%</p> <p>SEBC: 40%</p> <p>SCDC: 36%</p> <p>WDC: 18%</p> <p>SCC: 36%</p>	Need to be aware of objectives and targets and facilitate them through Local Plan policies.	Ensure that key policies on waste management are reflected in the SA framework.
1.7.9. Targets	National Waste Strategy targets for limiting landfill (not automatically adopted locally) are to reduce the amount of biodegradable municipal waste going to landfill to 75% of biodegradable municipal waste produced in 1995 by July 2010 (reducing to 50% by 2013, and 35% by 2020)	Need to be aware of objectives and targets and facilitate them through Local Plan policies.	Ensure that key policies on waste management are reflected in the SA framework.
2.2. Waste reduction and re-use	<p>Policy 4 - We will promote and encourage waste reduction wherever possible to minimise the amount of waste that is produced.</p> <p>Policy 5 - We will promote and encourage waste re-use wherever possible, by supporting community schemes and promoting awareness, and encouraging the re-use of waste collected through the Household Waste and Recycling Centres and bulky waste collections.</p>	Need to be aware of objectives and targets and facilitate them through Local Plan policies.	Ensure that key policies on waste management are reflected in the SA framework.
2.3. Recycling and composting	<p>Policy 6 - We will seek to maximise the proportion of waste that is recycled or composted, aiming to achieve at least 60% by 2010.</p> <p>Policy 7 - We will seek to introduce 'three-stream' collection systems from the kerbside of at least 80% of</p>	Need to be aware of objectives and targets and facilitate them through Local Plan policies.	Ensure that key policies on waste management are reflected in the SA framework.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>households in Suffolk by 2010.</p> <p>Systems will vary across the county to take account of circumstances and views. Different approaches to kerbside recycling and waste collection will be developed in remote rural areas and densely populated urban areas.</p> <p>Policy 8 - We will investigate the possibility of introducing kerbside collection of glass.</p> <p>Policy 11 - We will increase the number of bring sites for the collection of glass throughout the county. The number of bring sites and range of materials they collect will be increased in areas where it is not planned to introduce separate kerbside collection of dry recyclables.</p> <p>Policy 12 - We will work to optimise the number and location of Household Waste and Recycling Centres, and enhance quality of service provision. We will increase the quantity and range of materials recycled, aiming to recycle 55% of waste taken to the sites by 2004/05.</p>		
2.4. Disposal	<p>Policy 14 - We will seek to minimise the amount of waste landfilled by maximising reduction, re-use, recycling and composting, and in the longer term by introducing non-landfill residual waste treatment facilities. Where waste is landfilled we will seek to minimise environmental impacts by requiring best practise at sites, landfilling waste near to where it is generated and maximising recovery of energy from landfilled waste. We will aim to landfill less than the level of our landfill allowances each year until at least 2012.</p>	<p>Need to be aware of objectives and targets and facilitate them through Local Plan policies.</p>	<p>Ensure that key policies on waste management are reflected in the SA framework.</p>

Waveney Waste Strategy – July 2002

The strategy, prepared in coordination with other Suffolk local authorities, sets out WDCs approach to dealing with waste up to the year 2010. It is written in the context of the national aim of reducing landfill of waste and promoting recycling and composting.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Aims (p1)	<p>1. To achieve a recycling/composting recovery rate of 18% by 2004/05</p> <p>2. To contribute fully to the Suffolk wide goal of a recycling/composting recovery rate of 60% by 2010.</p> <p>3. To observe the key principles of Waste Strategy 2000:</p> <ul style="list-style-type: none"> • The precautionary principle • The proximity principle • The waste hierarchy • The Best Practical Environmental Option (BPEO) <p>In applying the BPEO, Waveney will be particularly keen to ensure that any service improvements are financially and commercially, as well as environmentally, sustainable.</p> <p>4. To exceed the statutory targets set for Waveney, achieving a minimum of 18% in 2004/05.</p> <p>5. To do so by the most economically and environmentally sustainable means</p>	<p>Consider the requirement for policies to promote the achievement of the aims, policies and objectives of the strategy, particularly in terms of:</p> <ul style="list-style-type: none"> • Design of new developments to cater for the 3 bin system; • Future requirements for siting of landfill sites and waste/ recycling centres as identified in the Waste Local Plan. 	The SA should cover the issues of landfilling of waste, recycling and composting
Strategic Objectives (p1)	<p>1. To introduce separate, alternate week collections of compostable and recyclable materials.</p> <p>2. To attract external funding for changes in collection methods.</p> <p>3. To work in partnership with neighbouring authorities and private companies to achieve our aims.</p> <p>4. To consult the public on collection method options.</p>		
Policy Statements (p1)	The document contains a number of policy statements on how the authority will manage its waste stream in pursuance of the above.		
Waste sites	<ul style="list-style-type: none"> • All freighter-collected waste is deposited at the AWL MRF on South 		

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>Lowestoft Industrial Estate.</p> <ul style="list-style-type: none"> • 'Residual' waste is taken to landfill site at Wangford. • The waste separated for composting is taken to Boston, Lincolnshire. 		

Suffolk Minerals Core Strategy, 2008

The Minerals Core Strategy establishes the framework for all other Mineral Local Plans (Local Plans), which must conform to its principles. It is intended to cover up to the end of 2021. It should be read in conjunction with the Suffolk Minerals Site Specific Allocations document.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The core strategy aims to meet the supply of aggregates in a sustainable manner, ensuring appropriately located sand and gravel quarries are identified within a broad belt which follows the A14 from the east of Ipswich to the western extremity of the county. Restored sites will contribute towards the enhancement of Suffolk's biodiversity action plan species and habitats and landscape character.	Any sites identified with the local plan area should also be shown on the local plan policies map.	SA Framework should include objectives relating to biodiversity.

Suffolk Waste Core Strategy, 2011

This document contains the waste planning policy for Suffolk. Proposals are made for sites suitable for the development of Strategic Residual Waste Treatment Facilities and Non Hazardous Landfill.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Planning applications for other types of waste development are intended to be determined in accordance with the policies contained within this document and that of other relevant documents. The strategy aims by 2027 to eliminate the landfilling of untreated municipal, commercial and industrial wastes and have fully operational residual waste management processes, recovering value from wastes that cannot practically be recycled or composted.	Any sites identified with the local plan area should also be shown on the local plan policies map.	SA Framework to include objectives relating to reduction of waste

Suffolk Minerals Site Specific Allocations, 2009

The Minerals Specific Site Allocation Local Plan identifies on maps twelve sites for sand and gravel extraction and will meet the identified need for sand and gravel until 2021. In line with the Minerals Core Strategy ten of the sites are extensions to existing quarries. The two new sites previously appeared in Suffolk Minerals Local Plan 1999 which the Site Allocations document replaces. The sites identified are: Waldringfield (two areas); Coddendam; Layham; Barham; Chilton (new site); Timworth (new site); Homersfield/Flixton (two areas); Worlington/Red Lodge (two areas); and Cavenham. Three sites, shown as M1, W6 and W7 on the proposals maps are located within Suffolk Coastal and a further two sites, P5 and P6 are located within Waveney.

Implications for the Local Plan	Implications for Sustainability Appraisal
Any sites identified with the local plan area should also be shown on the local plan policies map.	Cumulative impacts with local plan on the environment

Suffolk Waste Site Specific Allocations, 2011

This document contains the waste planning policy for Suffolk. Proposals are made for sites suitable for the development of Strategic Residual Waste Treatment Facilities and Non Hazardous Landfill. Planning applications for other types of waste development are intended to be determined in accordance with the policies contained within this document and that of other relevant documents.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The strategy aims by 2027 to eliminate the landfilling of untreated municipal, commercial and industrial wastes and have fully operational residual waste management processes, recovering value from wastes that cannot practically be recycled or composted.	Any sites identified with the local plan area should also be shown on the local plan policies map.	Cumulative impacts with local plan on the environment

Suffolk Minerals and Waste Local Plan, Preferred Options Draft Document, 2017

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The Plan covers the period up until 2036, in which Suffolk will continue to meet its statutory obligation for the supply of aggregates and the management of waste in a sustainable manner.	The Local Plan should recognise the importance of minerals and waste development within the district and the county and acknowledge the need for development sites for	The SA should set out objectives outlining the importance of minerals and waste in the district and also the importance of protecting the environment from improper minerals and waste

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The main aims of the plan are as follows:</p> <ul style="list-style-type: none"> To make adequate provision for minerals and waste development within Suffolk. To minimise and mitigate the impact of minerals and waste development on the environment. <p>To safeguard minerals and waste development from other forms of development.</p>	minerals and waste.	development.

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

This strategy helps to inform the needs assessment for new recycling facilities in the County and provides an overview of current facilities for recycling and disposing of waste. The latter part of the strategy looks at ways in which the amount of waste to landfill can be reduced. This will help the County to meet its targets for limiting waste to landfill.

Biodiversity

Wildlife and Countryside Act (1981, as amended)

The Wildlife and Countryside Act implements the Wild Birds Directive (79/409/EEC). It is one of the major pieces of legislation under which UK wildlife is protected. The Act gives broad protection to all wild birds (with some exceptions) and also gives varying degrees of protection to other species of animals and plants.

The Natural Environment and Rural Communities Act, 2006

The act created Natural England and the Commission for Rural Communities and, amongst other measures, it extended the biodiversity duty set out in the Countryside and Rights of Way (CROW) Act to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity.

The Duty is set out in Section 40 of the Act, and states that every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The aim of the biodiversity duty is to raise the profile of biodiversity in England and Wales, so that the conservation of biodiversity becomes properly embedded in all relevant policies and decisions made by</p>	Local plans should consider biodiversity protection.	The SA should include objectives relating to biodiversity

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>public authorities.</p> <p>The Duty applies to all local authorities, community, parish and town councils, police, fire and health authorities and utility companies.</p> <p>The Government has produced guidance on implementing the Duty, contained in two publications, one for Local Authorities (and the other for other public bodies).</p> <p>Section 41 of the NERC Act 2006, lists species and habitats of principal importance that local authorities must have regard for.</p>		

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

This guidance was issued by Defra and the Welsh Assembly to assist local authorities in fulfilling their Biodiversity Duty.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The guidance references a biodiversity indicator, which was developed as a result of a Defra commissioned research project in 2003/4. The indicator developed to measure local authority performance is:</p> <p>'Progress towards achieving a local authority's potential for biodiversity', which is based on four sub-indicators relating to:</p> <ul style="list-style-type: none"> ▪ The management of local authority landholdings (e.g. % of landholdings managed to a plan which seeks to maximise the sites' biodiversity potential. ▪ The condition of local authority managed SSSIs (e.g. % of SSSI in 'favourable' or 'unfavourable recovering' condition). ▪ The provision of accessible greenspace. <p>The effect of development control decisions on designated sites (e.g. change in designated sites as a result of planning permissions).</p>	<p>Local plans should consider biodiversity protection.</p>	<p>The SA should include objectives relating to biodiversity</p>

Natural England Standing Advice for Protected Species, ongoing

Natural England Standing Advice is standard advice for certain species, as well as ancient woodland and veteran trees, provided to local authorities when considering development applications. This includes how to ascertain whether a species may be present as well as any mitigation measures that may be necessary. Standing advice should not be taken as an opinion issued by Natural England concerning a specific planning application and does not apply to European Protected Species and Habitats or where an environmental impact assessment is required. Natural England Standing Advice may be relevant when preparing site specific allocations documents and area action plans.

Implications for the Local Plan	Implications for Sustainability Appraisal
Local plan documents that propose development for a particular place or area, such as site specific allocations and area action plans, should have regard to Natural England Standing Advice.	Objectives on biodiversity should be included.

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)

These publications by Natural England explain and give guidance on the concept of Accessible Natural Green Space Standards (ANGSt). The 2010 report provides practical advice to planning authorities on meeting the standards within new and existing developments.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace: <ul style="list-style-type: none"> ▪ of at least 2ha in size, no more than 300m (5 minutes walk) from home; ▪ at least one accessible 20ha site within 2km of home; ▪ one accessible 100ha site within 5km of home; and ▪ one accessible 500ha site within 10km of home; plus a minimum of 1ha of statutory Local Nature Reserves per thousand population.	Local plan policies should ensure that ANGSt standards are met.	The SA should include objectives relating to access to natural greenspace

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

The strategy seeks to ensure that biodiversity considerations become embedded in all main sectors of public policy and sets out a programme for the next 5 years to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems rather than against them.

Implications for the Local Plan	Implications for Sustainability Appraisal
The Local Plan should reflect these principles and take them into consideration.	Need to ensure biodiversity s included in the framework.

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

This report describes the state of nature in lowland England, and examines how a variety of pressures impact upon habitats and species. It identifies conservation successes achieved through positive action, and stresses the importance of working in partnership. It demonstrates that a landscape-scale approach to nature conservation is essential, but can only be delivered by involving people more actively, through integrating policies more effectively, and through successful partnership at regional and local levels. It illustrates how the approach described in the England Biodiversity Strategy of delivering wildlife gains through working in partnership across sectors, can be put into action.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The ten most critical actions required to deliver environmentally sustainable management in the English lowlands:</p> <ol style="list-style-type: none"> 1. Invest in better environmental management and wildlife recovery on farms 2. Stimulate appropriate management of farmland and woodland 3. Improve water management 4. Restore wetland habitats 5. Reduce the threats and impacts from non-native invasive species 6. Reduce the cumulative impacts of development 7. Reduce the adverse effects of transport 8. Reduce atmospheric pollution 9. Adapt to the impacts of climate change 10. Improve management of the impacts of access and recreation 	Local Plan needs to develop policies within this context of objectives.	SA Framework to include objectives relating to local landscapes, biodiversity and geodiversity as well as issues relating to climate change.

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

Wild Anglia is part of the New Anglia Local Economic Partnership. It is charged with promoting the protection of the environment and also looking at ways in which the natural environment can support economic growth and personal wellbeing. Part One of the Wild Anglia Manifesto is a high level document that sets out the organisation's objectives:

1. Economic Growth: Nature will make a full contribution to the success of the economy.
2. Exemplary 'green infrastructure': insisting on the best projects for people, nature and the economy.
3. Strengthening nature: creating, improving and investing in the natural environment.
4. Healthy, happy society: making the most of nature's capacity to improve lives.

The document goes on to talk about the structure of the organisation and the culture in which it operates, of encouraging debate and tackling difficult issues.

Wild Anglia Manifesto, September 2013 Part Two

This is a more detailed document that seeks to guide implementation of the 4 key objectives detailed in part one, as well as the Green Manifesto prepared by New Anglia LEP.

Suffolk Biodiversity Action Plan, Updated October 2014

The Suffolk Plan follows closely the format of the UK Biodiversity Action Plan and concentrates on those species and habitat action plans that are relevant to Suffolk, both translating national needs into effective action at local level and identifying targets for species and habitats appropriate to the local area. These habitat and species action plans clearly identify objectives and targets as well as detailing actions and organisation(s), sectors and individuals responsible for following through each plan.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The BAP contains numerous targets for habitats and species.	Local Plans should take into account and promote the individual targets and objectives for each BAP habitat in the plan area.	SA should include objectives/indicators to ensure that BAP habitats in Suffolk are not adversely affected by plan policies.

Suffolk's Nature Strategy, 2014

Suffolk's Nature Strategy is produced by Wild Anglia and seeks to protect and enhance the County's natural environment. It also provides a series of recommendations and actions to help protect the environment, including that local plans protect and enhance areas of high environmental and wildlife value.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Key recommendations include encouraging biodiversity offsetting, ensuring that neighbourhood and parish plans take into account areas of biodiversity and wildlife		SA Framework includes objectives relating to landscape, biodiversity and geodiversity.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
value, as well as biodiversity offsetting to ensure that any biodiversity value lost to development is replaced.		

Suffolk's Nature Strategy, 2015

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>This report aims to promote and protect the beautiful Suffolk countryside, which offers many benefits to those that experience it. Over 36% of the county is either nationally or locally protected for its wildlife or landscape value.</p> <p>It is important that Suffolk's natural environment is conserved and enhanced for future generations and continues to be seen as one of the county's key strengths.</p>	<p>The Local Plan must acknowledge the challenges and opportunities our natural environment faces, while also planning for the opportunities the natural environment provides for economic growth as well as the benefits in health and wellbeing.</p>	<p>The SA should include objectives that plan positively for the natural environment and make the most of the economic and social opportunities presented by the natural environment.</p>

The Geological Conservation Review, ongoing

The Geological Conservation Review is a review that identifies sites of geological value that are worthy of protection. As such this work is most relevant when considering planning applications or Local Plan allocations that may affect areas of geological value. Protected sites are now classified as Sites of Special Scientific Interest, which may contain more than one area of geological value.

Implications for the Local Plan	Implications for Sustainability Appraisal
This document should be taken into account when considering policies that may impact upon sites of geological value.	Objectives on geodiversity should be included.

Suffolk Local Geodiversity Action Plan, 2006

The Suffolk Local Geodiversity Action Plan provides an audit of the different types of geology found throughout the County, together with its condition and any actions that are needed to preserve and improve it. It is intended that the findings of this action plan can be used to better integrate geodiversity into the plan making process.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The aims of the geodiversity action plan are as follows:</p> <ol style="list-style-type: none"> 1. Carry out a geodiversity audit for Suffolk 2. Carry out geodiversity conservation and management 3. Promote geodiversity in policy and practice 4. Promote geodiversity awareness 5. Sustain the local geodiversity action plan process 	<p>Local plan policies will need to take account of the findings of the Suffolk Local Geodiversity Action Plan</p>	<p>SA Framework to include objectives relating to geodiversity.</p>

Historic Environment

Heritage in Local Plans: How to create a sound plan under the NPPF (2012)

This document is a guide to local authorities from English Heritage on how to achieve the objectives of the NPPF for the historic environment and thereby pass the test for a sound local plan.

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act provides guidance for local planning authorities in relation to buildings of special architectural or historic interest. The Secretary of State compiles a list of historic buildings and monuments commission for England which local planning authorities need to take into account. The Act provides the definition of a listed building and legislation as to what protection is afforded listed heritage assets and the treatment of a listed building through the control of works in respect of listed buildings.

The Act also provides the legislative background on which local planning authorities can take if a person executes work to a listed building or asset which is not permitted through a listed building enforcement notice.

The Act also includes the designation of conservation areas which every local planning authority can determine for areas of special architectural or historic interest. The designation of a conservation area will then become a local land charge. Through the designation of a conservation area, the Council is required to give conservation area consent for works in these areas.

Streets for All East of England, English Heritage, March 2005

This manual offers guidance on the way in which streets and public open spaces are managed. The manual advocates a co-ordinated approach to the public realm as it is often the product of several different agencies each with its own priorities. The manual aims to help provide an environment that is safe, enjoyable and

appropriate to its surroundings. The manual provides guidance on ground surfaces, street furniture, new equipment, traffic management and environmental improvements.

The Historic Environment in Local Plans: Historic England, Historic Environment Good Practice Advice in Planning: 1

The following sections of this document are particularly relevant to the Local Plan and Sustainability Appraisal.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The document outlines the key objectives of planning for the historic environment as set out in the National Planning Policy Framework:</p> <ul style="list-style-type: none"> • Based on up to date evidence. • Set out a positive and clear strategy for the conservation, enjoyment and enhancement of the historic environment. • Contain policies to enhance and conserve the historic environment. • Identify where development would be inappropriate because of historic significance. 	<p>Historic environment policies should be based on up to date evidence, including:</p> <ul style="list-style-type: none"> • National list • Heritage gateway • Historic environment record • Conservation Area Appraisals • Local lists • Heritage at risk registers • Historic Characterisation Assessments • World Heritage Site Management Plans • In house and local knowledge. 	<p>Sustainability Appraisals should be based on an up to date evidence base. Local authorities may need to commission their own evidence base where that listed opposite is lacking. Sustainability appraisals will need to recommend an appropriate response to protection and conservation of the historic environment.</p>

The Setting of Heritage Assets Historic Environment, Historic England Good Practice Advice in Planning Note 3 2nd Edition

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The first part of the document describes the setting of a heritage asset and how it should be taken into account; the difference between setting, curtilage, character, context and landscape; the extent of setting; setting and significance; views and setting; landscape assessment and amenity. The document ends by suggesting a staged approach to taking decisions on the level of contribution which setting and related views make to the significance of a heritage asset.</p> <p>The staged approach is summarised below:</p> <ol style="list-style-type: none"> 1. Identify which heritage assets and their settings are affected. 	<p>The contribution of setting to the significance of a heritage asset will need to be taken into account during the site allocation process.</p> <p>The staged approach to assessing the contribution of a setting</p>	<p>The sustainability appraisal's assessment of impact upon a heritage asset will need to include an assessment on the setting of that heritage asset.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ol style="list-style-type: none"> 2. Assess the degree to which settings and views make a contribution to the significance of the heritage asset or allow significance to be appreciated. 3. Assess the effects of the proposal upon the significance of the heritage asset and the ability to appreciate it. 4. Explore ways to maximise enhancement or to minimise harm. 5. Make and document the decision and monitor outcomes. 	the significance of a heritage asset may need to be recorded as part of any site allocation policy.	

Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Discusses the designation, management and appraisal of conservation areas.	<p>Local Plan proposals maps should show the boundaries of existing conservation areas.</p> <p>The Local Plan should indicate where conservation objectives are key objectives. It should also indicate how conservation objectives are integrated into other objectives, including social, economic and environmental.</p> <p>The Local Plan could include specific proposals for sites that detract from conservation areas or restrict development through the use of Article 4 directions.</p> <p>Local plans could: include policies that protect views and vistas; criteria for demolition and replacement; alterations to historic buildings; urban design strategy; design briefs for key sites; development opportunities for sensitive sites within conservation areas.</p> <p>The Annual Monitoring Report should assess the extent to which the above policies are being complied with.</p>	Not applicable.

The Historic Environment and Site Allocations in Local Plans, Historic England Advice Note 3

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The document provides guidance about evidence gathering to	The evidence gathering stage requires local authorities to consult with the historic environment record, community groups and specialists. Information	The site selection methodology will be relevant to the sustainability appraisal. Of particular relevance is the need to understand the impact that an allocation will have on a heritage asset

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
support the site selection process.	<p>gathered could enable an assessment of the impact of an allocation on the historic environment, updating information or site specific studies.</p> <p>Site allocation process should support the inclusion of appropriate sites, justify the exclusion of inappropriate sites and set criteria for the development of appropriate sites.</p> <p>Site allocation policies should contain the level of detail expected to state what is expected, when and where on the site it will come forward and mitigation measures.</p> <p>The 5 step site selection process will be of relevance to the Local Plan.</p>	and to consider the difference between a significant and not significant impact. It will also be necessary to justify inclusion of appropriate sites and the omission of inappropriate sites from a local plan.

Local Heritage Listing, Historic England Advice Note 7

The document explains the purpose of local listing, which is to enable local authorities and communities to recognise buildings of value in their area.

Local listing helps to protect buildings during the planning application process.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Local plans should include a positive strategy for the historic environment, which can include locally listed buildings. Local lists can also be published as a Supplementary Planning Document (SPD). The Localism Act (2011) enables neighbourhood plans to identify locally listed buildings.</p> <p>The document emphasises the importance of working with members of the public and a range of organisations when preparing a heritage list.</p> <p>The document provides criteria for local listing and draws attention to selection guidance prepared by English Heritage.</p> <p>The document sets out the stages in identifying and designating heritage assets.</p>	Local Plan policies must include guidance about locally listed buildings and how they should be protected and enhanced as part of the planning application process.	Locally listed buildings will have some weight in the Sustainability Appraisal process, although this will be less than that for nationally listed buildings.

Sustainability Appraisal and Strategic Environmental Assessment, Historic England Advice Note 8

A Sustainability Appraisal is required of every Local Plan.

Sustainability Appraisal tests the environmental, social and economic impacts of a local plan; strategic environmental assessment only assesses the environmental impacts. The SEA usually only applies to Local Plans that have not been through the SEA process.

The document describes the SEA screening process and explains when this is necessary. It also explains how to obtain Historic England response to a screening exercise.

The Scoping exercise sets the context against which an SA/SEA assessment takes place and against which the impacts of a Local Plan are measured.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>A robust and important baseline will be important in demonstrating a proportionate evidence base and strengthening the case for soundness at examination. The range of baseline information needed is listed.</p> <p>The document describes the SA/SEA objectives and criteria that relate to the historic environment, as well as the monitoring indicators that should be used.</p> <p>The document provides guidance about assessing the impact of the plan and refining alternatives, as well as consulting in the SA/SEA.</p>	<p>The sustainability appraisal is important in showing how preferred options in the Local Plan were arrived at and how alternative options were discounted. This document is therefore of huge importance to assessing and selecting policies that relate to the historic environment.</p>	<p>The following sections are of relevance to the SA:</p> <ul style="list-style-type: none"> • Scoping exercise • Baseline • SA objectives and criteria • Assessing the impact of the plan and refining alternatives • Mitigation • Consulting on the SA.

Conservation Area Principles, Policies and Guidance for the Sustainable Management of the Historic Environment

The document sets out 6 conservation principles that provide a framework for the historic environment.

1. The historic environment is a shared resource.
2. Everyone should be able to participate in preserving the historic environment.
3. Understanding the significance of places is vital.
4. Significant places should be managed to preserve their value.
5. Decisions about change should be reasonable, transparent and consistent.
6. Documenting and learning from decisions is essential.

The document provides guidance about understanding different types of historic values and assessing historic significance. It also provides guidance about managing change to significant places as well as the renewal and repair of these places. This includes changes that could harm a heritage asset as well as enabling development. There is also an overview of Historic England policies.

The policy section focuses strongly on maintenance and restoration of historic buildings.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The section about assessing significance draws attention to the contribution of setting and context to the significance of a heritage asset.</p> <p>Managing change in the historic environment requires Local Authorities to ensure there is sufficient information about the historic environment as well as to take account of sustainability. The document states that it is necessary to compare different options before making a decision about preferred policy options. There is also a need to monitor implementation and outcomes.</p> <p>The policy section includes guidance about enabling development, which will be of relevance to Local Plan policies.</p>	<p>The Local Plan must ensure that historic environment policies enable the sustainable use of historic buildings, which do not harm or remove their significance.</p>	<p>Sustainability appraisal must have regard to the impact of Local Plan policies upon the historic environment.</p> <p>The decision making process about how Local Plan policies for the historic environment were devised must be clearly documented through the sustainability appraisal process. In particular the process by which preferred options were arrived at must be clearly documented.</p>

Suffolk Heritage Strategy (2014)

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>This Suffolk wide heritage strategy has the following key aims:</p> <ul style="list-style-type: none"> • Identify and have an understanding of the nature of Suffolk's heritage assets. • Raise awareness of Suffolk's heritage and issues surrounding its management. • Promote positive action and support initiatives that secure the future and ensure the preservation and enhancement of Suffolk's heritage assets. • Actively promote the role and opportunities presented by conservation and heritage in terms of wider regeneration and economic development of the country and develop a framework for investment. • Promote best practice with regard to stewardship, advice, education, policy and project implementation 	<p>The Local Plan must acknowledge the importance of preserving and enhancing the heritage assets within Suffolk, while also promoting economic opportunities.</p>	<p>The SA should include objectives that support and promote the protection of the heritage assets within Suffolk.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
at a local, regional and international level.		

National, Regional and Local Context – Economic

Business and Employment

New Anglia LEP Strategic Economic Plan, 2014

The SEP is an ambitious plan to transform the economy of Norfolk and Suffolk and establish the area as a centre of global business excellence by harnessing distinct sector strengths and natural assets to deliver more jobs, new businesses and housing.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Targets include:</p> <ul style="list-style-type: none"> • 95,000 more jobs, • 10,000 new businesses, • Improved productivity • 117,000 new homes <p>New Anglia LEP plans to capitalise on global strengths in areas such as agri-tech and life sciences, energy, ICT and creative digital to accelerate growth in the economy. Central focus is to drive growth in high impact sectors in order to create new high value jobs and to work with existing businesses to improve their productivity and competitiveness.</p>	<p>The Strategic Economic Plan lists commitments which should be taken into account in by local planning authorities.</p>	<p>The SA should include objectives that will support growth and the provision of jobs alongside future residential opportunities to improve the overall productivity of Norfolk and Suffolk.</p>

New Anglia LEP Norfolk and Suffolk Economic Strategy, November 2017

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The strategy sets out the key characteristics of the LEP area (Norfolk and Suffolk), and the direction of travel for the region as a whole. The report emphasises the following:</p> <ul style="list-style-type: none"> • Driving business growth and productivity. • Driving inclusion and skills. • Collaborating to grow. • Competitive clusters close to global centres. • Priority places. 	<p>The Local Plan should seek to understand the objectives of LPAs further afield than the neighbouring LPAs. Cross boundary issues are important to the strategic success of the Local Plan and must be understood and provided for in a collaborative manner.</p>	<p>The SA should recognise the wider issues of Suffolk and further afield in order to produce an accurate and comparable evidence base.</p>

Leading the Way: Green Economy Pathfinder Manifesto 2012-15, New Anglia LEP

Sets out New Anglia's approach to promoting the green economy.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The New Anglia LEP area is ideally suited to leading the UK's transition to a green economy across three focus areas: low carbon, natural capital and social capital. As the driest, low lying area of the country, New Anglia is at the frontline of climate change and the LEP is determined that the green economy agenda should not be restricted by constraints.</p> <p>Mission is for Norfolk and Suffolk to:</p> <ul style="list-style-type: none"> • Grow sustainably and for the long term, • Use natural resources efficiently, • Be more resilient, <p>Build on current experience and exploit comparative advantages.</p>	<p>The Green Economy Manifesto encourages the transition to a green economy and raising the green agenda across Norfolk and Suffolk. Measures to promote the green agenda can be incorporated into future Local Plan documents.</p>	<p>The SA should include objectives which support and promote the green agenda outlined in the manifesto.</p>

Suffolk's Local Economic Assessment 2011

Suffolk's Community Strategy (2008) identified the economy as one of four key priorities for improvement in Suffolk. Learning and skills were also identified as a high proportion of people with poor literacy and numeracy skills were a significant issue. In order for Suffolk to have a prosperous and vibrant economy, skills for both young people and the working age population have to be addressed.

Eight key economic sectors for Suffolk have been identified for detailed research to be undertaken, these are:

- Advanced Manufacturing,
- Biotechnology,
- Creative Industries,
- Energy,
- Food, drink and agriculture,
- Information and communication technology,
- Ports and logistics
- Tourism.

Suffolk Growth Strategy 2013

The growth strategy provides a broad framework and vision on how to encourage business to be successful. It provides opportunities for growth in different sectors of the economy as well as identifies a potential to create thousands of additional high value and highly skilled jobs in the county.

Document title and reference points	Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	The strategy aims to address the barriers to growth and sets out objectives associated with inward investment, economic growth, improvement of skills and education and improvement of infrastructure.	Local Plans need to highlight the principal locations of growth as agreed by county and district councils.	The SA needs to include objectives that relate to economic growth, improvement of educational attainment and employability as well as inward investment.

East Suffolk Growth Plan 2014-25

The purpose of the East Suffolk Growth Plan is to add value and provide a more local focus for the growth ambitions on the Suffolk Growth Strategy and the East Suffolk Growth Plan. The East Suffolk Growth Plan sets out growth ambitions through the development and enhancement of key sectors and strategic growth locations as outlined in the Local Plans for Suffolk Coastal and Waveney District Councils.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The plan sets a target for 10,000 new jobs between 2012 and 2025. It aims to raise GVA per person to £21,500 in line with the New Anglia average. Aims to facilitate the creation of 900 new enterprises by 2025.	Local Plans will need to encourage the creation of over 10,000 jobs by 2025, as well as creating the right conditions to increase Gross Value Added per person in East Suffolk so that it is in excess of the national average. Will facilitate the creation of at least 900 new	The SA should include objectives relating to job creation and economic growth across the district.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	enterprises by 2025.	

Great Yarmouth Economic Strategy, 2011-2016

The Great Yarmouth Economic Strategy provides a blue print for economic development based around offshore gas and marine engineering, port-related activities and tourism. The strategy provides an overview of the Borough's economy, as well as the challenges that face local residents, such as high unemployment and social deprivation. The Strategy includes a series of objectives to improve the Borough's economy, which are detailed below.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ol style="list-style-type: none"> 1. Raise the profile of Great Yarmouth and reshape its image and reputation 2. Encourage key sector development 3. Promote an enterprise culture and develop sustainable business. 4. Encourage workforce development 5. Ensure that major developments in the area are linked to providing employment and training opportunities for local people, especially for low skilled groups 6. Create the right physical environment to enhance economic growth. 7. Improve the borough's infrastructure to support sustainable economic and social growth. 8. Create pathways into employment for local people 9. Engage communities in economic development 10. Ensure public bodies provide appropriate training and employment opportunities for local people. 11. Ensure the needs of the private sector are reflected for training and education. 	<p>The Local Plan will need to take into account the actions when reviewing policies for economic development and regeneration, particularly in Lowestoft.</p>	<p>Ensure cross boundary and cumulative effects are considered.</p>

New Anglia Skills Manifesto

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The overall aims of the programme is to provide local people with high quality locally produced food and help small businesses grow, offering them the chance to build the skills, experience and confidence needed to operate in a busy and competitive marketplace.	The Local Plan must acknowledge the need to aid small businesses to develop their service to remain active and reduce business deaths.	The SA should include objectives that support businesses, and especially small businesses to develop.

UK Digital Strategy 2017

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The report sets out the need to fully embrace the digital economy, in order to seek the benefits. The report sets out 7 key pillars:</p> <p>Connectivity – building world class digital infrastructure for the UK.</p> <p>Digital skills and inclusion – giving everyone access to the digital skills they need.</p> <p>The digital sectors – making the UK the best place to start and grow a digital business.</p> <p>The wider economy – helping every British business become a digital business.</p> <p>A safe and secure cyberspace – making the UK the safest place in the world to live and work online.</p> <p>Digital government – maintaining the UK government as a world leader in serving its citizens online.</p> <p>Data – unlocking the power of data in the UK economy and improving public confidence in its use.</p>	The Local Plan must acknowledge the importance of the digital economy and its clear future importance, and plan for a future where the digital economy is at the forefront.	The SA should include objectives that promote the need for greater support for the digital economy.

Suffolk County Council's 'Better Broadband for Suffolk'

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
This is a programme designed to bring better broadband to all of Suffolk. The programme is building a brand new superfast broadband network. This will have	The Local Plan must acknowledge the need for fast broadband for business and social life, especially in	The SA should include objectives that support the need for fast broadband in enabling the rural

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
the potential to transform the life, work and play of each and every one of the half a million people living and working in Suffolk. Superfast broadband will boost the economy of Suffolk, enabling businesses to work more effectively in new ways and potentially reach out to new customers worldwide.	the rural areas of the county.	economy, as well as in urban areas.

Tourism

Suffolk Coast Tourism Strategy 2013-2023

The purpose of the Suffolk Coast Tourism Strategy is to set the overall framework for developing and promoting sustainable tourism between 2013 and 2023. The strategy establishes the current strengths, challenges and opportunities for future tourism growth. This is advised by detailed assessments of the tourism character and profile of the Suffolk Coast as a destination; and the market characteristics of existing and potential visitors.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p><u>Objectives to 2023</u></p> <p>2.6 A full list of the objectives can be found in the following strategy, but the broad objectives are outlined below.</p> <ul style="list-style-type: none"> • Develop a cycle network for each of the Tourism Character Areas • Adopt an 'Attract and Disperse' approach to encourage wider use of the area where there is capacity for visitors. • Emphasise the changing seasons to spread visitor footfall and generate overnight stays throughout the year. • Integrate local food and highlight seasonal produce for the tourism experience. • Develop unique packages for wildlife enthusiasts and encourage the use of trails through interpretation and stories. • Promote sustainable transport and develop integrated travel networks e.g. to link walkers/cyclists to the rail network. • Encourage visitor contributions to the AONB Community and Conservation (Visitor 	Local Plan to promote tourism opportunities across the district.	SA Framework to include objectives relating to tourism, economic growth and inward investment.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Giving) scheme.</p> <ul style="list-style-type: none"> • Develop a Destination Management Organisation for Suffolk Coast to involve business, community, local authorities. • Encourage modest/appropriate/widely supported development of additional amenities e.g. family attractions. 		

East Suffolk Tourism Strategy 2017 to 2022

The purpose of this strategy is to provide an overview of the tourism industry in East Suffolk and to identify ways to grow and enhance the industry in the future. This includes increasing visitor numbers and improving visitor experiences.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Develop tourism assets: beaches; family attractions; heritage; natural landscapes; market towns and culture.</p> <p>Improve the visitor experience: improve, deepen and broaden the visitor experience; ensure destinations are clear about the offer they are making.</p> <p>Foundations: accommodation; public realm; visitor services and facilities.</p> <p>Destination marketing: work with Suffolk Coast DMO; exploit digital technologies and work with local partners.</p>	<p>This will potentially impact upon the following policies:</p> <p>WLP2.5 (East of England Park) WLP2.8 (Historic High Street and Scores Area)</p> <p>WLP8.15 (New Self-Catering Tourist Accommodation)</p> <p>WLP8.16 (New Hotels and Guest Houses)</p>	None

Retail

Great Yarmouth and Waveney Retail and Leisure Study, 2006

The Great Yarmouth and Waveney Retail and Leisure Study (2006) was prepared in line with the former PPG6. The study looked at the hierarchy of retail centres within Waveney and the level of retail floor space capacity for new development in each centre. New sites for retail development are considered and there is also an assessment of the health of each town centre.

Halesworth Retail Capacity and Opportunity Sites Assessment, 2010

The Halesworth Retail Needs and Opportunity Sites Assessment sought to ascertain the level of convenience and comparison retail floor space capacity in Halesworth and recommend a suitable level

of retail provision based on these findings. The other aim of the assessment was to identify the best location in Halesworth for further retail development. The conclusions of the study were that Halesworth has the capacity for a small supermarket with a retail floor space of approximately 730 square metres. It also found that future retail development would best be located on the site between the Thoroughfare and Saxons Way. This was an edge of centre site that was considered preferable to out of centre locations. Overall this assessment was concerned with how to promote retail development that strengthened Halesworth town centre.

Waveney Retail Capacity Update, 2010

The Waveney Retail Capacity Update provided an update of the 2006 Great Yarmouth and Waveney Retail and Leisure Study. This included an assessment of convenience and comparison floor space capacity in Lowestoft and the market towns, as well as out of town retail outlets. The key question was whether comparison retail floor space capacity would expand to a sufficient level to accommodate expansion of Lowestoft town centre into Peto Square, as detailed in the Lake Lothing and Outer Harbour Area Action Plan. The Capacity Update concluded that there would indeed be sufficient comparison floor space capacity by 2026.

Transport

Transport Investment Strategy; Moving Britain Forward, July 2017

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>This report outlines:</p> <ul style="list-style-type: none"> • The case for continued investment in our transport infrastructure. • The need for a transport investment strategy. • Strategic priorities and propositions. • Decisions that will deliver better transport across the country. • Innovation and action. <p>Through investment the report aims to:</p> <ul style="list-style-type: none"> • Create a more reliable, less congested, and better connected transport network that works for the users who rely on it. • Build a stronger, more balanced economy by enhancing productivity and responding to local growth priorities. • Enhance our global competitiveness by making Britain a more attractive place to trade and invest. • Support the creation of new housing. 	<p>The Local Plan must acknowledge the impact of housing, commercial, and retail development on the infrastructure network in Suffolk Coastal and in neighbouring authorities</p>	<p>The SA should support the infrastructure needs of the district.</p>

Suffolk's Local Transport Plan, 2011-2031

The plan is in two parts. The first part is a 20-year strategy that highlights the county council's long-term ambitions for the transport network, while the second part is a shorter-term, four year, implementation plan.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The plan envisages the implementation of the following strategic transport projects:</p> <ul style="list-style-type: none"> • dualling of the A11 between Barton Mills and Thetford • the Ipswich major scheme, 'Ipswich-Transport fit for the 21st Century' • the Beccles rail loop allowing increased frequency of trains between Ipswich and Lowestoft • the Beccles southern relief road • the Lowestoft northern spine road to help remove through traffic from the town • Ipswich rail chord to improve freight connections from Felixstowe • Copdock A14/A12 junction improvements. <p>The strategy differs for urban and rural areas.</p> <p>Urban:</p> <ol style="list-style-type: none"> 1. reducing the demand for car travel 2. more efficient use and better management of the transport network 3. where affordable - infrastructure improvements, particularly for sustainable transport. <p>Rural:</p> <ol style="list-style-type: none"> 1 Better accessibility to employment, education and services. 2 Encouraging planning policies to reduce the need to travel 3 Maintaining the transport network and improving its connectivity, resilience and reliability 4 Reducing the impact of transport on 	<p>Local plan policies should be broadly in line with the local transport plan.</p>	<p>The SA should consider objective to promote sustainable transport.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>communities</p> <p>5 Support the county council's ambition of improving broadband access throughout Suffolk.</p>		

Suffolk Cycle Strategy, 2014

Vision is to increase the number of people cycling in Suffolk, firmly establishing it as a normal form of transport for everyone.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Aims include the following: to encourage cycling across all sectors of the community, supporting Suffolk's 'Most Active County' ambitions; to promote a transfer to cycling (and walking) for short distance trips, supporting Suffolk's 'Creating the Greenest County' ambitions; to promote the benefits of cycling for health and for subsequent savings in the health budget; to foster enthusiasm for cycling in young people; to plan and design for the future with cycling in mind; to create a safe and cycle friendly environment.</p> <p>Indicators</p> <p>More regular cyclists in Suffolk across all members of population; more use of integrated sustainable transport; Achieve community wide support for cycling across Suffolk; More cycle journeys made especially for short distances; reduced car travel in towns; reduced congestion; improved air quality; improved healthy lifestyles across the community; improved physical/mental health; reduced levels of obesity; reduce number of people living with preventable health issues; reduce the costs to the public health budget; more children cycling; reduced post 16 years of age drop off in cycling; reduced street clutter; provision of cycling crossing points; provision of cycle paths; creation of local facilities within cycle range; removal of perceived and actual fears related to cycling; improved usability of cycle routes; improved relationship between all modes of travel on the highway.</p>	<p>Sustainable development is a fundamental part of the local plan, therefore the integration of cycling into the local plan should be considered.</p>	<p>Cycling is an important element of site sustainability. This should be taken into account in the SA framework.</p>

Connecting Norfolk 'Norfolk's 3rd Local Transport Plan, 2011-2026

Sets out the strategy and policy framework for transport in Norfolk up to 2026.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The strategy will be achieved by: making the best use of what we have to facilitate reliable journeys; reducing the need to travel; influencing others and ensuring transport is integrated into development plans; working with communities and our partners to seek new solutions and new ways of delivering; lobbying for and pursuing improvements to Norfolk's strategic transport network. Six strategic aims underpin the vision, they are: maintaining and managing the highway network; delivering sustainable growth; enhancing strategic connections; reducing emissions; improving road safety; and improving accessibility.</p>	<p>Local plan policies should be broadly in line with the local transport plan.</p>	<p>Transport is an important element of site sustainability. The local plan should help inform site selection as this will have a knock-on effect on the environmental, social and economic factors.</p>

Suffolk Bus Strategy, 2006

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The county council will ensure a minimum level of accessibility is provided across the county to ensure social mobility and encourage travel by sustainable transport. The rural network will comprise inter-urban services (high and low frequency), feeder services and market day services, together with 'dial-a-ride' operations. Minimum service levels for settlements of less than 5,000 are related to population size (these are listed in Appendix A).</p>	<p>Local Plans need to take account of service levels when looking at future development strategies, and allocation of housing and employment land in villages.</p>	<p>The SA should include objectives in relation to public transport.</p>

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</i></p>	No action required.

Consultee	Comment	Council's Response
	<p><i>there any other objectives we should include?</i></p> <p>We broadly agree with the sustainability objectives identified.</p> <hr/> <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 broadly agree with the decision making criteria and detailed site allocation decision making criteria. We would however bring to your attention an issue relating to objective 8 'To maintain and improve water quality'. Development that is likely to cause deterioration in the status of a water body must be prevented, unless there is a derogation in place. This was the outcome in the recent ruling of the European Court of Justice in 'Bund für Umwelt und Naturschutz Deutschland eV v Bundesrepublik Deutschland' (Case C-461/13). With this in mind we recommend that the criterion 'Could the allocation option result in run-off of pollutants to nearby water courses', be revised slightly to read as follows:</p> <p>'Could the allocation option result in run-off of pollutants to nearby water courses that lead to a deterioration in its existing status and/or fail to achieve the objective of good status under the Water Framework Directive?'</p>	<p></p> <hr/> <p>Amend the Sustainability Appraisal Framework as suggested.</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>https://www.historicengland.org.uk/images-books/publications/strategic-environ-assessment-</p>	Comment noted

Consultee	Comment	Council's Response
	<p>sustainability-appraisal-historic-environment</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> <p><i>1. Are there any other plans and programmes that we should review as part of the context review in Annex A?</i></p> <p>Yes, we recommend the inclusion of the following plans and programmes that should be reviewed as part of the context review in Annex A:</p> <p>International/European</p> <p>European Landscape Convention (Florence Convention)</p> <p>The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)</p> <p>The European Convention on the Protection of Archaeological Heritage (Valetta Convention)</p> <p>National</p> <p>Ancient Monuments and Archaeological Areas Act (1979)</p>	<p>Scope the plans and programmes mentioned.</p>

Consultee	Comment	Council's Response
	<p>Local</p> <p>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 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</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 monuments. Include data from the historic environment record.</p>

Consultee	Comment	Council's Response
	<p>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><i>Have we identified the right key sustainability issues and problems facing the District? Have we missed any key issues or problems?</i></p> <p>We support the acknowledgment of the Historic Environment within the table covering Environmental Issues and Problems on page 89 and we agree with the two issues raised. It is considered that the general conservation and enhancement of heritage assets and their settings (designated and non-designated) is an issue which should be raised on page 89. We also consider that the first issue which covers development pressures should include risk from neglect and decay. Given the above we also recommend that paragraph 3.141 on page 66 and the 'Key Issues and Problems' on page 67 is updated to include the additional recommended issue and the recommended amendment to the first issue.</p> <p>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</p>	<p>Amend the key issue identified on the sensitivity of the historic environment to include sensitivity from neglect and decay.</p> <p>It is agreed that there are opportunities through development to enhance the historic environment. It is for that reason that objective 13 in the Sustainability Appraisal Framework includes the term 'enhance'. It is beyond the scope of the Sustainability Appraisal to list all the opportunities arising from each sustainability issue.</p>

Consultee	Comment	Council's Response
	<p>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><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><i>Do you agree with the decision making criteria and the detailed site allocation decision making criteria included in the Sustainability Appraisal Framework?</i></p> <p>We agree with both the decision making criteria and the detailed site allocation decision making criteria of objective 13. Under the decision making criteria of the detailed site allocations we would recommend the inclusion of the question, 'Will the allocation option harm a non-designated heritage asset?'</p> <p><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></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>Agree. Add an additional criterion covering non-designated heritage assets.</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>

Consultee	Comment	Council's Response
	<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>	
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>	Scope Biodiversity 2020: A strategy for England's wildlife and ecosystem services
	<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>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>Suffolk Biological Records Centre were consulted on the Scoping Report and will be consulted on drafts of the Sustainability Appraisal Report and the Local Plan.</p> <p>Include new sub-section on international sites in the Biodiversity and Geodiversity section.</p>

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

Consultee	Comment	Council's Response
	<p>criteria as follows: <i>Are there any BAP habitats or species on the site, could these be enhanced, protected, connected or lost through the development of the allocation option?</i></p>	
	<p><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>Section 3.96 Sewage Treatment Capacity (page47)</p> <p>Sewage treatment works are now referred to as Water Recycling Centres. The information within this section is out of date and is not based on the most up to date information; Kessingland Water Recycling Centre currently has some capacity for growth. Reference to water treatment centres is misleading and may cause confusion as it implies treatment of potable water, also reference to sewerage treatment is incorrect and should be corrected to water recycling capacity.</p>	<p>Change reference from Sewage Treatment Works to Water Recycling Centres. The Sustainability Appraisal Report baseline will have reference to the results of an updated Water Cycle Study which will be commissioned later in 2016.</p>
	<p>Section 3.121 Surface Water and Ground water Resources (page 58).</p> <p>Information taken from the Waveney & Great Yarmouth Joint Water Cycle Strategy Scoping Study, March 2009 is out of date and in need of review</p>	<p>The Sustainability Appraisal Report baseline will have reference to the results of an updated Water Cycle Study which will be commissioned</p>

Consultee	Comment	Council's Response
		later in 2016.
	<p>Listing No.8 of Sustainability Appraisal Framework (page 94)</p> <p>Refers to wastewater treatment works – should be changed to water recycling centres.</p>	Change reference from wastewater treatment works to Water Recycling Centres
	<p>6.2 Consultation Question 1 (page 100)</p> <p>The Waveney & Great Yarmouth Joint Water Cycle Strategy Scoping Study, March 2009 is in need of review.</p>	The Sustainability Appraisal Report baseline will have reference to the results of an updated Water Cycle Study which will be commissioned later in 2016.
Broads Authority	<p><u>Page 12 – Education.</u></p> <p>Talks about education attainment, but does not seem to refer to capacity of schools.</p>	The Sustainability Appraisal baseline attempts to focus on output indicators of sustainability where possible such as attainment. Whilst capacity of a school may have an impact on attainment it is not a determining factor.
	<p><u>General Census Data.</u></p> <p>You can find Census data for the entire Broads area here: http://www.ons.gov.uk/ons/publications/reference-tables.html?edition=tcm%3A77-296271</p>	Comment noted.

Consultee	Comment	Council's Response
	<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>	<p>It is considered that the two paragraphs are consistent. Existing policies are helping to mitigate a decline in water quality. However, the overall trend despite this mitigation is of decline due mainly to agricultural practices. Without existing policies in place the effect would be more significant.</p>
	<p><u>Landscape character</u></p> <p>Reference to the Broads LCA and the Broads Landscape Sensitivity Study should be made here.</p>	<p>Add reference to the Broads LCA and Landscape Sensitive Study in paragraph 3.103.</p>
	<p><u>Climate Change</u></p> <p>The Broads is also threatened by climate change.</p> <p>The 2009 'medium emissions' scenario for the East of England predicts:</p> <ul style="list-style-type: none"> • Warmer, wetter winters • Drier, hotter summers • More frequent extreme events (e.g. storms and heavier rainfall) • Sea level rise off the Norfolk and Suffolk coast of 37cm 	<p>Scope: Broads Climate Adaptation Plan (Revised draft June 2015) and The Potential Impacts of Climate Change on the Norfolk Broads, Dr Jeff Price, 2013</p>

Consultee	Comment	Council's Response
	<p>The following documents are of importance to this section:</p> <p>Broads Climate Adaptation Plan (Revised draft June 2015) http://www.broads-authority.gov.uk/looking-after/climate-change</p> <p>The Potential Impacts of Climate Change on the Norfolk Broads, Dr Jeff Price, 2013. http://www.broads-authority.gov.uk/_data/assets/pdf_file/0003/438816/Jeff-Price-report.pdf</p>	
	<p><u>Geodiversity</u></p> <p>This section does not really talk about geodiversity, such as RIGS</p>	<p>There are no Regionally Designated Geological sites within Waveney. The main sites of geological interest are SSSIs which is covered in paragraph 3.132.</p>
	<p><u>Historic Environment</u></p> <p>This section does not seem to talk about Archaeology and non designated heritage assets.</p>	<p>Add information on archaeology, including the historic environment record. Paragraph 3.138 refers to the number of locally listed buildings which are non-designated heritage assets.</p>
	<p><u>Renewable Energy</u></p> <p>There is not an obvious section about renewable energy.</p> <p>As the Waveney Local Plan progresses and you look into wind energy, please ensure you use the Broads</p>	<p>The Sustainability Appraisal baseline attempts to focus on output indicators of sustainability where possible. Climate change is the main output</p>

Consultee	Comment	Council's Response
	<p>Landscape Sensitivity Study as this discussed the setting of the Broads. It rates areas of the Broads on a moderate to high scale but also the areas outside of the Broads in relation to its setting: http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-sensitivity-studies</p>	<p>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></p> <p>10 – to mitigate <i>is</i> to reduce. There is adaptation and resilience to climate change as well.</p> <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>The reason for adaptation and resilience to climate change is to mitigate the effects. Therefore, the term mitigate is considered to suitable in this context.</p> <p>Objective 12 covers all designated sites including county wildlife sites.</p>
	<p><u>Other documents to assess</u></p> <p>National Parks and the Broads Circular: https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010</p> <p>Broads Landscape Character Assessment: http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-character-assessments</p> <p>Broads Landscape Sensitivity Study: http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-sensitivity-studies</p> <p>Broads Management Plan: http://www.broads-</p>	<p>Scope the following documents:</p> <ul style="list-style-type: none"> ● National Parks and the Broads Circular: ● Broads Landscape Character Assessment ● Broads Management Plan ● Broads Climate Adaptation Plan (Revised draft June 2015) ● The Potential Impacts of Climate Change on the

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

Consultee	Comment	Council's Response
	<p>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>traffic heading to and from Great Yarmouth. The education section of the baseline reports attainment both by population and by school. Reporting by school will cover Norfolk school children attending schools in Waveney.</p>
	<p>Any significant development close to the Norfolk boundary could potentially have an impact on infrastructure and services in Norfolk. This might for example require using funds (CIL) collected in Waveney being spent on mitigation in Norfolk. It might be useful as part of any SA Scoping work to consider the mechanisms for funding/providing infrastructure as this could be critical in terms of delivering sustainable development in line with the NPPF.</p>	<p>It is not the purpose of the Sustainability Appraisal to consider mechanisms for the funding of infrastructure.</p>
	<p>Biodiversity (page 61) - The report discusses 'biodiversity sites' and contains specific sections on SSSIs and County Wildlife Sites. These are the second and third tiers of protected sites (NPPF para. 117). The first tier, the International Sites that make up the Natura 2000 network, are only mentioned in passing in the section on SSSIs – and even then reference is only made to SPAs and SACs; RAMSAR sites are not mentioned at all.</p> <p>The lack of a specific section on Natura 2000 sites and the implications on these from the growth agenda is considered an omission. The Planning Inspectorate is regularly asking questions as to the compatibility of sustainability appraisals and Habitat Regulation Assessments, required under the Conservation of Species and Habitat Regulations 2010.</p>	<p>Include new sub-section on international sites in the Biodiversity and Geodiversity section.</p>

Consultee	Comment	Council's Response
Suffolk County Council	<p>1.4. page 1.</p> <p>The report should set out the statutory processes which Waveney is following through this SEA process, e.g.:</p> <p>This Scoping Report follows and sets out the requirements of the SEA and has been developed in accordance with the following:</p> <ul style="list-style-type: none"> • Directive 2001/42/EC 'on the assessment of the effects of certain plans, and programmes on the environment' (European Commission, 2001) i.e. e the Strategic Environmental Assessment Directive; • Environmental Assessment of plans and programmes Regulations 2004 (SI 2004 No 1633); • A Practical Guide to the Strategic Environmental Assessment Directive (ODPM, 2005); • Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment. (4th April 2013 European Commission). 	The Sustainability Appraisal Report will set out the statutory requirements which are being followed.
	<p>Health, page 8 onwards</p> <p>There doesn't appear to be any consideration given to mental health. Could we also discuss if and how the matters considered in the SA relate to the Health and Wellbeing Objectives (as they stand)?</p>	Add into the baseline section consideration of mental health data and links to the Health and Wellbeing objectives.
	<p>Key Issues and Problems, page 15</p> <p>Should this include land use issues related to education? e.g. land for schools, funding for additional school</p>	The Sustainability Appraisal baseline attempts to focus on output indicators of sustainability where possible such as attainment. At present there are no

Consultee	Comment	Council's Response
	places and safe/healthy routes to school...? There's a role for the local plan in managing these issues.	indications that there are any land or funding issues in relation to education.
	<p>Housing and Population, page 31 onwards</p> <p>The Planning Practice Guidance sets out requirements for justifying higher standards of accessibility in new housing (http://planningguidance.planningportal.gov.uk/blog/guidance/housing-optional-technical-standards/accessibility-and-wheelchair-housing-standards/#paragraph_007). The Sustainability Appraisal could helpfully set out some of the data required, to demonstrate how higher accessibility standards will improve health outcomes for older people (when it comes to justifying policies).</p> <p>The section on 'Key Issues and Problems' recognises the needs of older people – we also need to work together to consider other specific needs, such as people with physical disabilities and people with learning disabilities.</p>	<p>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 needs of people with physical and learning disabilities, however, these issues have not been recognised as key sustainability issues through the baseline review.</p>
	<p>3.107, page 53</p> <p>Comment:</p> <p>What are domestic CO2 emissions? The trend presented in figure 3.36 shows only emissions for Industry, commercial and transport. Any explanation as to why domestic CO2 emission per capita has seen the</p>	<p>There is an error in the key to Figure 3.36. 'Commercial' should read 'domestic'.</p>

Consultee	Comment	Council's Response
	smallest decrease since 2005?	
	<p>3.110, page 54</p> <p>Comment:</p> <p>Table 3.18 shows a sharp decrease in trend in the SAP rating of homes for the period from 2011-2013. No mentioning or explanation is given to this in the report. The source of the data is not provided. The whole table 3.18 appears to be incomplete (missing data from 2005 to 2010) and with likely what appears to be an erroneous sharp increase in 2011. It needs clarification.</p>	Comment noted. Consider deleting section due to reliability of data.
	<p>Natural Resources, page 57</p> <p>This section needs to give consideration to mineral resources, and the need to work with the County Council to ensure that (collectively), mineral resources will be managed sustainably. Paragraph 3.126 sets out some of the roles of the Minerals Plan, in protecting the environment from the impacts of quarrying and protecting mineral handling facilities from conversion to other uses.</p>	Comment noted.
	<p>Historic Environment, Page 66</p> <p>This section doesn't make reference to any sources of data on archaeological assets. It could include reference to Scheduled Monuments and the Historic Environment Record. Effects on archaeological assets should be a consideration in assessing effects on the historic environment. The distribution and significance of archaeological assets is particularly relevant in determining constraints on settlements and specific sites.</p>	Comments noted. Include a section on archaeology and scheduled monuments. Include data from the historic environment record.

Consultee	Comment	Council's Response
	<p>Annex, page 68</p> <p>Middle column:</p> <p>Implications for the Local Plan:</p> <p>Local plan policies should promote energy efficient design for business premises and private houses.</p> <p>Local plan policies should encourage the development of renewable energy facilities, both as standalone facilities and as part of wider developments.</p> <p>However,</p> <p>Implications for Sustainability Appraisal suggests:</p> <p>Include objectives which encourage the reduction of carbon emissions and which seek to enable mitigation and adaptation to climate change.</p> <p>This does not suggest the corresponding indicators to measure against implementation of the 'Implications for the Local Plan'. There is no reference in the indicators proposed in the SA Framework for the SA objective 10 'To reduce contributions to climate change and mitigate the effects', to promote energy efficient design for business premises and private houses or to encourage the development of renewable energy facilities.</p> <p>Recommendation2:</p> <p>To include in the SA Framework for the SA objective 10 decision making criteria reflecting promotion of</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
	energy efficient design and development of renewable energy facilities	
	<p>3.177 – 3.179</p> <p>This section focuses on the role of town centres as retail centres, and doesn't appear to consider the 'vitality' of town centres in broader terms; as centres for leisure, social and community facilities. The County Council occasionally seeks to encourage pre-school provision in town centres, and would argue that pre-schools in locations such as these support retail facilities through encouraging footfall. Is there potential for the sustainability appraisal to give broader consideration to the role of town centres.</p>	<p>Comments noted. The Sustainability Appraisal framework does consider the vitality of town centres including the provision of all town centre uses within town centres. As more information about other town centre uses becomes available as part of the evidence base for the Local Plan this will be updated in the baseline.</p>
	<p>Other documents for scoping –</p> <p>The Suffolk Education and Learning Infrastructure Plan (soon to be updated, current version here)</p> <p>Suffolk Growth Strategy (click here)</p>	<p>Scope The Suffolk Education and Learning Infrastructure Plan. The Suffolk Growth Strategy has already been scoped.</p>

Appendix E – Appraisal of Policies and Proposals in Final Draft Plan

Policy Options in the Final 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	+	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. 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.
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	--?	Potentially short term	Permanent	Some of the landscapes around Lowestoft are particularly sensitive to development and less development

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				directed to Lowestoft will reduce the risk of significant effects 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. 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. 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.
10. To reduce contributions to climate change and mitigate the effects.	+	Long term	Permanent	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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 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	Promotion of rural services could help encourage nearby residents to use these			

Measures	<p>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>
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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	No effect.
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 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 effect.
16. To enhance the viability 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	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.				

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 landscapes and townscapes	+	Short term	Permanent	This option will help ensure that shops are not left vacant and shop frontages are sympathetic to the 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				
Potential Mitigation Measures				

Policy WLP2.9 - Inner Harbour Port Area

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 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 for the local population. This will encourage healthier 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 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				
None Identified.				

Policy WLP2.11 - Kirkley 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 for the local population. This will encourage healthier 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 and resilient economic growth	0	n/a	n/a	No 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

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	0	n/a	n/a	No effect.
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 will ensure that any development that takes place in Southwold Harbour will be sympathetic to the current character of the harbour 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	+?	Short Term	Permanent	This option may help support the small businesses that are currently set up in

growth				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	No overall effect. 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 in rural areas.

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	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	No effect.
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 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	n/a	n/a	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	No effect.
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>
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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 may 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 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	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	None identified.			

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 housing need identified in the SHMA and will increase the affordability of housing. The Whole Plan Viability Assessment finds that these levels of affordable housing can allow development to effectively support delivery of the infrastructure identified 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	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.			

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 whole community	+	Short term	Permanent	The policy will make available serviced plots for self and custom 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	None identified.
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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	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	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 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.				

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 therefore travellers should not be affected by these issues.
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				
None identified.				

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	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	+	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	No effect.
8. To maintain 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	+	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	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	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	No effect.
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	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	n/a	n/a	No overall effect. 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	No effect.
8. To maintain 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	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	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	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	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	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-	0	n/a	n/a	No effect.

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	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Supports rural housing where there is a specific employment need and prioritises conversion to social housing if required.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain 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	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	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	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	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	0	n/a	n/a	No effect.

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	+	Short term	Permanent	Policy will only allow redevelopment of buildings of 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	No 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 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 opportunity for family members to be close together when they get older which would have an adverse impact on social connections.
2. To improve levels of education and skills in the	0	n/a	n/a	No effect.

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	-	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	No effect.
6. To meet the housing requirements of the whole community	0	n/a	n/a	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	No effect.
8. To maintain 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	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	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	Policy will protect the character of the existing dwelling and 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	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	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	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	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 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	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	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	No 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	Dwellings will be created in unsustainable locations, however, this will also occur under national planning policy.
Potential Mitigation Measures	None identified.			

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				
None identified.				

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	+	Medium/long term	Permanent	Allowing the development of new employment premises will mean more jobs and training will be available for

population				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.	?	n/a	n/a	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 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>			

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	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	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?	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.
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	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	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				
None identified.				

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	n/a	n/a	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	-	Short term	Permanent	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 Measures	<p>Design and landscape policies would mitigate negative visual impact in 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>			

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				
None identified.				

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	0	n/a	n/a	No effect.

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	+	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				
None identified.				

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	None identified.			

Policy WLP8.20 – Local Shopping Centres

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 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 growth	0	n/a	n/a	No 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 WLP8.21 – Sustainable Transport

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	The promotion of walking and cycling will encourage healthier 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	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	No effect.
7. To maintain air quality	+	Short term	Permanent	The reduction in car travel will result in less pollution in the District.
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	This policy will contribute towards the reduction of vehicle emissions.
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	0	n/a	n/a	No 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 policy will reduce traffic congestion and will promote sustainable transport methods.
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
1. To improve the health and well-being of the population	+?	Short term	Permanent	Preventing the change of use of community services could encourage their use by the local community. This could encourage healthier lifestyles through 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	This policy will help maintain access to local 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 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	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	No effect.
16. To enhance the viability 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	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	+?	Short term	Permanent	This policy may help encourage healthy lifestyles by maintain the provision of open space in the District.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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	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	0	n/a	n/a	No effect.
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 can protect local amenity and the setting of buildings within townscapes. Provides a foundation to support enhancements to the green

landscapes and townscapes				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	0	n/a	n/a	No effect.
11. To conserve natural resources	0	n/a	n/a	No overall effect. 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	+	Short term	Permanent	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	No effect.
16. To enhance the viability 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	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.
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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 economy	0	n/a	n/a	No effect.
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	+	Short term	Permanent	This option would prevent new residential development taking place in areas at risk of coastal erosion which

population				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	No overall effect. 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	+	Short term	Permanent	This option will allow certain types of development that will contribute to local economic activity to take place

growth				within the Coastal Change Management Area.
15. To enhance the rural economy	?	n/a	n/a	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 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.
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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	?	n/a	n/a	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	No overall effect. 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	+	Short term	Permanent	This option will improve the efficiency for construction and operation of new

resources				development; reduce water consumption; and encourage use of recycled materials which will conserve 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	0	n/a	n/a	No 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	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 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 retention of natural and semi-natural features 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.			

Policy WLP8.30 – Design of Open Spaces

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	++	Short term	Permanent	The provision of high quality open spaces will help promote healthy lifestyles and exercise in both children and adults. They will also provide areas of clean air and relaxation which will provide physical and psychological benefits.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	+	Long term	Permanent	Having open spaces that are looked over by neighbouring development should help reduce the instances of anti-social behaviour by providing safe areas for recreation.
4. To improve access to key services and facilities	+	Short term	Permanent	Applying standards for the accessibility to open spaces will ensure that they are accessible for a variety of people.
5. To reduce deprivation of all forms.	+	Long term	Permanent	The development of open space in deprived areas could assist in mitigating some 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	+	Short term	Permanent	The provision of well designed and attractive open spaces will enhance the quality of landscapes and townscapes across the District.
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	Open spaces that are well connected to the landscape will allow wildlife to move through urban areas and potentially provide new 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 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 WLP8.31 – Lifetime Design

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	++	Short term	Permanent	Designing for those affected by diseases such as dementia will allow them to live

population				well and with as much independence as possible.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	+	Long term	Permanent	The creation of light and bright areas will allow residents to feel safe and secure.
4. To improve access to key services and facilities	+	Short term	Permanent	The provision of services with easy and clear access in good locations will benefit the whole community.
5. To reduce deprivation of all forms.	+?	Long term	Permanent	The standards set out have the potential to create attractive, bright and safe environments that could help with reducing deprivation in the District.
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 purpose of this policy is to create areas with distinctive and easily recognisable characters. This policy will also ensure that such new areas are of a high quality design.
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	None identified.			

Policy WLP8.32 – 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 change and mitigate the effects.	0	n/a	n/a	No effect.
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	+?	Short term	Permanent	The higher densities in Lowestoft and the market towns could lead to increased 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				
None identified.				

Policy WLP8.33 – 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 education and skills in the population	0	n/a	n/a	No effect.
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	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	+	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				
None identified.				

Policy WLP8.34 – 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	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	+	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 habitats and 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	This policy could help protect areas of greenfield land.
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	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 WLP8.35 – Landscape Character

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	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	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	Many of the most geological and ecological areas are located within the AONB, river tributary farmland and river valleys which would be protected 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	No effect.
16. To enhance the viability 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 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).				
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.				

Policy WLP8.36 – 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	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	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	No effect.
8. To maintain 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 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	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	This policy will help protect greenfield areas adjacent to settlements that could have biodiversity value.
13. To conserve and enhance the historic environment	+	Short term	Permanent	This option could help protect the settings of historical assets located on the edges of settlements. .
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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	<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 areas.</p>
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Policy WLP8.37 – Historic Environment

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	0	n/a	n/a	No effect.

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	++	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	None identified.			

Policy WLP8.38 –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	0	n/a	n/a	No effect.

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	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	None identified.			

Policy WLP8.39 – 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	0	n/a	n/a	No effect.

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	++	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	None identified.			

Policy WLP8.40 – 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	0	n/a	n/a	No effect.

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	++	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	None identified.			

Site Allocations in the Final Draft Local Plan

Locations of sites can be found within the Final 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. The site is within cycling distance of a GP Surgery.
2. To improve levels of education and skills in the population	+	Short Term	Permanent	The policy will ensure the retention uses relating to the renewable energy industry which will encourage those with relevant skill sets to remain and potentially move to the District.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long Term	Permanent	The improvements to the pedestrian and cycle network and wayfinding facilities will encourage the use of the nearby town centre. The site is also within cycling distance of a GP surgery.
5. To reduce deprivation of all forms.	+	Short Term	Permanent	Development will create employment opportunities which will reduce unemployment in a deprived area of the District.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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. The policy will also ensure the improvement of the appearance of the waterfront.
10. To reduce contributions to climate change and mitigate the effects.	+	Long Term	Permanent	The site is located within flood risk zones 2 and 3. The policy requires all new development to be subject to a site specific flood risk assessment. This policy also ensures the development of a flood evacuation plan.
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 policy requires that new development should mitigate any impact on the Outer Harbour Kittiwake Colony and Ness Point County Wildlife Site. An ecological assessment is also required.
13. To conserve and enhance the historic environment	0	n/a	n/a	The site is located close to several list buildings. 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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. The improvements to wayfinding facilities will also help encourage walking and cycling to 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. The policy will also encourage cycling and walking to and from the site.
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 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. The site is located within cycling distance of a GP Surgery.
2. To improve levels of education and skills in 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 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 in a deprived area of the District.
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. This policy also encourages improvement to the visibility and appearance of the waterfront.
10. To reduce contributions to climate change and mitigate the effects.	-	Long Term	Permanent	The site is located within flood risk zones 2 and 3. The policy requires all new development to be subject to a site specific flood risk assessment. 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 additional commercial development for 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	++	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. The policy also ensures improvement to pedestrian and cycle networks.
Potential Mitigation Measures				
The Lowestoft Flood Risk Management Strategy will help mitigate some of the risks of flooding to this area.				

Policy WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood

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	+	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. Part of the site is within walking distance of a GP Surgery.
2. To improve levels of education and skills in the population	0	n/a	n/a	No overall effect. The development will deliver a new primary school however this will be to meet the needs of this development and is unlikely to help meet any existing deficits.
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	Parts of the site are within walking distance of a GP Surgery, food shop and post office. 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 which will all be within walking distance of most of the site.
5. To reduce deprivation of all forms.	+	Medium term	Permanent	The development of the site will create employment opportunities which will reduce unemployment. The site will also include a variety of housing types and tenures.
6. To meet the housing requirements of the whole community	+	Medium term	Permanent	The site is proposed for housing that will help meet needs. The site could also provide a variety of housing types and tenures.
7. To maintain air quality	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.

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	+	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.	-	Long term	Permanent	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, with most of the site being within flood risk zones 2 and 3. 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. The effects on air quality will not be fully known until the planning application stage.
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. An ecological assessment will also be required.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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. The policy also ensures improvements to pedestrian and cycle networks.
Potential Mitigation Measures	The Lowestoft Flood Risk Management Strategy will help mitigate some of the risks of flooding to this area.			

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	?	Long Term	Permanent	The policy has some potential to decrease the instances of anti-social behaviour through good design.
4. To improve access to key services and facilities	+	Medium Term	Permanent	The policy proposes the provision of a pavilion/café at Ness Point. The proposed improvement to wayfinding facilities could also improve access to the town centre.
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.

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 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 resources	0	n/a	n/a	No effect.
12. To conserve and enhance biodiversity and geodiversity	+?	Medium Term	Permanent	The site has the potential to include biodiversity features as part of the park. The policy also includes the need for an ecological assessment.
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 local tourism.
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	Improvements to wayfinding facilities could improve access to 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	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 services and facilities. Part of the site is within walking distance of a GP Surgery.
2. To improve levels of education and skills in the population	+?	Long Term	Permanent	This policy ensures the development of marine employment activities which could help retain and bring in valuable skill sets to 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	+	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. The site itself will also provide some services such as a play area.
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	+	Medium Term	Permanent	The redevelopment of this site will help improve the townscape. The policy contains a number of criteria to ensure

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				the development is designed well.
10. To reduce contributions to climate change and mitigate the effects.	-	Long Term	Permanent	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 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	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	The Lowestoft Flood Risk Management Strategy will mitigate some of the risks of flooding to this area.			

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. The site is within walking distance of a GP Surgery.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain 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.

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	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 Measures				
None identified.				

Policy WLP2.8 – Former Lowestoft Hospital

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	The site is within walking distance of a GP Surgery and other services. The site is also located close to employment opportunities and the town centre which will further encourage 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-	0	n/a	n/a	No effect.

social behaviour				
4. To improve access to key services and facilities	+	Short Term	Permanent	The site is within walking distance of a GP Surgery and food shops. It is also within cycling distance of a primary school, meeting place, public house and post office as well as public open space which will reduce congestion through the promotion of sustainable 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 a small amount of 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	The policy has been created to maintain and enhance the historic character of the area and to ensure that any development is sympathetic to its heritage. Also, bringing this site back into public use will likely improve 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	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 policy ensures the protection of the 19 th and 20 th Century features as part of any 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	+	Short Term	Permanent	The sites proximity to the town centre could help support businesses in the area.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The sites proximity to the town centre and employment opportunities should help promote sustainable transport methods.
Potential Mitigation Measures	None identified.			

Policy WLP2.13 – North of Lowestoft Garden Village

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium Term	Permanent	The site is within cycling distance of services and 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. This site will also benefit from the proposed cycle link between Lowestoft and Hopton.
2. To improve levels of education and skills in the population	0	n/a	n/a	No overall effect. The policy will deliver a new primary school however this will only meet the needs of the allocation and will not help meet any existing deficits.
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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	+	Medium Term	Permanent	The site is proposed for housing that will help meet a variety of needs.
7. To maintain air quality	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
8. To maintain 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 the tributary valley farmland landscape character area. The Settlement Fringe Landscape Sensitivity Study identifies part of the landscape area as having a high capacity for development. The site is largely flat and featureless. The site is well screened from most directions. The quality of the landscape in this location is reduced by A47 and the water treatment works. 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.	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
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.

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	+	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				
The Design and Landscape Character policies should help mitigate any potential negative effects on the landscape.				

Policy WLP2.14 – 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 a GP surgery. The site is also within catchments of some open space and will provide open space itself which could help promote healthier lifestyles. The site will also benefit from extensions to the pedestrian network linking to 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	+	Long Term	Permanent	The site is within cycling distance of a GP surgery, meeting place, post office, food shop, public house and a primary

Sustainability Objective	Effect	Timescale	Permanence	Comments
				school and within catchments of some types of open space. The site will provide new open space. These factors should promote the use of sustainable transport and reduce congestion.
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 overall effect. The site is within the tributary valley farmland character area but is well screened from hedges and large trees meaning any effects from development will be limited. The site is listed as having a low capacity for development. The site is well related to the existing 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	The site is undeveloped greenfield land and is agricultural grade 3.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	The policy requires an ecological assessment to be undertaken. Trees and hedgerows on the edge of the site should be maintained for their biodiversity value.
13. To conserve and enhance the historic environment	?	Short Term	Permanent	There is a potential negative effect on some listed buildings located to the east of the site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.

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

Policy WLP2.15 – 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 in a GP surgery and other services. The site is also within catchments of some open space and will provide open space itself which could help promote healthier lifestyles. The site will also benefit from extensions to the pedestrian network linking to 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	+	Long Term	Permanent	The site is within cycling distance a GP surgery, meeting place, post office, food shop, public house and a primary school. It is also within catchments of some types of open space. Site will provide new open space. These factors should promote the use of sustainable

Sustainability Objective	Effect	Timescale	Permanence	Comments
				transport and reduce congestion.
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 overall effect. The site is within the tributary valley farmland character area. The site is considered to have a low capacity for development. The site is flat and well screened from the wider landscape. There would be limited impact on the landscape from development. However, given the increasing rural character of Hall Lane to the west, development may need to be at a lower density.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land and agricultural grade 3 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. The policy also includes the need for an ecological assessment.
13. To conserve and enhance the historic environment	0	n/a	n/a	The site is adjacent the Grade II* listed Manor House. The area known as the paddock will not be developed and therefore the setting of the Manor House will be preserved.
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 which could help promote sustainable movement patterns.
Potential Mitigation Measures	None identified			

Policy WLP2.16 – 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	The 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 and pre-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, local shops and a country park. The new

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 a variety of needs.
7. To maintain air quality	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
8. To maintain 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 the 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. The density of the development has been increased to maintain viability which could generate a detrimental impact in the landscape. However, the policy requires lower densities at the south and west fringes of the site which are most visible in the landscape, thereby mitigating this impact.
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. The effects on air quality will not be fully known until the planning application stage.
11. To conserve natural	--	Short Term	Permanent	The site is undeveloped high grade

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources				agricultural land (grade 2).
12. To conserve and enhance biodiversity and geodiversity	?	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. The policy also includes the need for an ecological assessment and retention of natural features.
13. To conserve and enhance the historic environment	0	n/a	n/a	High archaeological potential on the site. The policy requires a archaeological investigation to be submitted with any planning application. The country park has been designed to provide protection to the Scheduled Monument and Grade I listed Holy Trinity 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	+	Medium Term	Permanent	Development of this scale will increase footfall in 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 and services which should encourage sustainable movement patterns.
Potential Mitigation Measures	None identified.			

Policy WLP2.17 - Land at South Lowestoft Industrial Estate

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	+	Medium Term	Permanent	The site partly within cycling distance of a GP Surgery, a meeting place, post office, food shop, public house and primary school. Workers in this area then would be able to use sustainable modes of transport to access these services at times such as during lunch breaks and leaving work.
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 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
mitigate the effects.				
11. To conserve natural resources	-	Medium Term	Permanent	The site is undeveloped greenfield land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	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. It also has good access to services which could further encourage sustainable movement patterns.
Potential Mitigation Measures	None identified.			

Policy WLP2.18 - 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.

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	+	Medium Term	Permanent	The site partly within cycling distance of a GP Surgery, a meeting place, post office, food shop, public house and primary school. Workers in this area then would be able to use sustainable modes of transport to access these services at times such as during lunch breaks and leaving work.
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	No overall effect. The site is within the built up area of Lowestoft adjacent an existing industrial estate. The policy contains the need for landscaping to avoid an exposed edge.
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 and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	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. The site also has good access to services which could further encourage sustainable movement patterns.
Potential Mitigation Measures	None identified.			

Policy WLP2.19 – Oakes Farm, Beccles Road, Carlton Colville

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	++	Short/Medium 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	++	Short/Medium Term	Permanent	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	?	Short Term	Permanent	Part of the site could include residential development to help enable the

Sustainability Objective	Effect	Timescale	Permanence	Comments
community				delivery of new sports facilities.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain 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. The policy also contains the need for landscaping to integrate the site into 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	-	Medium Term	Permanent	The site is undeveloped greenfield land although most of the site will remain undeveloped. The site is also made up of grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	+	Short/Medium Term	Permanent	The policy requires the County Wildlife Site, hedgerows, ditches and trees should to be conserved and enhanced through development. The policy also 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 policy includes the need for a cycle link between Wood Lane and Chapel Road.
Potential Mitigation Measures	None identified.			

Policy WLP2.20 – Gunton Park, Corton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	The site includes the provision of public open space which will encourage healthy lifestyles. The site is within cycling distance of most 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 site located close to services and facilities in the north of Lowestoft which could reduce congestion through the promotion of sustainable transport options.
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 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	0	n/a	n/a	No overall effect. The site is within the tributary valley farmland character area. The site has a mostly moderate capacity for development. The site is mostly surrounded by development and the low density of development should help maintain the character of 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 a loss of undeveloped land.
12. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	The open space to be provided on site could have biodiversity benefits. The policy also includes the need for an ecological assessment.
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 located close to services and facilities which could help encourage sustainable movement. The policy also encourages the enhancement of footways to the site.
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 effects on air quality will not be fully known until the planning application stage.
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	<p>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.</p> <p>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.</p>
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	<p>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.</p>
11. To conserve natural resources	-	Short term	Permanent	<p>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.</p>

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	Parts of the site are within cycling distance of a GP surgery and other services. Open space, including a country park and sports pitches will be

Sustainability Objective	Effect	Timescale	Permanence	Comments
				provided which will promote healthy lifestyles. 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.
2. To improve levels of education and skills in the population	0	n/a	n/a	No overall effect. A new primary school and 2 pre-schools are proposed as part of the development however these are to accommodate the development itself and will not mitigate any current deficits.
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 cycling distance of a GP surgery, meeting place, post office, food shop, public house and a primary school. Open space, sports facilities, a school, allotments and a local shopping 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	The site will provide a variety of housing which will help meet needs.
7. To maintain air quality	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
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 on water quality objectives.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				The Local Plan therefore identifies the need to upgrade the works by 2030.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	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. The protection of the character areas of Beccles and Worlingham has also been given priority.
10. To reduce contributions to climate change and mitigate the effects.	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
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. The policy also includes the need for an ecological assessment.
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 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	None identified.			

Policy WLP3.2 – Land west of 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. The site is within cycling distance of a GP surgery and other services. The site is also within cycling distance of the town centre and an existing Local Area for Play is 60 metres away. These factors could encourage healthier modes of 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	The site is within cycling distance of a GP surgery, meeting place, post office, food shop, public house and primary school. 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.
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. However, the requirement in the policy for a landscape buffer to the south and west where the site is exposed 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	0	n/a	n/a	There are boundary hedgerows and a pond on site which could have biodiversity value. The policy states that these are to be retained and that an ecological assessment is required.
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 and services are within walking and cycling distance which could help encourage sustainable movement patterns.
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	0	n/a	n/a	No effect

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	?	Medium term	Permanent	The site is some distance away from most services however it will be able to take advantage of the Southern Relief Road once it is complete which will allow easier access through Beccles.
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 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 and grade 3 agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	+	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 not accessible by foot or cycle or other sustainable methods at present.
Potential Mitigation Measures	Provision of a cycle link though Policy WLP3.1 will mitigate negative effects on objective 1 and 17.			

Policy WLP4.1 – Halesworth Healthy Neighbourhood

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	++	Short term	Permanent	The site is already within cycling distance of a GP surgery and other services. The 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. The site will also benefit from cycle link extensions along Loam Pit Lane.
2. To improve levels of education and skills in the	+	Short term	Permanent	The development will help facilitate the provision of secondary and further education facilities in the town through

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				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	++	Short term	Permanent	Development on this site would be located within cycling distance of a GP surgery, meeting place, post office, food shop, public house and primary school. 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	+	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 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 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 open space 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	-	Short term	Permanent	Development will result in the loss of undeveloped greenfield land and some grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	+	Short 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. The policy also includes the need for an ecological assessment.
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 and services which should encourage sustainable movement patterns.
Potential Mitigation Measures	The policy includes a requirement for a wooded area and landscaping to mitigate the impacts of encroaching into the open area between Halesworth and Holton.			

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	+	Short term	Permanent	The site is within cycling distance of a GP surgery and other services. The site is also very close to the town centre

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				which will help promote walking and cycling. The policy also contains the requirement for new open and play space which will encourage healthier 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	Development on this site would be in a location from where local shops and services could be accessed by bike or on foot which will reduce congestion.
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	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. 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	Parts of the site are overgrown and so may contain biodiversity habitat. The policy contains the requirement for an ecological assessment to evaluate the sites biodiversity potential.
13. To conserve and enhance the historic environment	?	n/a	n/a	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, services and the town centre which will help promote sustainable movement patterns.
Potential Mitigation Measures				
Building heights may have to be restricted in order to minimise the effect on the landscape.				

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	The site is within cycling distance of a GP surgery and other services which will help promote healthier modes of travel.

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	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	0	n/a	n/a	No overall effect. 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 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 and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No overall effect. The policy includes the requirement to retain trees and hedgerows found on site. An ecological assessment is also required.

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	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of local employment opportunities and services which will promote sustainable movement patterns and reduce car journeys.
Potential Mitigation Measures	None identified.			

Policy WLP4.4 – Land west of Lodge Road, Holton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	The site is within cycling distance of a GP surgery and other services. Local open spaces are also close by which will promote healthier 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	Proposed development would be within walking distance of both a meeting place and a primary school. A range of

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	No overall effect. 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 change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Long term	Permanent	The development of the site would result in a loss of undeveloped land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No overall effect. The retention of trees and other vegetation should mitigate the effect on the listed building.
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	+	Long term	Permanent	Proposed development would have access by bicycle or public transport to employment sites and services in Halesworth and Holton.
Potential Mitigation Measures				
None identified.				

Policy WLP4.5 – Land at Dairy Farm, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	The site is within cycling distance of a GP Surgery. Footpaths and cycle paths will provide connectivity to the town centre which will help encourage healthy modes of travel.
2. To improve levels of education and skills in the population	+	Short term	Permanent	The site will deliver a new pre-school which will help accommodate other proposed developments in 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	+	Short term	Permanent	The policy will provide new community services and facilities and the site is located close to the 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	The site will provide a small amount of housing to help meet local needs.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve	0	n/a	n/a	No effect.

water quality				
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	No overall effect. The site is well contained in the landscape with development on most sides and a road to the east. The site is a logical area for development as it does not extend further into the countryside than existing development.
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	The site will result in the loss of open space that provides habitats for lizards and BAP Priority Species birds. However the policy does include the need for an ecological assessment.
13. To conserve and enhance the historic environment	-	Short term	Permanent	There are a number of listed buildings located near the site which development could impact upon.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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	Development on this site could help support the town centre considering that it include pedestrian and cycle link improvements.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The policy includes the need to improve pedestrian and cycle networks to promote sustainable movement.
Potential Mitigation Measures	Any development will need to be sympathetic to the nearby listed buildings and existing habitats.			

Policy WLP4.6 - Broadway Farm, Norwich Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	The site will benefit from extensions to the pedestrian network linking to 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	The site is within cycling distance of a GP surgery, meeting place, post office, food shop, public house and primary school, meaning workers would be able to easily access these services at times such as lunch breaks and leaving work.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Development will provide employment opportunities which will decrease 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	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. Furthermore the electricity pylons to the west of the site detract significantly from the value of the landscape in this location. The

Sustainability Objective	Effect	Timescale	Permanence	Comments
				policy requires a landscaping scheme to be provided including buffer planting to protect the amenity of the farmhouse to the west 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	Development of this site would result in the loss of undeveloped land and grade 3 agricultural 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 county wildlife site to the south east and great crested newts are known to inhabit the substation to the south. The policy also includes the need for an ecological assessment.
13. To conserve and enhance the historic environment	0	n/a	n/a	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	None identified.			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures				

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	+	Short term	Permanent	The site is within cycling distance of a GP surgery and other services. The policy also contains the requirement for a pedestrian and cycle link through the site which will help promote healthier 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	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	No overall effect. 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 change and mitigate the effects.	0	n/a	n/a	No overall effect. The policy includes the need for a flood assessment to show that any development will be safe from flooding.
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 proposed landscape strip will enhance biodiversity connectivity to the Tin River. The policy also includes the need for an ecological assessment.
13. To conserve and enhance the historic environment	0	n/a	n/a	No overall effect. The policy requires that the site be laid out so it does not impact upon the views of nearby listed buildings and an archaeological assessment is required.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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 as are several local services.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures	None identified			

Policy WLP5.2 – Land to the West of St Johns Road, Bungay

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	The site is within cycling distance of a GP surgery and other services. The proposed open space will encourage active lifestyles and provide amenity space, and help reduce obesity in children and adults. The Policy requires the provision of a east-west cycle link.
2. To improve levels of education and skills in the population	+	Short term	Permanent	The Policy requires the provision of an extension to the secondary school playing field which may provide minor benefits to education. The policy also includes the need for a new pre-school setting.
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 GP surgery, post office, food shop, public house and primary school and will provide new open space, employment and pre-school education 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	The site is proposed for housing that will help meet a variety of needs.
7. To maintain air quality	?	n/a	n/a	It is unlikely that there will be any air quality issues in this area however the effects will not be fully known until the planning application stage.

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 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 allocation involves a significant extension of the settlement into the countryside. . However the policy requires a landscape belt of 10 metres along the southern edge of the site and for existing trees and hedgerows to be retained. This should minimise the impact on the landscape.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No overall effect. The policy includes the need for a drainage strategy to mitigate the risks of flooding in the area.
11. To conserve natural resources	-	Short Term	Permanent	Development would result in the loss of greenfield land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No overall effect. The policy involves a significant loss of greenfield land but does require existing trees and hedges to be retained and a landscape buffer to the south of the site. The policy also includes the need for an ecological assessment.
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 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	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 would be provided along with homes, reducing the need to commute. Other employment sites and services are within walking and cycling distance and will be provided on site.
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	The site is within walking distance of a GP surgery and other services. The policy also includes the requirement of new open and play spaces and footway improvements which will encourage healthier 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	Proposed housing will be located within cycling and walking distance of local services and employment opportunities. The site will also provide new open spaces and pedestrian pathway improvements.
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	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 and grade 3 and 4 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	The policy requires the retention of hedgerows and trees on the site. The policy also includes the need for an ecological assessment.
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	+	Short 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 is not within cycling distance of a GP surgery, therefore access to a car would be necessary. The policy requires the provision of a new play space and an extension to the footway along The Street which will promote healthier 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	The site is within cycling distance of a meeting place and public house and is within walking distance of a primary school; however other services are further away and would require car travel. . The policy requires the provision of a new play space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	No overall impact. 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 area of the village and the A146. Therefore the development will have only limited effects on the landscape. The policy also contains the need for planting and reinforcing of current wooded areas.
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 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Hedgerows located along the site boundaries. There is a ditch traversing the site. The policy requires the trees located along the south boundary to be protected and reinforced and planting should occur along The Street frontage. The policy also includes the need for an ecological assessment.
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 located some distance from employment areas and some services and therefore may increase the incidence of private car travel.
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	-	Short term	Permanent	The site is not within cycling distance of a GP surgery. To access services residents would likely have to rely on private cars.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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 meeting place, public house and primary school, however other services are further away.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole	+	Medium Term	Permanent	The site is proposed for housing that will help meet needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 overall effect. The site is located within the built up area. Site contains disused greenhouses and a paddock. Contained within the wider landscape by trees and existing 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	Located within the built up area. Site contains disused greenhouses and a paddock. Developing this site would result in a loss of grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	The policy states that trees located on the site should be protected. There are no other biodiversity or geodiversity features on site. The policy also includes the need for an ecological assessment.
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. There are few services located nearby so private cars will likely be the preferred option for residents.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	-?	Short term	Permanent	The site is not within cycling distance of a GP surgery. To access services residents would likely have to rely on private cars. However the policy does include the need for a new play space which could encourage healthier 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	The site is within walking distance of a meeting place and public house and within cycling distance of a primary school. However other services are further away and would probably require car travel to access them. The policy also includes the need for a new play 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.

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	No overall effect. 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. 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.
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 fallow and grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	The policy contains the need for planting and landscaping which could increase the biodiversity value of the area. The policy also includes the need for an ecological assessment.
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				
Delivery of new development on the North Lowestoft Garden Village (Policy				

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	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	The site is not within cycling distance of a GP surgery. Somerleyton however 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	The site is within walking distance of a meeting place and primary school and cycling distance of a public house. However access to other services will require private 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 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 contained within the built up area on a former garage site that is unattractive. Developing this site would enhance the quality of the local

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 brownfield and therefore appropriate for development.
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 located within the conservation area. Listed buildings are located 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	Developing this site would result in a loss of employment land.
15. To enhance the rural economy	-	Short term	Permanent	Developing this site would result in a 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	+?	Short term	Permanent	The site is not within cycling distance of a GP surgery. Somerleyton however has

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				a range of services and facilities in the village which are accessible by foot or cycle. The site will also benefit from pedestrian network extensions.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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 a meeting place and cycling distance of a public house and primary school. However access to other services will require private 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 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 overall impact. 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 requires a landscaping and planting scheme.

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 undeveloped land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	The policy includes the requirements to maintain existing trees and hedgerows as well as the planting of new trees through a landscaping scheme which could increase the biodiversity value of the site. The policy also includes the need for an ecological assessment.
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 design.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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	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	The site is within cycling distance of a GP surgery and walking distance of other services. The site is also close to open space and allotment which will promote healthier 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	The site is within cycling distance of a GP surgery and walking distance of a meeting place, post office, food shop and public house.
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 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. The site extends the settlement further into the countryside, however to help 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.

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 will result in the loss of undeveloped land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	The policy includes the need for planting and landscaping which could enhance the biodiversity value of the site. The policy also includes the need for an ecological assessment.
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 located close to some key services however access to employment will require access to a private car.
Potential Mitigation Measures	None identified.			

Policy WLP7.8 – Land north of Chapel Road, Wrentham

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	The site is within cycling distance of a GP surgery and walking distance of other services. The site will also provide new open and play space which will encourage healthier 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	The site is within cycling distance of a GP surgery and walking distance of a meeting place, post office, food shop and public house. The site will also provide new open and play 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 overall effect. 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. The site is relatively well contained and does not extend the settlement further into the countryside. 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.

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 will result in the loss of undeveloped land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No overall effect. 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	0	n/a	n/a	No effect.
16. To enhance the viability 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 located close to several key services and facilities and employment opportunities which will encourage sustainable movement patterns.
Potential Mitigation Measures	None identified.			

Policy WLP7.9 – Land south of Southwold Road, Brampton

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 is not within cycling distance of a GP surgery. The site will deliver new open and play space which will encourage healthier 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	The site is within walking distance of a meeting place and primary school, however other services are further away and will probably require private car transport. The policy will provide a new community centre and play facilities 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 Term	Permanent	The site is proposed for housing that will help meet a variety of 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 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 and the site does extend the settlement further into the countryside. 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 and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	The site currently has little biodiversity value however there is the potential to increase the biodiversity value of the area through the landscaping scheme and provision of amenity green space. The policy also includes the need for an ecological assessment.
13. To conserve and enhance the historic environment	0	n/a	n/a	No overall effect. There are potential risks to the settings of the Old Rectory, Brampton Hall and the Church of St. Peter, however with a quality landscaping scheme the impacts should be suitably mitigated.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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 close to some services however many are some distance away as are employment opportunities which will require private car transport.
Potential Mitigation Measures	None identified.			

Policy WLP7.10 – Land at Toodley Farm, Station Road, Brampton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	-	Short term	Permanent	The site is not within cycling distance of a GP surgery or any other services.

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				There is no public open space nearby. The isolated nature of this site will probably increase the use of private cars 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	-	n/a	n/a	No community facilities located nearby. Although train station is just 60m from the site which provides a limited service.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for self-build 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 overall effect. Site relates well 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 and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	There is little biodiversity value on the site currently and the need for landscaping and planting could increase the biodiversity value of the area. The policy also includes the need for an ecological assessment.

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance the historic environment	0	n/a	n/a	No overall effect. To the west of the site is a grade II listed building. The policy contains the need for landscaping to mitigate the impacts on 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	?	n/a	n/a	Site located near railway line with hourly service on a slow train line. Primary access to services and employment will be via private vehicle.
Potential Mitigation Measures				
None identified.				

Policy WLP7.11 – Land south of Hogg Lane, Ilketshall St Lawrence

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short term	Permanent	The site is not within cycling distance of a GP surgery but is within cycling distance of a public house and walking distance of a primary school. The site will provide new open and play space which will encourage healthier lifestyles. The site will also benefit from extensions to the pedestrian network.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.

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 a primary school and cycling distance of a public house, however other services are located further away and will require private 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 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 farmed plateau clayland landscape character area. The site represents an extension of the settlement into the countryside. The site is contained by mature hedgerows to the south but is more exposed to the east. The policy contains the need for a quality landscaping scheme to help mitigate some of these impacts
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Small parts of the site are at risk of surface water flooding.
11. To conserve natural resources	-	Short term	Permanent	Development will result in a loss of undeveloped land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	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 close to some services however other services and employment are further away and will require private car transport.
Potential Mitigation Measures				
The Local Plan Flood Risk policy (WLP8.24) will ensure that any site has appropriate flood mitigation.				

Policy WLP7.12 – Land East of The Street, Lound

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short term	Permanent	The site is not within cycling distance of a GP surgery. The site is within walking distance of some services however others are further away and will require private car transport. The site is close to open space which will help encourage healthier 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	The site is within walking distance of a meeting place, open space and a public house, however other services are further away and will require private 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 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 overall effect. The site is within the tributary valley farmland character area. The site is not within open countryside and well related to the existing settlement.
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	+?	Short term	Permanent	The policy states that hedgerows on the site should be protected and that a landscaping scheme is required. This could help enhance the biodiversity value of the area. The policy also includes the need for an ecological assessment.
13. To conserve and enhance the historic environment	?	n/a	n/a	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	0	n/a	n/a	No effect.
16. To enhance the viability 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 located close to some services however others are located further away. There are no employment opportunities located nearby which will probably increase the use of private cars in the area.

Potential Mitigation Measures	None identified.
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Policy WLP7.13– Land north of Chapel Road, Mutford

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short term	Permanent	The site is not within cycling distance of a GP surgery. Many other key services are also located some distance away from the site. Open and play spaces are located nearby which will encourage healthier lifestyles. The site will also benefit from extensions to the pedestrian network.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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 a meeting place and open spaces, however other services are further away and will probably require private car travel.
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 farmland character and is just outside of the Area of Outstanding Natural Beauty. The site forms an infill site between two sets of residential properties and would not result in development extending into the open countryside. The policy also contains the need for landscaping. However the proximity of the AONB means that development could have an impact on its setting.
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	+	Short term	Permanent	There is very little of biodiversity value on the site currently and the need for landscaping and planting could enhance the biodiversity value of the area. The policy also includes the need for an ecological assessment.
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 located some distance away from some key services and employment, meaning private car transport will probably increase in this area once the site is developed.

Potential Mitigation Measures	None identified.
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Policy WLP7.14 – Land north of School Road, Ringsfield

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short term	Permanent	The site is not within cycling distance of a GP surgery but is within cycling or walking distance of some services. Open and play spaces are located nearby which will encourage healthier lifestyles. The site will also benefit from extensions to the pedestrian network.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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 meeting place and public house and walking distance of a primary school. However other services are located further away and will require the use of private cars.
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 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	-	Short Term	Permanent	The site falls within farmed plateau clayland character area. The site relates

distinctiveness of landscapes and townscapes				well to existing built up area but will create a new urban edge to the settlement and will extend the settlement further into the countryside. As such the policy requires a landscaping scheme and the retention of boundary hedgerows and trees to help mitigate some of these issues.
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 greenfield site and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	There is little of biodiversity value currently found on the site. The need for a landscaping scheme provides an opportunity to increase the biodiversity value of the area, especially considering the adjacent woods area. The policy also includes the need for an ecological assessment.
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. Services are generally come distance away and so private car travel could increase in the area.
Potential Mitigation	None identified.			

Measures	
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Policy WLP7.15 – Land east of Mill Road, Rumburgh

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short term	Permanent	The site is not within cycling distance of a GP surgery. Some services are located nearby however access to most services will require car travel. The site is directly opposite an area of open space and a play area which will promote healthier 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	The site is within walking distance of open space, a meeting place and a public house. Access to other services will require access to a car.
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 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 overall effect. The site is farmland character. The 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.	-	Long term	Permanent	There are some small areas of surface water flood risk on this site.
11. To conserve natural resources	-	Short term	Permanent	This would result in the loss of a greenfield site and agricultural land grade 3.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No overall effect. Some mature hedgerows are located on site. The policy states that these should be protected and reinforced where possible. The policy also includes the need for an ecological assessment.
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 located far from many services and employment, meaning car travel will likely increase in the area.
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 WLP7.16– Land east of Woodfield Close, Willingham St Mary

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	The site is not within cycling distance of a GP surgery. Other services are also located some distance from the site and will require private car transport to access them. The site located very close to open space which will encourage healthier lifestyles. The site will also benefit from extensions to the pedestrian network.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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 a meeting place and public house, however other services are further away and will require 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	Housing is proposed which will help to meet housing need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	No overall effect. The site is farmland in character. The site is well screened in the landscape from the north, east and west and is well related to the existing development. 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	-	Short Term	Permanent	Development would result in the loss of undeveloped land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	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. The site is also located far from many services and employment which will necessitate the need for private car transport.
Potential Mitigation Measures	None identified.			

Policy WLP7.17 – Land West of Lock's Road, Westhall

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	The site is not within cycling distance of a GP surgery. The site is within walking distance of some services, allotments and open space which could promote healthier 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	The site is within walking distance of a meeting place, post office and food shop; however access to other services will require a private car.
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 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 overall effect. The site is farmland. Site is adjacent existing settlement edge with development on two sides. The site is well contained within the landscape and will not extend the settlement further into the countryside. 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.	0	n/a	n/a	No effect. The policy requires any development to be supported by a surface water drainage strategy.
11. To conserve natural resources	-	Short Term	Permanent	Development will result in the loss of undeveloped land and grade 4 agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	There is little of biodiversity value on the site and the need for landscaping and planting provides an opportunity to increase the biodiversity value of the area. The policy also includes the need for an ecological assessment.
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. The site is located far from many services which will likely increase private car travel in the area.
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, 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				facilities.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Demand for new employment space is highest in Lowestoft associated with the growth in offshore wind and the sub-regional linkages with Great Yarmouth. Significant further development in Lowestoft, including employment development will help address the deprivation issues experienced by the town through increasing average earnings, reducing unemployment and producing balanced communities. Modest development in the rural areas may help address some rural deprivation issues. 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.
6. To meet the housing requirements of the whole community	++	Long term	Permanent	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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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.

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--?	Potentially short term.	Permanent	Some of the landscapes around Lowestoft are particularly sensitive to development and less development directed to Lowestoft will reduce the risk of significant effects on the landscape. 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.

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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
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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.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Beccles under this 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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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. .			

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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.
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	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. 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				<p>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.
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 Baven's 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				ecological networks and create new habitats
13. To conserve and enhance the historic environment	?	n/a	n/a	It is unlikely that the option will have any effects on the historic environment but this will be dependent on the sites selected.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	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 cannot be mitigated as the scale of growth will necessitate the loss of high grade agricultural land. Potential recreational impacts on protected biodiversity sites			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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</p>				

	<p>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>
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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 whole community	0	n/a	n/a	No noticeable effect.
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-	0	n/a	n/a	No effect.

social behaviour				
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 geodiversity	0	n/a	n/a	No effect.
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	-	Medium	Permanent	No policy could mean that retail services will leave the town centre as

growth		Term		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 enhance the historic environment	0	n/a	n/a	No effect.
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 distinctiveness of landscapes and townscapes	-?	Short Term	Permanent	While retail uses may remain in the area, if they do move out this could 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
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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 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 population	-?	Short Term	Permanent	This option will ensure that retail services remain in the area to 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				
<p>The Town Centre policies could help promote town centres as the preferred location for retail services under this option if it is found that 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>				

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 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 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.
Potential Mitigation Measures	<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 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 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	-	Short term	Permanent	Potential to place too much development in villages that cannot cope or enable integration with the

landscapes and townscapes				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 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.
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.
Potential Mitigation Measures				
<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	-	Long term	Permanent	Focusing the majority of growth in larger villages which have services and

population				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	-	Short term	Permanent	Potential impact on sites with heritage value.

environment				
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	<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.</p> <p>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,</p>			

	reinforcing historical field boundary hedgerows, quality scheme design and selecting the most appropriate sites which would have the least potential impact.
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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 effects	-	Short term	Permanent	New development will result in adverse impacts for climate change. 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	+?	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</p>				

	historical field boundary hedgerows, quality scheme design and selecting the most appropriate sites which would have the least potential impact.
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WLP8.1 Housing Mix 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	Size and type of homes would not be provided in response to identified district or local level need, 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.
7. To maintain air quality	0	n/a	n/a	No effect
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				
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	0	n/a	n/a	No effect.

support of economic growth				
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.			

Policy Option: 35% Affordable Housing requirement across the entire district

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-?	Not known	Not known	The Whole Plan Viability Assessment shows that this level of Affordable Housing will reduce the amount and type of infrastructure that can be supported by development. This would impact on provision of open space and sports facilities serving new development which would have a negative impact on this objective, although this effect is not certain.
2. To improve levels of education and skills in the population	-?	Not known	Not known	The Whole Plan Viability Assessment shows that this level of Affordable Housing will reduce the amount and type of infrastructure that can be supported by development. Therefore education facilities may not be provided at an appropriate time and/or location to meet the needs of those living in new developments which would have a negative impact on this objective, although this effect is not certain.
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	The Whole Plan Viability Assessment shows that this level of Affordable Housing will reduce the amount and type of infrastructure that can be supported by development. Thereby new services and facilities required to serve development may not be provided which would have a negative impact on this objective. However this

				effect is not certain.
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 the greatest amount of affordable housing of different tenures in response to housing need identified in the SHMA and will increase the affordability of housing. However, the Whole Plan Viability Assessment shows that this option will not be able to effectively support the infrastructure identified 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	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	No mitigation has been identified to address the uncertain negative effects.			

Policy Option: Affordable Housing requirement based on maximising Community Infrastructure Levy to meet 100% of essential infrastructure costs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Not known	Not known	The Whole Plan Viability Assessment shows that this level of Affordable Housing will mean scope for a higher level of infrastructure contribution which will provide confidence that all infrastructure can be delivered.
2. To improve levels of education and skills in the population	+?	Not known	Not known	The Whole Plan Viability Assessment shows that this level of Affordable Housing will mean scope for a higher level of infrastructure contribution which will provide confidence that all infrastructure can 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	+	Not known	Not known	The Whole Plan Viability Assessment shows that this level of Affordable Housing will mean scope for a higher level of infrastructure contribution which will provide confidence that all infrastructure can be delivered.
5. To reduce deprivation of all forms.	-	Medium term	Permanent	Lack of provision of affordable housing will not help contribute to mixed and balanced communities
6. To meet the housing requirements of the whole community	-	Medium term	Permanent	Lack of provision of affordable housing will result in the housing needs of the community being undermined.
7. To maintain air quality	0	n/a	n/a	No effect.

8. To maintain 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	No mitigation has been identified to address the uncertain negative effects.			

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 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	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	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 economy	0	n/a	n/a	No effect
16. To enhance the viability 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.
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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 whole community	-?	Short term	Permanent	This could result in insufficient authorised pitches to meet the 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	0	n/a	n/a	No effect

landscapes and townscapes				
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-	+	Short term	Permanent	Allocated sites would reduce the

social behaviour				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.				

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-	0	n/a	n/a	Minimal or no effect.

social behaviour				
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 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				
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 population	-	Short term	Permanent	Increase the likelihood of social connections within a limited 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 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, 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	+	Short term	Permanent	Policy seeks to ensure the sites are contained within the built up area and

distinctiveness of landscapes and townscapes				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 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. 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 distinctiveness of landscapes and townscape	+	Short term	Permanent	Policy seeks to ensure the sites are contained within the built up area 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 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 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. This would be exasperated 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 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	
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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
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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	Potential that extensions and replacement dwellings will not be in keeping with original character of 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 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

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 efficient patterns of movement in support of economic growth	-	Short term	Permanent	Increased likelihood of dwellings 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	
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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	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	+	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	
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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				
The loss of existing employment sites could be mitigated by providing new employment developments as set out in the New Employment Development				

	<p>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>
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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 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	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 viability 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	The Existing Employment Areas policy could help mitigate a lack of job growth by			

Measures	ensuring that employment uses are protected in these areas in the future.
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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 landscapes and townscapes	-	Short term	Permanent	Redevelopment of buildings could be inappropriate to their setting.
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 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-	0	n/a	n/a	No effect.

social behaviour				
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	-?	Medium term	permanent	Tourist accommodation development, including large scale schemes, could

mitigate the effects.				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			

	<p>negative climate change effects from emissions.</p> <p>Design and landscape planning policies will help mitigate harm to the landscape and/or townscape.</p>
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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 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.	+	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	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 and resilient economic growth	+	Short term	Permanent	Unrestricted conversions of 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	0	n/a	n/a	No effect.

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	-?	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 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 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	-	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 efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
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	0	n/a	n/a	No effect

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	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 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	-	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 the population	0	n/a	n/a	No effect
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 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 WLP8.21 Sustainable Transport Alternative Options

Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	0	n/a	n/a	Minimal or no effect.

population				
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	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 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	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 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 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	0	n/a	n/a	None.

mitigate the effects.				
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 geodiversity	0	n/a	n/a	This option can provide additional protection to open spaces identified 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.
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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 whole community	+	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 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 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 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
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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	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, 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	0	n/a	n/a	No effect.

environment				
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
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 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 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.
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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 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	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 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 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	<p>Biodiversity enhancements could be secured where practical as part of a renewable energy development.</p> <p>Sites should be restored to their former state when no longer needed which will preserve natural resources.</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	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 the population	0	n/a	n/a	No effect.
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 townscape	+	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.				

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 Design of Open Spaces

Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	Having no policy determining the quality of open spaces could lead to poor quality spaces which may deter the public from using them. This would be detrimental to promoting physical

				activity and exercise.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	-	Long term	Permanent	Having no design policy for open spaces could lead to such spaces not being sufficiently open or overlooked. These areas could then become an avenue for anti-social behaviour or crime.
4. To improve access to key services and facilities	-	Short term	Permanent	This option could mean that open areas would not be designed to be accessible to a variety of people, which will reduce how much they would be used.
5. To reduce deprivation of all forms.	-	Long term	Permanent	This option could lead to poorly designed spaces, which will reduce the appeal and value of the surrounding areas.
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	No design policy would lead to poorly designed areas. These would lower the quality and value of their surrounding 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	-	Long term	Permanent	This option could mean that biodiversity factors are not appropriately considered during the design process, which will lower their potential of enhancing biodiversity.
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	0	n/a	n/a	No effect.
Potential Mitigation Measures	Some of the other Design policies in the Local Plan could help mitigate some of the negative effects on public safety and general design quality of this option. The Natural Environment policies could also mitigate some of the effects on the environment.			

Policy WLP8.31 Lifetime Design

Policy Option: No Policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	--	Short term	Permanent	This option could mean that the needs of those that suffer from diseases such as dementia will not be accommodated. This will greatly inhibit their ability to live well.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	-	Long term	Permanent	This option could lead to developments that are not suitably clear and open, which could encourage anti-social behaviour or crime.
4. To improve access to key services and facilities	-	Short term	Permanent	Not accounting for those that suffer from dementia could mean that accesses to services are not suitable for their needs.

5. To reduce deprivation of all forms.	-	Long term	Permanent	This option could lead to developments that are not suitably bright and open, which could add to some factors 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	This option could lead to new developments that lack any kind of distinction in the landscape. This will lower the quality of such development and therefore lower the quality of 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	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	The other Design policies in the local plan could mitigate some of the negative impacts on public safety and general design quality of this option.
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Policy WLP8.32 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 key services and facilities	+	Short term	Permanent	High density for development could 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 movement in support of economic growth	0	n/a	n/a	No effect.
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	It could undermine the delivery of infrastructure as the Whole Plan Viability indicates that lower density development is less viable.
2. To improve levels of education and skills in the population	0	n/a	n/a	It could undermine the delivery of infrastructure as the Whole Plan Viability indicates that lower density development is less viable.
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. It could also

				undermine the delivery of infrastructure as the Whole Plan Viability indicates that lower density development is less viable.
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. Furthermore , it could also undermine the delivery of affordable housing as the Whole Plan Viability indicates that lower density development is less viable.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain 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 townscapes	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 Measures				
As the identified effects are all uncertain it is not possible to propose mitigation measures.				

Policy WLP8.33 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 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				
No negative effects identified.				

Policy WLP8.34 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	0	n/a	n/a	Sites protected by national policy.

water quality				
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 economic growth	0	n/a	n/a	Minimal or no effect.
Potential Mitigation Measures				

Policy WLP8.35 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 WLP8.36 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 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	--	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 where they are justified as being important to local communities.</p> <p>Rely on other policies in the local plan related to settlement character.</p>				

Policy WLP8.37 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 WLP8.38 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 efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

Policy WLP8.39 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	0	n/a	n/a	No effect

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	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 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 policy covering conservation areas would mean that there are no Local Plan policies covering conservation areas, 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 efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

Policy WLP8.40 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

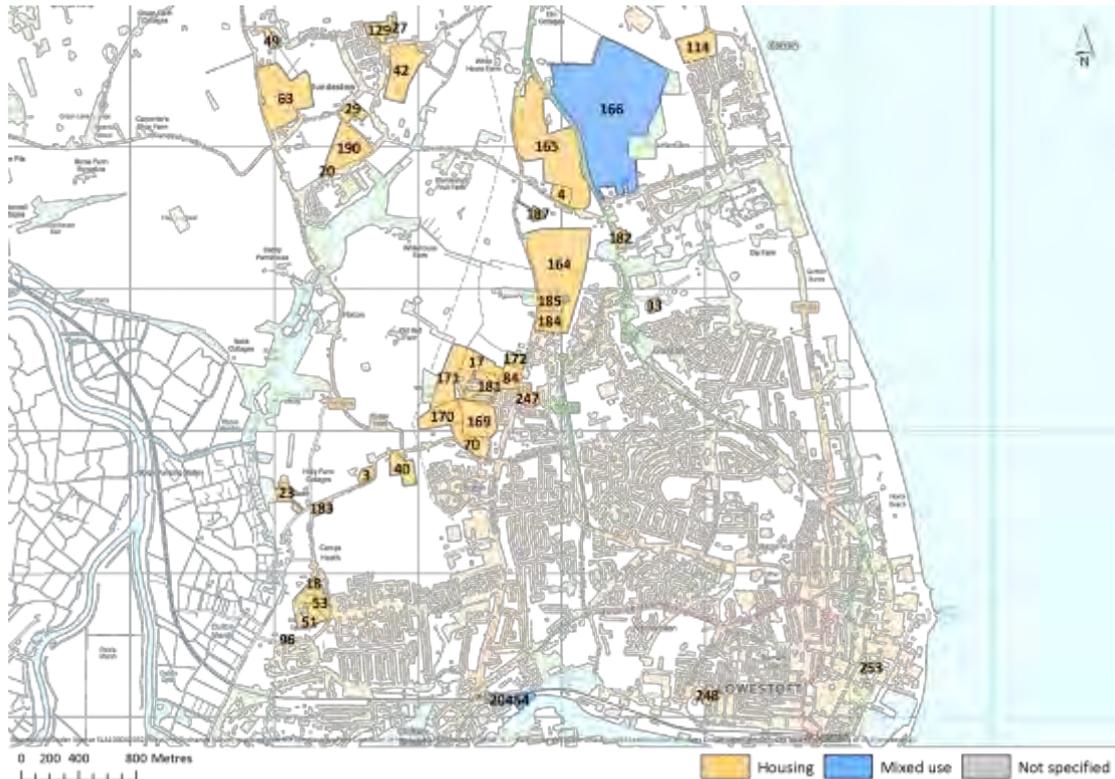
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
11. To conserve natural resources	0	n/a	n/a	No effect
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	--	Long term	Permanent	Removal 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 movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures				

Alternative Site Options

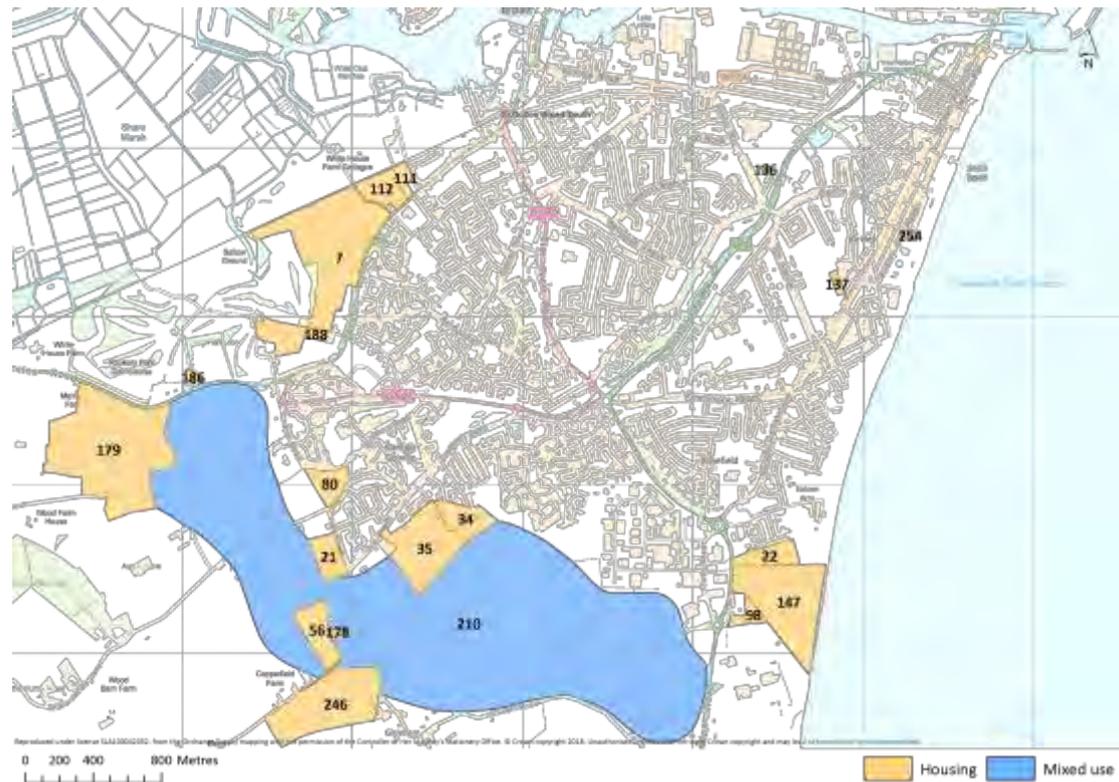
Alternative Site Options - Lowestoft and Surrounding Area

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

North Lowestoft



South Lowestoft



Site No.	Address	Area (Hectares)	Proposed Use
3	Ashfield Stables, Hall Lane, Oulton, Lowestoft	0.93	Housing
4	Blundeston Road (west end), Corton, Lowestoft	1.59	Housing
7	Burnt Hill Lane to Marsh Lane, Carlton Colville	31.81	Housing
17	Former Lothingland Hospital, Union Lane, Oulton	3.90	Housing
18	Glebe Farm plus adjoining land, Church Avenue, Oulton	1.08	Housing
21	Hall Road, Carlton Colville	3.99	Housing
22	Hammonds Farm, London Road, Gisleham, Lowestoft	4.10	Housing
23	Holly Farm, Wood Lane, Oulton, Lowestoft, Suffolk	1.66	Housing
33	Land adjacent to Travelodge Hotel, Leisure Way, Lowestoft	0.72	Housing
34	Land at Bell Farm, Carlton Colville (primary area)	5.00	Housing
35	Land at Bell Farm, Carlton Colville (secondary area)	13.38	Housing
40	Land at Laurel Farm, Hall Lane, Oulton	2.74	Housing
51	Land at The Old Rectory, Church Lane, Oulton	2.09	Housing
53	Land between Church Lane and Church Avenue, Oulton	2.38	Housing
54	Land between Harbour Road and the west end of the old Shell site, Lowestoft	1.03	Not specified
56	Land between Rushmere Road and Fairhead Loke, Carlton Colville	5.58	Housing
70	Land north of Hall Lane, Oulton	3.07	Housing
80	Land off Church Lane, Carlton Colville	3.51	Housing
84	Land off Parkhill, Oulton, Lowestoft, Suffolk	2.12	Housing
96	Land opposite St Michael's Church, Church Lane, Oulton	0.39	Housing
98	Land rear of Elizabeth Terrace, A12 London Road, Gisleham	1.80	Housing
111	Land to the north of the A146, Beccles Road, Lowestoft	1.37	Housing
112	Land to the north of the A146, Beccles Road, Lowestoft (2)	4.23	Housing
136	Rear of 11, 15, 17, 19 & 21 Birds Lane, Lowestoft	0.23	Housing

137	Rear of Nos 485 & 487 London Road South, Lowestoft, Suffolk	0.66	Housing
147	The Old Rifle Range, A12 London Road, Pakefield, Lowestoft	19.69	Housing
164	Land west of Northern Spine Road/north of Pleasurewood Farm	18.65	Housing
165	Land west of A12 Yarmouth Road, Corton	22.09	Housing
166	Land east of A12 Yarmouth Road, Corton	50.57	Mixed use
168	Land south of Union Lane, Oulton / Land adjacent 19 Union Lane, Oulton	0.18	Housing
169	Land south of Union Lane and west of Red House Close, Oulton	5.44	Housing
170	Land to south west of Union Lane, Oulton	4.10	Housing
171	Land west of Flixton View, Flixton	5.32	Housing
172	Land west of Parkhill, Oulton (south of Spinney Farm)	1.16	Housing
178	Carlton Motors, Rushmere Road, Gisleham	0.39	Housing
179	Eades Farm, Beccles Road, Carlton Colville	37.96	Housing
181	Land at the former Lothingland Hospital site, off Airey Close and Allington-Smith Close, Lowestoft	2.59	Housing
182	Land south of 324 Yarmouth Road and east of Pleasurewood Hill north of Gunton Avenue, Lowestoft	0.93	Housing
183	Land to the south of Hall Lane, Oulton	0.86	Housing
184	Oakenshaw, Parkhill, Oulton	2.54	Housing
185	Parkhill, Oulton	2.27	Housing
186	Part of Rookery Park Golf Club, Carlton Colville	0.55	Housing
187	Plot 'H', Blundeston Road, Oulton	0.61	Housing
188	Rear of 334 Beccles Road, Carlton Colville	0.69	Housing
204	Harbour Road, Lowestoft	1.20	Mixed use
210	Potential development area south of Lowestoft	301.59	Mixed use
246	South of Carlton Colville Primary School, Gisleham	18.71	Housing
247	East of Parkhill, Oulton	1.34	Housing
248	Norwich Road Industrial Estate	0.73	Housing
253	Former Lowestoft Magistrates Court Old Nelson Street Lowestoft Suffolk	0.30	Housing
254	Shaftesbury Court Rectory Road Lowestoft Suffolk	0.31	Housing

Site Option: WLP2.4 Kirkley Waterfront. 'Residential-only uses – no employment' option.

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 site is located in close proximity to existing employment areas and existing services and facilities. Additionally the site is located in close proximity to existing employment areas

Sustainability Objective	Effect	Timescale	Permanence	Comments
				and existing service sand facilities. Part of the site is within walking distance of a GP Surgery.
2. To improve levels of education and skills in the population	0	n/a	n/a	No overall effect. The development will deliver a new primary school however this will be to meet the needs of this development and is unlikely to help meet any existing deficits.
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	Parts of the site are within walking distance of a GP Surgery, food shop and post office. 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 which will all be within walking distance of most of 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	+	Medium term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
8. To maintain 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.	-	Long term	Permanent	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, with most of the site being within flood risk zones 2 and 3. However, in the context of securing

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	--	n/a	n/a	No employment provision would remove one of the last remaining waterfront sites with a quay heading available for employment 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 efficient patterns of movement in support of economic growth	+	Medium term	permanent	The site is centrally located, within Lowestoft with employment opportunities nearby and accessible by walking, cycling and public transport.
Potential Mitigation Measures	None identified.			

Site Option: WLP2.13 North of Lowestoft Garden Village 'site on both sides of the A47' option

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	+	Medium Term	Permanent	The site is within cycling distance of services and 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. This site will also benefit from the proposed cycle link between Lowestoft and Hopton.
2. To improve levels of education and skills in the population	0	n/a	n/a	No overall effect. The policy will deliver a new primary school however this will only meet the needs of the allocation and will not help meet any existing deficits.
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 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	+	Medium Term	Permanent	The site is proposed for housing that will help meet a variety of needs.
7. To maintain air quality	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
8. To maintain 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 the tributary valley farmland landscape character area. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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. 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.
10. To reduce contributions to climate change and mitigate the effects.	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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				
The Design and Landscape Character policies should help mitigate any potential negative effects on the landscape.				

Site Option: WLP2.15 Land Between Union Lane and Hall Lane '1 hectare open space in paddock' option from First Draft Local Plan

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 in a GP surgery and other services. The site is also within catchments of some open space and will provide open space itself which could help promote healthier lifestyles. The site will also benefit from extensions to the pedestrian network linking to 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	+	Long Term	Permanent	The site is within cycling distance a GP surgery, meeting place, post office, food shop, public house and a primary school. It is also within catchments of some types of open space. Site will provide new open space. These factors should promote the use of sustainable

Sustainability Objective	Effect	Timescale	Permanence	Comments
				transport and reduce congestion.
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 overall effect. The site is within the tributary valley farmland character area. The site is considered to have a low capacity for development. The site is flat and well screened from the wider landscape. There would be limited impact on the landscape from development. However, given the increasing rural character of Hall Lane to the west, development may need to be at a lower density.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land and agricultural grade 3 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. The policy also includes the need for an ecological assessment.
13. To conserve and enhance the historic environment	--	Short term	Permanent	The site is adjacent the Grade II* listed Manor House. Historic England have previously commented that development of the entire site would undermine the setting of the listed building. It was added that 1 hectare of open space was not sufficient to mitigate the impacts on the setting of the building. A Heritage Impact

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Assessment confirmed these effects,
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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 which could help promote sustainable movement patterns.
Potential Mitigation Measures				
None identified				

Site Option: WLP2.16 Land South of Carlton Colville '800 dwellings' option from First Draft Local Plan

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	The 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 and pre-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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				including open space, allotments, 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.	-	Short term	Permanent	Evidence from the Whole Plan Viability Study shows that 800 houses would require a lower proportion of affordable housing to make the allocation viable.
6. To meet the housing requirements of the whole community	?	Short term	Permanent	The site is proposed for housing that will help meet a variety of needs. However, at 800 homes the site will not be able to viably deliver sufficient levels of affordable housing.
7. To maintain air quality	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
8. To maintain 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 the 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. The density of the development has been increased to maintain viability which could generate a detrimental impact in the landscape. However, the policy requires lower densities at the south and west fringes of the site which are most visible in the landscape, thereby mitigating this impact.
10. To reduce contributions to climate change and	+	Long term	Permanent	Development of the site will allow for mitigation works to reduce the risk of

Sustainability Objective	Effect	Timescale	Permanence	Comments
mitigate the effects.				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	?	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. The policy also includes the need for an ecological assessment and retention of natural features.
13. To conserve and enhance the historic environment	--	n/a	n/a	High archaeological potential on the site. The policy requires a archaeological investigation to be submitted with any planning application. The Heritage Impact Assessment identifies that this proposal will cause 'less than substantial' harm to the setting of Grade I listed Church of Holy Trinity, Gisleham and the scheduled monument Moated Site to the southwest of Bell Farm.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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 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 and services which should encourage sustainable movement patterns.
Potential Mitigation Measures	None identified.			

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	-	Short term	Permanent	The site is not within cycling distance of a GP surgery but is within cycling distance of services and facilities including food shops and open space. However this is along narrow and unlit country roads which may discourage 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	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.	+	Short term	Permanent	The site is proposed for holiday accommodation which could bring money and employment into the local 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 site is flat and well contained. However, it has an attractive range of shrubs and trees. The site is isolated in open countryside and has a poor relationship to existing settlement It is unlikely that development could fit in with the surrounding rural character.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Small area of low surface water flood risk close to Hall Lane.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	0	n/a	n/a	No effect.
12. To conserve and enhance biodiversity and geodiversity	?	Unknown	Unknown	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 and most key services.
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 population	+	Short term	Permanent	The site is within cycling distance of a GP surgery and other services. The site is also within cycling distance of some semi-natural areas however these are limited.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
social behaviour				
4. To improve access to key services and facilities	+?	Short term	Permanent	The site is within cycling distance of services and facilities including food shops, meeting places, public houses, a primary school and GP surgery, however is only within the catchment of some limited 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	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	-	Short term	Permanent	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.	-	Long term	Permanent	Small area of low surface water flood risk.
11. To conserve natural resources	--	Short term	Permanent	Site is located on a paddock and 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	?	n/a	n/a	Potential for medieval archaeology.

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 located close to some key services however it 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	+	Short term	Permanent	The site is within cycling distance of a GP surgery and other services. The site is also within walking and cycling distance of open spaces which could help promote healthier 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	The site is within cycling distance of food shops, GP surgeries, meeting places, primary school, public house and post office. The site is also within walking and cycling distance of open spaces.
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. 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 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	Areas of high, medium and low risk of surface water flooding. The site is also slightly within flood zone 2 to the north west.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land and grade 3 agricultural 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.

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 has good access to key services however it also 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	+	Short term	Permanent	Site is within cycling distance of a GP surgery and other services. The site is also close to some open spaces which could help encourage healthier 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	The site is within cycling distance of food shops, GP surgery, meeting place, public house, primary school and post office. The site is also close to some open spaces.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	No overall effect. Site is within tributary valley farmland and has a low capacity for development. The site is well screened from hedges and large trees. The site is therefore considered to have a limited impact on the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Some small areas of low and medium risk of surface water flooding.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	The site contains mature hedges and some overgrown areas which 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 economic growth	+	Short term	Permanent	The site is within cycling distance of key services and 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	+	Short term	Permanent	The site is within cycling distance of a GP surgery and other services. The site is also within cycling distance 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	The site is within walking and cycling distance of food shops, GP surgery, primary school and public house. The site is also within 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	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 identifies this site 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.

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	The site is undeveloped greenfield land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	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 some key services and 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	+	Short term	Permanent	Site is within cycling distance of a GP surgery and other services. The site is also very close to open spaces and play areas which will help promote healthier 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 walking and cycling distance of food shops, GP surgery, primary school, meeting place and public house. The site is also very close to open spaces.
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. 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	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 within cycling distance of some key services and existing employment areas.
Potential Mitigation Measures				
None identified.				

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Site is within cycling distance of a GP surgery and other services. The site is also close to some open spaces which could encourage healthier 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	0	n/a	n/a	The site is within walking and cycling distance of food shops, GP surgery, public house, primary school and post office.
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 close to some open spaces.
7. To 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	0	n/a	n/a	No overall effect. Reasonably contained within the landscape however the site is poorly related to existing residential areas. 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	Some small pockets of low risk of surface water flooding.
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	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 key services and South Lowestoft Industrial Estate and could therefore 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
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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 a GP surgery and other services. The site is also close to some open spaces which could help promote 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	The site is within walking and cycling distance of food shops, GP surgery, public house, post office and primary school. The site is close to some open spaces.
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	0	n/a	n/a	No effect.
8. To maintain 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 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. The site is believed to have a high capacity for development.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	There are some small pockets of low surface water flood risk.
11. To conserve natural resources	-	Short term	Permanent	Most of the site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	Presence of ponds on the site could provide a habitat for protected species. The site also contains some 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	+	Medium term	Permanent	Minor positive effect due to increase in tourism accommodation and associated spend.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is located close to some key services and South Lowestoft Industrial Estate.
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	+?	Short term	Permanent	The site is not within cycling distance of a GP surgery however it is within cycling and walking distance of some services. The site is close to some open spaces which could help promote healthier 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	Site is within walking and cycling distance of food shops, meeting place and a primary school. There is some open space provision in the nearby area..
5. To reduce deprivation of	+	Medium	Permanent	Minor positive effect due to increase in tourism accommodation and associated

Sustainability Objective	Effect	Timescale	Permanence	Comments
all forms.		term		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 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 small pockets of low and medium surface water flood risk.
11. To conserve natural resources	+	Short term	Permanent	The site is brownfield.
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	?	n/a	n/a	The site could contain World War Two era defences and structures.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 is close to some services but 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	+	Short term	Permanent	Site is within cycling distance of a GP surgery and other services. Open spaces and play areas are located nearby which will 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	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.

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	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.	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	?	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	0	n/a	n/a	No effect.
8. To maintain 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

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

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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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.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
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	Site is within Tributary Valley Farmland however, site is well screened with limited exposure to wider countryside to the south west and west.
10. To reduce contributions to climate change and mitigate the effects.	+?	Long term	Permanent	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.

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 existing natural features on the site are retained and enhanced. Require archaeological investigation.				

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

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

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	Site is within Tributary Valley Farmland. The site is flat and is very well screened and contained in the landscape. At present it is remote from the existing settlement in open countryside. However, this will change once the adjacent Woods Meadow development is completed.
10. To reduce contributions to climate change and mitigate the 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	?	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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. 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	Low density development on the lawn area only and preserving the trees and			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures				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

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. Western part of the site is exposed to views from The Broads. The site is distinctly rural in character.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Mature planting from the Whiting Road estate to Church Road provides a natural edge to the settlement. These potential impacts on the landscape 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	0	n/a	n/a	No effect.
8. To maintain 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.	0	n/a	n/a	No effect.
11. To conserve natural resources	--	Short term	Permanent	The site is undeveloped grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect

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

Site Option: 70 and 169, Land Between Hall Lane and Union Lane, Oulton. Formerly site allocation WLP2.14 in the First Draft Plan

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 in a GP surgery and other services. The site is also within catchments of some open space and will provide open space itself which could help promote healthier lifestyles. The site will also benefit from extensions to the pedestrian network linking to 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	+	Long Term	Permanent	The site is within cycling distance a GP surgery, meeting place, post office, food shop, public house and a primary school. It is also within catchments of some types of open space. Site will provide new open space. These factors should promote the use of sustainable transport and reduce congestion.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short Term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	No overall effect. The site is within the tributary valley farmland character area. The site is considered to have a low capacity for development. The site is flat and well screened from the wider landscape. There would be limited impact on the landscape from development. However, given the increasing rural character of Hall Lane to the west, development may need to be at a lower density. 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 and agricultural grade 3 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. The policy also includes the need for an ecological assessment.
13. To conserve and enhance the historic environment	--	Short term	permanent	The site is adjacent the Grade II* listed Manor House. Historic England has previously commented that development of the entire site would undermine the setting of the listed building. The Heritage Impact Assessment identified that the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development would cause 'less than substantial' harm to the setting of the Manor House.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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 which could help promote sustainable movement patterns.
Potential Mitigation Measures	The Heritage Impact Assessment identifies that any development in the area known as the paddock will result in unacceptable harm, therefore mitigation of the harm to the setting of the listed Manor House is only possible if the paddock remains undeveloped altogether.			

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				provide additional open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	Short term	Permanent	Small northern section is Farmed Plateau Clayland and the rest of site Tributary Valley Farmland. Site is mainly flat and contained and development would have a limited impact on wider landscape, although the development of the site could undermine distant views to Carlton Colville Church which is a key feature of 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	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

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	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 townscapes	0	n/a	n/a	Tributary valley farmland, well screened and contained in the landscape. Likely to be only minimal impact on the wider landscape.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 the population	0	n/a	n/a	No effect
3. To reduce crime and anti-	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
social behaviour				
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	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	--?	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				
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 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

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 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.	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	-?	Short Term	Permanent	Planting on site could support biodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is in close proximity to South Lowestoft Industrial Estate and could there decrease commuting times.
Potential Mitigation Measures	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 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 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.

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	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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	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	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 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			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

Sustainability Objective	Effect	Timescale	Permanence	Comments
		n/a	n/a	deprivation in the area.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Housing proposed, including affordable housing.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Loss of garden land.
10. To reduce contributions to climate 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	+			Location of housing is close to the town centre and other employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
support of economic growth		Short term	Permanent	opportunities.
Potential Mitigation Measures				
Flood zone 2 and 3a. Surface water flooding issues must be resolved before this site can be considered suitable for development.				

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

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Loss of greenfield site including trees. Affects the setting and tranquillity of the cemetery.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
11. To conserve natural resources	-	Long term	Permanent	Loss of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	Loss of overgrown greenfield site. Potential wildlife habitat.
13. To conserve and enhance the historic environment	--?	Long term	Permanent	Development of the site would potentially affect the setting of listed buildings within the cemetery site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	n/a
16. To enhance the viability and vitality of town centres	0	n/a	n/a	n/a
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Location of housing is close to the town centre and other employment opportunities.
Potential Mitigation Measures	Unable to mitigate the loss of a greenfield site to new housing development. Retention of protected trees and scale and design of new development may help to mitigate impacts on the wider landscape including the cemetery.			

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

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce contributions to climate change and mitigate the effects.	--	Long term	Permanent	Approximately 6 hectares of the site is at risk from coastal erosion.
11. To conserve natural resources	-	Short term	Permanent	Most of the site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	County wildlife site on cliff. Small collections of trees and shrubs could also support biodiversity.
13. To conserve and enhance the historic environment	?	n/a	n/a	Archaeological potential on site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability 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	+	Short term	Permanent	The site is within cycling distance of a GP surgery and walking/cycling distance of other services. The site is also close

Sustainability Objective	Effect	Timescale	Permanence	Comments
				to open and play spaces which will encourage healthier 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	The site is within walking distance of a food shops and cycling distance of a meeting place, GP surgery, post office, primary school and public house. The site is also close to open spaces.
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	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.

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

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

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

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	-	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 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.

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	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.

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	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	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Tributary Valley Farmland. The site is flat and largely featureless with the exception of a small number of dispersed oaks towards the middle of the site. The site is well screened from most directions. The A12 already detracts from landscape. A small area of woodland to the south could be lost or damaged through development.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 Measures				
	Open space could be provided on the site to address the lack of accessibility to existing open space. To reduce the effect on the landscape and biodiversity, the woodland area to the south of the site should be retained together with existing oak trees on the site.			

Site Option: 168 Land south of Union Lane, Oulton

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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. 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	+	Short term	Permanent	The site is within cycling distance of a GP surgery and walking/cycling distance of some other 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 site is within walking distance of a meeting place and a public house and cycling distance of a food shop, GP surgery, post office 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	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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land.

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

Site Option: 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	+	Short term	Permanent	The site is within cycling distance of a GP surgery and other services. The site is also close to open space and sports facilities which will encourage healthier 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	The site is within cycling distance of food shops, GP surgery, meeting place, post office, primary school and public house. The site is also close to open

Sustainability Objective	Effect	Timescale	Permanence	Comments
				space and sports 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	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 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	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	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	Lower density development to the western part of the site could help mitigate the impact on the landscape.			

Site Option: 171 Land west of Flixton View, Flixton

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	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	+	Long Term	Permanent	The site is within cycling distance of a GP surgery and walking/cycling distance of other services. The site is also close

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				to open space and sports facilities which will encourage healthier 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	The site is within walking distance of a public house and cycling distance of food shops, GP surgery, post office, primary school and meeting place. The site is also close to open space and sport 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	-	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

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				
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	The site is not within cycling distance of a GP surgery however other services are nearby. There is open space close to the site which could help promote healthier 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	The site is within cycling distance of food shop, meeting place and public house and walking distance of a primary school however other services are further away. Open space is also 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	+	Short term	Permanent	The site is proposed for housing that will help meet needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	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 not within cycling distance of a GP surgery however other services are nearby. 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.
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 meeting place, food shop and public house. However, the route is not particularly safe and there is no pedestrian access to the site at present. Other services are located further away.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.
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	+	Short Term	Permanent	This site is located close to health facilities which could accommodate the population of the development and

population				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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	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	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
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 cycling distance of a GP surgery and other services. The site also 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 cycling distance of a food shop, public house, health facilities and a primary school. 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.
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.

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				
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	+?	Short term	Permanent	Site is not within cycling distance of a GP surgery but other services are nearby. Some open space is located close to the site which may encourage healthier 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	Site is within cycling distance of a food shop, meeting place, post office, primary school and public house. Open space is also located close by.
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	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.	0	n/a	n/a	No effect.
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.
16. To enhance the viability 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 a GP surgery and other services. Open space and play areas are also located nearby which will encourage healthier 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	The site is within cycling distance food shops, meeting place, GP surgery, post office and public house. Open space and play areas are also located close by.
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, well screened and contained in the landscape. However, loss of trees on the site could be detrimental to 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	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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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
1. To improve the health and well-being of the population	+	Long term	Permanent	Site is within cycling distance of a GP surgery and other services. Open space and play areas are also located nearby which will encourage healthier 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	The site is within cycling distance of food shops, meeting place, GP surgery, post office and public house. Open

Sustainability Objective	Effect	Timescale	Permanence	Comments
				space and play areas are also 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	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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	+?	Short term	Permanent	The site is within cycling distance of a GP surgery and other services. 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.
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 food shops, meeting place, GP surgery and public house however other services are further away.
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	Tributary valley farmland. The site has a poor relationship with the existing settlement of Carlton Colville.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	-	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	-	Short term	Permanent	The site is not within cycling distance of a GP surgery however other services are nearby. Open spaces are also some distance away which will not help promote healthier lifestyles.
2. To improve levels of education and skills in the	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	The site is within cycling distance food shops, meeting place, primary school and public house however other services would require a private car to access them. Open spaces are also located some distance away.
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	-	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. 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.	0	n/a	n/a	No effect.
11. To conserve natural resources	--	Short term	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.

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				
None identified.				

Site Option: 188 - Rear of 334 Beccles 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 a GP surgery and other services. There is limited open space nearby which will not help encourage healthier 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	The site is within cycling distance food shops, meeting place, GP surgery, primary school and a public house. The availability of nearby open space is limited however.
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. 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 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

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 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.

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	0	n/a	n/a	No effect.
8. To maintain 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.	0	n/a	n/a	No effect.
11. To conserve natural resources	--	Short Term	Permanent	The site is undeveloped greenfield land. Parts of the site are Grade 1 and Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	Short term	Unknown	There are ponds, some hedgerows and mature trees dotted across the area which could support biodiversity. South Lowestoft has good access to the Broads SAC and SPA and the Benacre to Easton Bavents SPA off Kessingland Beach. There is potential that significant development in south Lowestoft could increase recreational pressure on these protected sites.
13. To conserve and enhance the historic environment	?	Short term	Unknown	High archaeological potential on the site. Development of parts of the site could negatively impact upon the setting of Gisleham Church.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	Employment development on the site will help achieve economic growth.
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	+	n/a	n/a	Housing and employment development within the area will help minimise commuting distances. Parts of the area are in close proximity to South Lowestoft Industrial Estate.
Potential Mitigation Measures				
Ensure existing natural features on the site are retained and enhanced. Ensure appropriate space is created between any new development and Gisleham village and the church to mitigate impacts and require archaeological investigation to mitigate impacts on the historic environment. If there is a potential recreational impact on European protected sites it will be necessary to ensure an appropriate amount of suitable alternative recreational space is provided.				

Site Option: 246 Land South of Carlton Colville Primary School, Gisleham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short Term	Permanent	The site is not located within cycling distance of a GP Surgery, primary school, food shop and meeting place. However other services are further away meaning car travel will likely be the preferred travel option for them. There is also a lack of open space provision in the area which may discourage healthier 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	The site is not located within cycling or walking distance of many services other than the primary school, food shop and meeting place. Gisleham Road is also narrow and there is congestion at school pick-up/drop-off times.

5. To reduce deprivation of all forms.	+	Short Term	Permanent	The site is large enough to provide a variety of housing tenures.
6. To meet the housing requirements of the whole community	++	Short Term	Permanent	The site could provide large amount of housing to meet a variety of 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 located in the farmed plateau clayland character area. The site is considered to have a high capacity for development. This site is not well contained in the landscape and the potential to create an exposed settlement edge is high. It is not well related to the existing built up area.
10. To reduce contributions to climate change and mitigate the effects.	-	Short Term	Permanent	Small risk of surface water flooding along eastern boundary.
11. To conserve natural resources	--	Short Term	Permanent	The site is located on grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	The site contains some hedgerows along the northern boundary which could have biodiversity value.
13. To conserve and enhance the historic environment	-?	Short Term	Permanent	Some potential cropmarks of fields and enclosures from Roman period.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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 distance from services and lack of access to a main road would likely increase in incidence of car travel and therefore increase congestion in the area.

Potential Mitigation Measures	Development on this site would require a quality landscaping scheme to restrict the development of an exposed settlement edge. An ecological assessment would be needed to evaluate the biodiversity potential of the site. An archaeological assessment would be needed to evaluate the historic potential of the area. A drainage strategy would also be needed to mitigate the effects of flooding on the site.
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Site Option: 247 Land East of Parkhill, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short Term	Permanent	The site is within cycling distance of a GP Surgery and other services, as well as walking distance from a meeting place and a public house. The proximity of these services could help promote walking and cycling. The site is also within walking distance of several open spaces and play 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	The site is located within cycling distance of most services, as well as being within walking distance of a meeting place and public house.
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 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	-	Short Term	Permanent	A number of protected trees on the site provide a positive contribution to the townscape. Any development would

landscapes and townscapes				be difficult to accommodate without these trees being lost.
10. To reduce contributions to climate change and mitigate the effects.	-	Long Term	Permanent	There are small pockets of low, medium and high surface water 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	A pond is located in the centre of the site and hedgerows mark some of the boundaries and the centre, all of which are likely to have biodiversity value.
13. To conserve and enhance the historic environment	--	Short Term	Permanent	The site forms part of the setting of The Hall a grade II listed building and any development is likely to cause harm to the significance of the building.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short Term	Permanent	The sites proximity to services could promote the use of sustainable transport methods.
Potential Mitigation Measures	An ecological assessment and a landscaping scheme would be needed to understand and mitigate the effects on landscape and biodiversity. A drainage strategy would also be needed to mitigate the risk of flooding.			

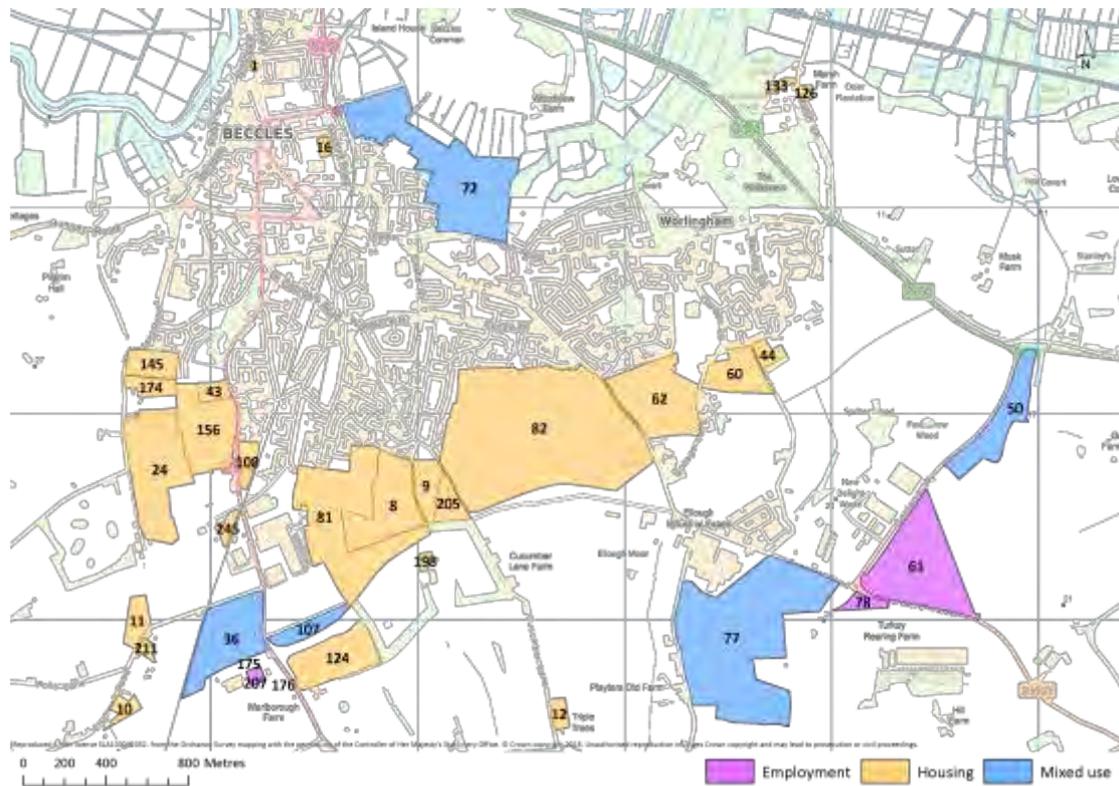
Site Option: 248 Norwich Road Industrial Estate, Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short Term	Permanent	The site is within cycling distance of a GP Surgery and other services as well as being within walking distance of a food shop, public house and primary school. This could help promote walking and cycling. The site is also within walking

				distance of open areas and play spaces and is close to employment opportunities. The site is in close proximity to other industrial premises which could cause noise and dust 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	The site is within walking or cycling distance of many services as well as 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 could provide a small amount of 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 would likely improve the quality of the landscape with the replacement of industrial buildings. However the proximity of other employment uses may impact upon the sites attractiveness.
10. To reduce contributions to climate change and mitigate the effects.	--	Long Term	Permanent	The site is located within flood risk zones 2 and 3.
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	Developing this site for residential use would involve the removal of industrial and employment opportunities.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability 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 located close to many services and facilities as well as employment opportunities which could help promote sustainable transport methods.
Potential Mitigation Measures	The Lowestoft Flood Risk Mitigation Strategy could help mitigate some of the risks of flooding in the area.			

Alternative Site Options – Beccles and Worlingham



Site Number	Address	Area (Hectares)	Proposed Use
1	19-21 Ravensmere, Beccles, Suffolk	0.10	Housing
8	Chenery's Land (East), Cucumber Lane, Beccles / Land at Chenery's Farm, Beccles	10.00	Housing
9	Chenery's Land (West), Cucumber Lane, Beccles / Land at Chenery's Farm, Beccles	3.10	Housing
12	Low Meadows, Cucumber Lane, Weston	1.13	Housing
16	Former Beccles Heat Treatment, Gosford Road, Beccles	0.48	Housing
24	Homestead Farm, Ringsfield Road, Beccles	14.48	Housing
36	Land at Cromwell Road and London Road, Weston	10.83	Mixed use
43	Land at Montrose Garage, London Road, Beccles	1.32	Housing
44	Land at Sandpit Lane, Worlingham	1.31	Housing
50	Land at the junction of Copland Way and the A146 Beccles / Lowestoft Road, North Cove	7.73	Mixed use
60	Land east of College Lane, Worlingham	5.08	Housing
61	Land east of Copland Way, Ellough Industrial Estate	16.64	Employment
62	Land east of Ellough Road, Worlingham	12.00	Housing
72	Land north of Lowestoft Road, Beccles RUFC Common Lane (land north west and south east of Common Lane)	24.02	Mixed use
77	Land off Benacre Road, Ellough, Beccles (Site 1)	36.98	Mixed use
78	Land off Benacre Road, Ellough, Beccles (Site 2)	1.24	Employment
81	Land off Darby Road, Chenery's Farm, Beccles	20.53	Housing
82	Land off Ellough Road, Beccles	52.42	Housing
107	Land to the East of London Road, Beccles	2.57	Mixed use
108	Land to the east of London Road, Beccles (south of John Lawrence Close)	1.63	Housing
124	London Road, Weston, Beccles, Suffolk	8.10	Housing

126	Marsh Lane, Worlingham	0.44	Housing
133	Owls Cottage, Marsh Lane, Worlingham, Beccles, Suffolk	0.53	Housing
145	The Bull Field, Ringsfield Road, Beccles	3.13	Housing
156	West of A145 London Road, Beccles	9.67	Housing
174	West of Ringsfield Road, Beccles	1.96	Housing
175	Land to the north of the Evergreens Garden Centre, Weston	1.10	Residential, commercial or light industrial
176	Land to the west of the A145, Weston	0.57	Commercial or light industrial use
198	Chenery's Loke, Cucumber Lane, Weston	0.45	Housing
205	Old MJ Hales Scrapyard and Landloc, Cucumber Lane, Weston	2.33	Housing
207	Land to the west of Evergreens Garden Centre, Weston	0.54	Employment
245	South of Wash Lane, Beccles	0.84	Housing

Beccles and Worlingham Housing Allocation Strategy – Option A – See Local Plan

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 effects on air quality will not be fully known until the planning application stage.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				option can be accommodated with some conventional improvements..
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	<p>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.</p> <p>The western sites are in a more 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.</p>
10. To reduce contributions to climate change and mitigate the effects.	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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 - See Local Plan

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 effects on air quality will not be fully known until the planning application stage.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	-	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.	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
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 of site 81.
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	+	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.
Potential Mitigation Measures				
<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 - See Local Plan

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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 effects on air quality will not be fully known until the planning application stage.
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 change and mitigate the effects.	?	n/a	n/a	The effects on air quality will not be fully known until the planning application stage.
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.

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	+	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 of 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> <p>No mitigation for the loss of Grade 2 agricultural land has been identified.</p> <p>Landscaping would help to integrate development in to its surroundings and avoid exposed edges in the landscape.</p>				

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, and NEAP. It is within cycling distance of a primary school,

Sustainability Objective	Effect	Timescale	Permanence	Comments
				post office 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	No effect.
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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
and vitality of town centres				
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	There are employment opportunities within walking distance to the northeast.
Potential Mitigation Measures	Existing buildings could be retained and refurbished and sensitive design could enclose the street and enhance the Conservation Area. The site should be investigated for contamination and remediation and monitoring carried out as required.			

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

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

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 an irregular shape; is currently exposed; and extends in to open countryside. It is therefore intrusive and detrimental to the landscape in its submitted form. The proposed Southern Relief Road to the south of the site will break up views of the site across open countryside and change the character of the landscape to some degree by creating a hard feature. The Landscape Character Assessment states that exposed edges of the town should be avoided. 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	+	Short term	Permanent	There are employment opportunities within cycling distance of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
support of economic growth				
Potential Mitigation Measures	Footways could be provided to serve the site. Pedestrian access may be improved by linking to adjacent sites. The southern relief road will mitigate the visual impact in the landscape. Linking to other sites may help create a more cohesive pattern of development and limit the intrusion in to the countryside. Extensive landscaping should be provided to avoid a hard edge to the settlement. The pond on site should be surveyed for protected species and protection measures put in place.			

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

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

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 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.	0	n/a	n/a	No effect.
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	The site is not within cycling distance of a GP surgery or any other key services. The site is also some distance from open spaces which will not encourage healthy lifestyles.
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	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	+	Long term	Permanent	Development could help to improve the appearance of the site and the area in general.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	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	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	No effect.
11. To conserve natural resources	-	Short term	Not known	Previous uses of an iron works and heat treatment plant create potential for contamination and the site is in a source protection zone. Therefore ground water could be contaminated if contamination is not effectively remediated.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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
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.

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	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	0	n/a	n/a	No effect.
8. To maintain 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 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.

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	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

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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	0	n/a	n/a	No effect.
8. To maintain 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	Not known	The site is bounded by the railway line and roads on three sides. There is a garden centre and commercial buildings to the south. The buildings provide limited screening, but development of the site would project in to the landscape and be exposed. The Landscape Character Assessment advises that exposed edges should be avoided and extension in to the landscape should be closely 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
environment				
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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is proposed which will help to meet need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain 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 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	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				significant impact on job numbers.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent.	Employment opportunities are within 600m walking distance and served by a footpath. Others are within cycling distance.
Potential Mitigation Measures				
Well designed development fronting London Rd could improve the street scene. Retention of the grassed area at the rear of the site would prevent the loss of Grade 2 agricultural land.				

Site Option: 44 Land at Sandpit Lane, Worlingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.

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 development would extend in to the countryside. There is a tree belt on the southern boundary which, if retained, would help soften the settlement edge and limit encroachment in to the landscape. There are views of the site from the west. 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	-	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	Open space is within 1.1km of site however there is no pedestrian access and roads are national speed limit and not safe cycling routes. There are bus stops by the nearby pub to the north but this requires people to cross or walk on the verge of a busy and fast road to access them. No open space is proposed. The industrial element could create amenity issues and there is existing industrial development to the south which could also generate amenity issues.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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	0	n/a	n/a	No effect.
8. To maintain 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

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

Site Option: 60 Land east of College Lane, Worlingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the 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	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	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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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.

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 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	There is development along the western frontage of the site. Development of the east of the site would extend in to the landscape. The Landscape Character Assessment recommends closely monitoring extensions in to the countryside and avoiding exposed edges. 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.

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	There are no footpaths, cycle paths or bus stops serving the site. Residential development is not easily accessed by sustainable means.
Potential Mitigation Measures				
The County Wildlife Site should remain undeveloped; a survey undertaken; and protective measures put in place as required. Exposed edges of development should be avoided as recommended in the Landscape Character Assessment. Addition of foot/cycle paths and/or public transport to serve the site would encourage sustainable travel patterns.				

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

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

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 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.
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 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 will 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			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				setting of the listed building.

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

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				character could be eroded by residential extensions and linear development along roads. A strategic objective of the Landscape Character Assessment is to protect views of the wider Broadland landscape to the north. The proposed development would conflict with this aim. 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.
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	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	-	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 environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	--	Medium term	Permanent	The proposal would result in the loss of the allocated enterprise zone to business, office and residential.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Medium term	Permanent	There are employment sites within walking and cycling distance.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures	The south of the site should be well landscaped to avoid an exposed edge in the landscape. An extension of Ellough Wood to the west is proposed which should be carried out. Pedestrian access to bus stops and safe cycle routes should be provided to improve access. The submission refers to relocation of the enterprise zone to a neighbouring site which would mitigate the loss from this site to some degree. This is not a straight forward procedure, however. Ellough wood should remain undeveloped, surveyed and protective measures employed as required. A noise assessment of neighbouring uses such as the karting track and air strip should be undertaken and mitigation carried out as required. An air quality assessment may be necessary with regard to the anaerobic digester.			

Notes:

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

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	No effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Development will create employment opportunities which will reduce unemployment.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 bunded 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.
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, cycle paths or bus stops serving the site. Residential development is not easily accessed by sustainable means.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures				Softening edges of development with landscaping as recommended in the landscape character assessment would mitigate the landscape impact to some degree. Addition of foot/cycle paths and/or public transport to serve the site would encourage sustainable travel patterns.

Notes:

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

Site Option: 81: Land off Darby Road, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	A LAP is within walking distance of the site and natural open space is proposed. Development would result in loss of BEC4 allocation for allotments. Adjacent industrial site to the west.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Within cycling distance of pub, shops, primary school, GP surgery and post office. Pedestrian and cycle access via Nicholson drive. Uncertain if this is suitable to serve all vehicular traffic. Links may be possible to neighbouring sites. Unclear if vehicular access is possible to 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	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 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 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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	Development of the site would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	--	Short term	Permanent	The west of the site features deciduous woodland which is a BAP priority habitat. There are ponds and hedgerows on the site which may provide habitat for wildlife.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	There are employment opportunities within cycling distance of the site.

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

Site Option: 82 Land off Ellough Road, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short term	Permanent	Open space and sports pitches will be provided. There is a source of smells and potential noise from a waste depot to the southeast of the site.
2. To improve levels of education and skills in the population	+	Long term	Permanent	A new school is proposed as part of the development.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Medium term	Permanent	The site is within walking and cycling distances of a number of facilities. Open space, sports facilities, a school, allotments, and a community centre are proposed.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is proposed which will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of	?	n/a	n/a	The site is not prominent in the landscape, but care is needed to avoid an exposed edge to the development as suggested by the Landscape Character

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				Assessment. Good quality soft landscaping could improve the edge of the settlement. The Beccles Southern Relief road will provide an edge to the site, separating it from open countryside. Development would result in a localised loss of open countryside, but there are no outstanding landscape features which would be lost.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	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)

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 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. 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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	-	Short term	Permanent	Within cycling distance of NEAPs, LEAPS and LAPs. However, the road is national speed limit and not very safe for

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				cyclists. There is no footpath providing access to Beccles. No open space is proposed as part of the development. Traffic noise may be an issue for residential development close to the existing and proposed relief road.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Short term	Permanent	Within cycling distance of pub, shops, post office, play space and primary school. However, the road is national speed limit and not very safe for cyclists. There are no hard surfaced footpaths accessing Beccles. There is an unmade public footpath by the north boundary but this is not suitable for daily use.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, including affordable housing, is proposed which will help to meet need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	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. 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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	Large employment sites are within walking and cycling distance. 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
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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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	There is a pond in the northwest corner which could be habitat for protected species.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Employment sites are accessible by walking and cycling.
Potential Mitigation Measures				
The pond in the northwest corner should be surveyed and protection measures applied as necessary. A noise survey of the railway line should be carried out and noise mitigation measures applied as necessary.				

Site Option: 124 London Rd, Weston, Beccles

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	-	Short term	permanent	Within cycling distance of pub, shops, post office, play space and primary school. However, the road is national speed limit and cyclists will need to cross a roundabout when the Southern Relief Road is built. There are no footpaths accessing Beccles.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, including affordable housing, is proposed which will help to meet need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	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.	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	--	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	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	Employment sites are within walking and cycling distance. However: there is no footpath serving the site; the road is national speed limit; and a roundabout is due to be built as part of the relief road. Cycle access is therefore poor.
Potential Mitigation Measures	There is little prospect for footpath and cycle improvements to improve access and sustainable travel. The BAP habitats should be generously buffered to avoid impact. It is unlikely that landscaping could sufficiently screen the development in the landscape.			

Site Option: 126 – Marsh Lane, Worlingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the 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	+	Short term	Permanent	Development of site could provide a mix of house types to meet the needs of

Sustainability Objective	Effect	Timescale	Permanence	Comments
community				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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
mitigate the effects.				
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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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.

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	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	0	n/a	n/a	No effect.
8. To maintain 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 countryside would be lost and development would be visible in views from the south, and views from the west to a lesser degree. The settlement edge is currently soft here and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 Land west of Ringsfield 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	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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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
1. To improve the health and well-being of the population	-	Short term	Permanent	The site is not within cycling distance of a GP surgery or many other key services. There are few open spaces located nearby which will not encourage healthier 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	-	Short term	Permanent	The site is only within cycling distance of a food shop and public house. There are few open spaces nearby and access to other services will require a private car.
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 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.	0	n/a	n/a	No effect.
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.

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	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
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. The site is also not within cycling distance of a GP surgery and there is limited open space located nearby.
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	-	Short term	Permanent	The site is only within cycling distance of a public house. Other services and facilities will require a private car 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	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 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	The site is at 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.
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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	The site is not within cycling distance of a GP surgery or any key services. Open space and play areas are located nearby which could help promote 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	The site is not within cycling distance of any key services. Open space and play areas are located nearby. Access to other services would require a car.
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.

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 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	The site is not within cycling distance of a GP surgery however other services are nearby. Open space and plays areas are nearby which could encourage healthier 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 food shop, meeting place, post office, primary school and public house. Open space and play areas are also 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 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 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 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	This site has formerly been used as a scrapyard.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	The site is not within cycling distance of a GP surgery or many other services. There is limited open space nearby which will not encourage healthier 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	The site is only within cycling distance of a food shop and public house. Open space located nearby is limited.

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	0	n/a	n/a	No effect.
8. To maintain 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 growth	+	Short term	Permanent	This site would provide jobs that will support the local economy.
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

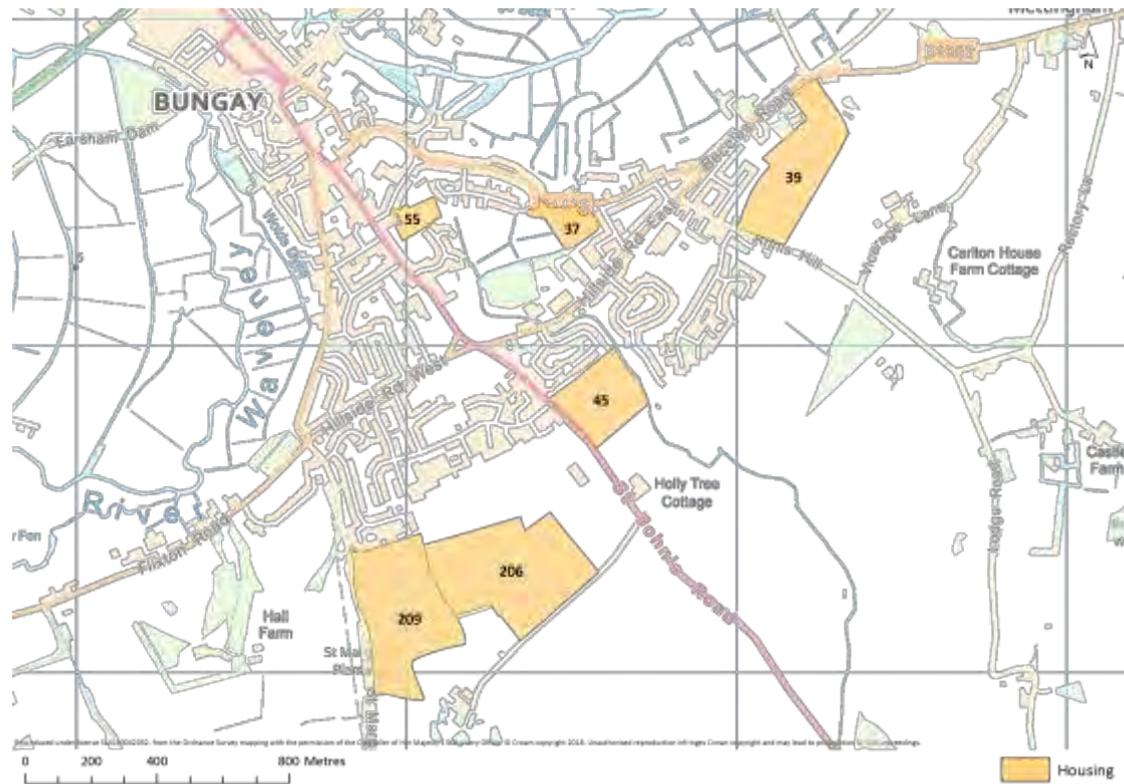
				employment uses could also promote the use of sustainable transport methods.
Potential Mitigation Measures	Hedgerow reinforcement and screening should be encouraged. Sympathetic design would ensure that there is a limited impact on the surrounding landscape.			

Site Option: 245 Land South of Wash Lane, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-?	Short Term	Permanent	The site is within cycling distance of a GP Surgery and other services and so could help promote healthier transport options. The site is however some distance from open spaces and play areas. The close proximity to MH Plastics and other employment uses may result in noise pollution 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	The site is located within cycling distance of many services and is located close to London Road which allows travel into 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	The site would provide a small amount of 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	-	Short Term	Permanent	The site is located in farmed plateau clayland landscape character. The site is also considered to have a moderate

landscapes and townscapes				capacity for development. The site is partly contained in the landscape but is exposed to the south where there is a risk of an exposed edge and is located adjacent to M&H Plastics. Development could have an impact on the wooded areas of the site. Residential development would be out of character with surroundings.
10. To reduce contributions to climate change and mitigate the effects.	-	Long Term	Permanent	The northern part of the site has areas of low, medium and high surface water flood risk.
11. To conserve natural resources	-	Short Term	Permanent	The site is located on grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short Term	Permanent	The site is partly border by mature trees and hedgerows that could be of biodiversity value. A pond is located on the southern edge 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 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 services.
Potential Mitigation Measures	Development on this site would require a quality landscaping scheme to restrict the creation of a hard settlement edge. An ecological assessment would be needed to understand the biodiversity value of the site. The proximity of M&H Plastics is an issue that can not be resolved.			

Alternative Site Options – Bungay



Site No.	Address	Site Area (hectares)	Proposed Use
37	Land at Dukes Bridge, Beccles Road, Bungay	1.58	Housing
39	Land at Grove Farm, Mettingham	7.70	Housing
45	Land at St Johns Road, Bungay, Suffolk	4.65	Housing
55	Land between Pilgrim's Way and Wingfield Street, Bungay, Suffolk	1.04	Housing
206	Land to the rear of Bungay High School	12.00	Housing
209	Land south of Mountbatten Road, Bungay	10.28	Housing

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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	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 change and mitigate the effects.	-	Long term	Permanent	The site is at high risk of flooding and development would create homes in flood zone and is likely to increase the risk of flooding elsewhere.
11. To conserve natural resources	-	Short term	Permanent	Development of the site would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	--	Short term	Permanent	The site is floodplain grazing marsh which is a BAP habitat.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Development would remove the open space which contributes to the setting to the nearby listed building to the northwest.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.

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	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 the population	0	n/a	n/a	No effect.
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.

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

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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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 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	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 and resilient economic growth	0	n/a	n/a	No 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 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	Within walking distance of primary schools, GP surgery and play areas. Within cycling distance of pubs/meeting place, food shops, post office, semi-natural areas and recreational facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain 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.
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	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	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 site is within cycling distance of a GP surgery and some other services. Local open space could help encourage healthier 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	The site is within cycling distance of food shops, GP surgery, primary school and public house. Open space is also 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	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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
water quality				
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. 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.	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	Good landscaping could help mitigate the impact on the landscape and setting			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	of the listed building.			

Site Option: 206 as per policy WLP5.2 in the First Draft Local Plan

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	The site is within cycling distance of a GP surgery and other services. The proposed open space will encourage active lifestyles and provide amenity space, and help reduce obesity in children and adults. The Policy requires the provision of a east-west cycle link.
2. To improve levels of education and skills in the population	+	Short term	Permanent	The Policy requires the provision of an extension to the high school playing field 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	+	Short 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 a variety of 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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				allocation involves a significant extension of the settlement into the countryside. . However the policy requires a landscape belt of 10 metres along the southern edge of the site and for existing trees and hedgerows to be retained. This should minimise the impact on the landscape.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No overall effect. The policy includes the need for a drainage strategy to mitigate the risks of flooding in the area.
11. To conserve natural resources	-	Short Term	Permanent	Development would result in the loss of greenfield land and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No overall effect. The policy involves a significant loss of greenfield land but does require existing trees and hedges to be retained and a landscape buffer to the south of the site. The policy also includes the need for an ecological assessment.
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 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.

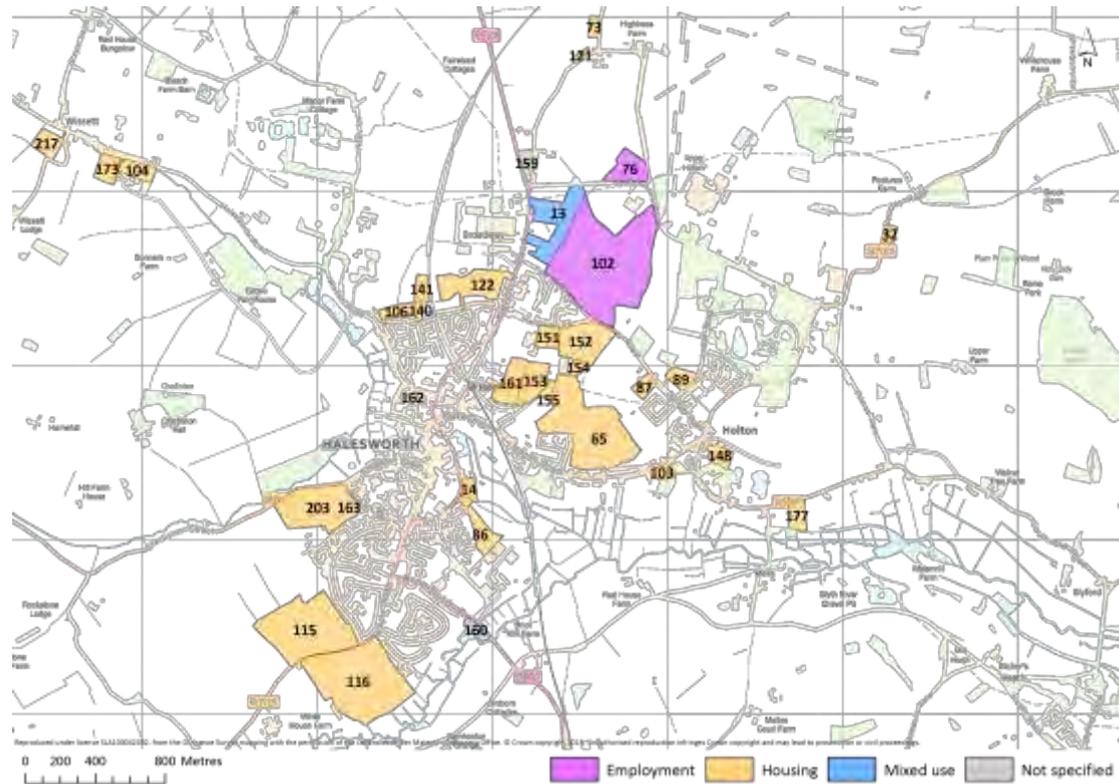
Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures	None identified.			

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	-	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 No.	Address	Site Area (Hectares)	Proposed Use
13	Fairview Farm, Norwich Road, Halesworth	6.78	Mixed use
14	Field, Saxon Way, Halesworth	0.95	Housing
32	Land adjacent to The Oaks, Beccles Road, Upper Holton, Halesworth, Suffolk	0.56	Housing
73	Land north of Moores Cottages, Upper Holton	0.69	Housing
76	Land north of Sparrowhawk Road, Halesworth	3.04	Employment
86	Land off Saxons Way, Halesworth	2.60	Housing
87	Land on Bungay Road, Holton, Halesworth, Suffolk	1.13	Housing
89	Land on Lodge Road, Holton, Halesworth	1.42	Housing
102	Land south of Sparrowhawk Road, Halesworth	27.27	Employment
103	Land south of The Street, Holton (adjacent to 36 Holton Road, Halesworth)	0.85	Housing
106	Land to north of 34-48 Old Station Road, Halesworth	1.36	Housing
115	Land to the west of Halesworth (Block 1)	14.40	Housing
116	Land to the west of Halesworth (Block 2)	18.48	Housing
121	Land west of Moores Cottages, Upper Holton	0.33	Housing
122	Land west of Norwich Road, north of Old Station Road, Halesworth	5.28	Housing
140	Site to the rear of 51 Old Station Road, Halesworth (1)	0.51	Housing
141	Site to the rear of 51 Old Station Road, Halesworth (2)	1.18	Housing
144	Station Road and Moll's Lane, Brampton, Halesworth	2.04	Housing
148	The Sawmill, Sandy Lane, Holton, Halesworth, Suffolk	1.37	Housing
151	Town Farm 1, off Harrison's Lane, Halesworth, Suffolk	1.54	Housing
152	Town Farm 2, off Harrison's Lane, Halesworth, Suffolk	5.45	Housing
153	Town Farm 3, off Harrison's Lane, Halesworth, Suffolk	2.92	Housing

154	Town Farm 4, off Harrison's Lane, Halesworth, Suffolk	0.69	Housing
155	Town Farm 5, off Harrison's Lane, Halesworth, Suffolk	0.53	Housing
159	West of A144 opposite Triple Plea, Halesworth / Spexhall	0.99	Not specified
160	Basley Ground, Bramfield Road, Halesworth	0.87	Not specified
161	Dairy Hill, Halesworth	3.12	Housing
162	South of Wissett Road, Halesworth	0.20	Not specified
163	West of Roman Way, Halesworth	1.91	Not specified
177	Southwold Road / Blyford (B1123), Holton	1.56	Housing
203	Land adjacent to Chediston Street	9.17	Housing

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 townscape	?	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Landscape Sensitivity Study identifies the surrounding landscape as having 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 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.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscape	--	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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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 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 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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	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 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
all forms.				
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 geodiversity	-	Short term	Permanent	This is an overgrown site that might contain biodiversity habitats.
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.

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	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 the population	0	n/a	n/a	No effect.
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	-?	Short term	Permanent	Proposed development would be highly visible from the west and north of the

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				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.	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.
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.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability 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
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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 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 enhance the quality and distinctiveness of landscapes and townscapes	?	n/a	n/a	Proposed development would be bounded by factories to the east and south. It is bounded to the west by a thick bank of trees and hedges. However the very flat countryside means there may still be some landscape impact. 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.	0	n/a	n/a	No effect.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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.

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 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 enhance the quality and distinctiveness of landscapes and townscapes	--	Short term	Permanent	Proposed development could potentially impact upon views of the conservation area including St. Mary's Church. The site is located in an area of rural river valleys.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
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.

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	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development would be in a visible location and could obstruct views of Halesworth. This would be hard to mitigate. Any development should also be resilient to flood risk and surface water flooding.			

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	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	+	Short term	Permanent	Proposed development has the potential to meet local housing needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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 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.	0	n/a	n/a	No effect.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.	0	n/a	n/a	No effect.
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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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.	0	n/a	n/a	No effect.
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	-	Short term	Permanent	Proposed development could harm the farmhouse located on the site. There are remains of Iron Age and Roman

Sustainability Objective	Effect	Timescale	Permanence	Comments
environment				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.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.	0	n/a	n/a	No effect.
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 geodiversity	0	n/a	n/a	No effect.
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.

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	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 retain 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.
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

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 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.	0	n/a	n/a	No effect.
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 and resilient economic growth	0	n/a	n/a	No 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	Proposed development would be located on a very prominent site set within tributary farmland. Visual impact would be considerable and difficult to mitigate			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	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 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 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
mitigate the effects.				
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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	+	Short term	Permanent	Proposed development has the potential to meet the housing needs of

Sustainability Objective	Effect	Timescale	Permanence	Comments
community				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.	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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
mitigate the effects.				
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 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
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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 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	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.	0	n/a	n/a	No effect.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	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 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 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.	0	n/a	n/a	No effect.
11. To conserve natural resources	+	Short term	Permanent	Development on this site would reuse vacant land that was previously used for

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.	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.
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	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 distinctiveness of landscapes and townscapes	-	Short term	Permanent	Proposed development would be located on a large site that slopes down towards Holton in an area of tributary valley farmland. Development of the entire site would form an incursion into

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.	0	n/a	n/a	No effect.
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 economic growth	+	Short term	Permanent	Proposed development is located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development should include tree planting and landscaping to mitigate any landscape impact.			

Site Option: 153, Town Farm 3, Off Harrisons Lane, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	The site is within cycling distance of a GP surgery and other services. The site is also close to open and play spaces which will encourage healthier 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	The site is within cycling distance of a food shop, meeting place, post office, primary school and public house. The site is also close to open and play spaces.
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 because of its high landscape sensitivity and moderate value.
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	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
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.

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 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.	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.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	This site is not formally designated but the mature trees and hedges surrounding it could be a biodiversity habitat.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.

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 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.
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	-	Short term	Permanent	The site is surrounded by tall trees which would screen in from the surrounding area. The Settlement

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				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.	0	n/a	n/a	No effect.
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 growth	0	n/a	n/a	No 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.
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 enhance the quality and distinctiveness of landscapes and townscapes	-?	Short term	Permanent	It is not known whether development would impact upon the surrounding townscape. However this is an area flat land with large open fields. Development of any sort may be prominent within this landscape. Furthermore this site is not related to the rest of Halesworth. 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.	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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	The site is not within cycling distance of a GP surgery but it is within cycling distance of most other services. The site is also close to open spaces and allotments which will encourage healthier 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 food shops, meeting place, post office, primary school and public house. The site is also close to open spaces and allotments.
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 change and mitigate the effects.	0	n/a	n/a	No effect.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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

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	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	?	n/a	n/a	It is not known whether development on this site would impact upon housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
community				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 effects.	0	n/a	n/a	No effect.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	Development on this site is located within source protection zone 2.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	The site is within cycling distance of a GP surgery and other services. The site is also within the catchment of allotments which could promote

Sustainability Objective	Effect	Timescale	Permanence	Comments
				healthier 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	The site is within walking distance of a meeting place and cycling distance of food shops, post office, primary school, GP surgery and public house. The site is also in the catchment of allotments.
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.	0	n/a	n/a	No effect.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	-	Short term	Permanent	The site is not within cycling distance of a GP surgery however other services are close by. Open spaces are some distance away which will not help promote healthier 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	Residential development on this site would be within walking distance of a meeting place, primary school and a public house, however other services are further away. 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.	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 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.

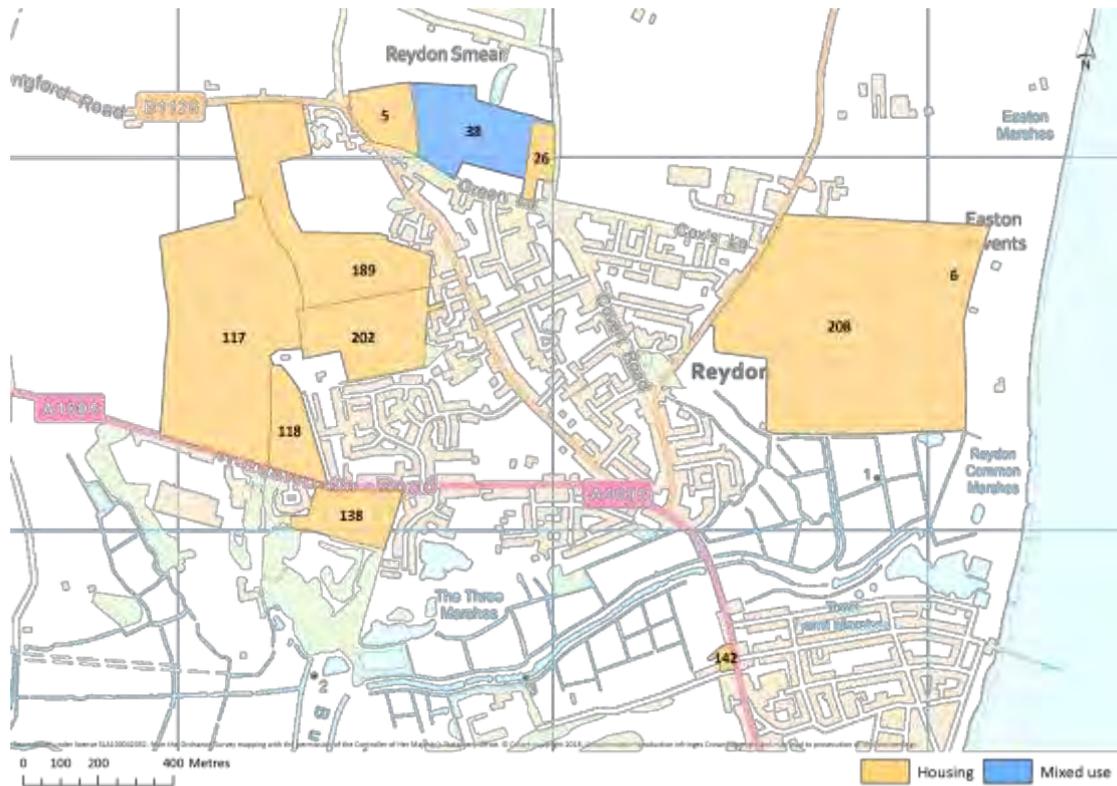
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Employment opportunities are available within cycling distance and 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	-	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

landscapes and townscapes				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.	0	n/a	n/a	No effect.
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 No.	Address	Site Area (Hectares)	Propose Use
5	Brambles Drift, Green Lane, Reydon, Southwold, Suffolk	2.53	Housing
6	Broadside Park Farm, Reydon, Southwold	2.95	Housing
26	Jubilee, Green Lane, Reydon	1.22	Housing
38	Land at Green Lane, Reydon	6.11	Mixed use
117	Land to the west of Laurel Farm Reydon, Reydon	19.80	Housing
118	Land to the west of Laurel Farm Reydon, Reydon (primary area)	2.95	Housing
138	Saint Felix School (Land between St Georges Square and Lakeside Park Drive), Halesworth Road, Reydon	3.21	Housing
142	Southwold Police Station and former Fire Station site, Blyth Road, Southwold	0.29	Housing
189	Land south of Wangford Road, Reydon	10.87	Housing
202	Land north of Keens Lane, Reydon	6.27	Housing
208	Broadside Park Farm, Reydon	33.57	Housing

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	The site is within cycling distance of a GP surgery and other services. The site is also within walking distance of open space which will encourage healthy

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	The site is within cycling distance of food shops, GP surgery, meeting place, post office and public house. The site is also within walking 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	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 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	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	The site is not within cycling distance of a GP surgery or many other key services. There are some open spaces within cycling distance however there are no play 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	The site is only within cycling distance of food shops and a meeting place. There is some open space nearby, however access to other services will require a private car.
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.
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.
16. To enhance the viability 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 landscapes and townscapes	--	Short term	Permanent	Proposed development would create an incursion into the AONB but this would be shielded by trees 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
mitigate the effects.				
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
and vitality of town centres				
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.
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	Housing on this site would form a major encroachment into the AONB and an area of tributary valley farmland. The Settlement Fringe Landscape Sensitivity

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				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 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	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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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. 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.

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	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.

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 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 geodiversity	-	Short term	Permanent	Development is located adjacent to a county wildlife site and is surrounded by mature trees and hedges.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability 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	Proposed development should retain existing trees and hedges to mitigate landscape impact. Careful attention to design and landscaping will also be			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	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 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.

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	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.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability 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-	0	n/a	n/a	No effect.

social behaviour				
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

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	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.
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

All Saints South Elmham



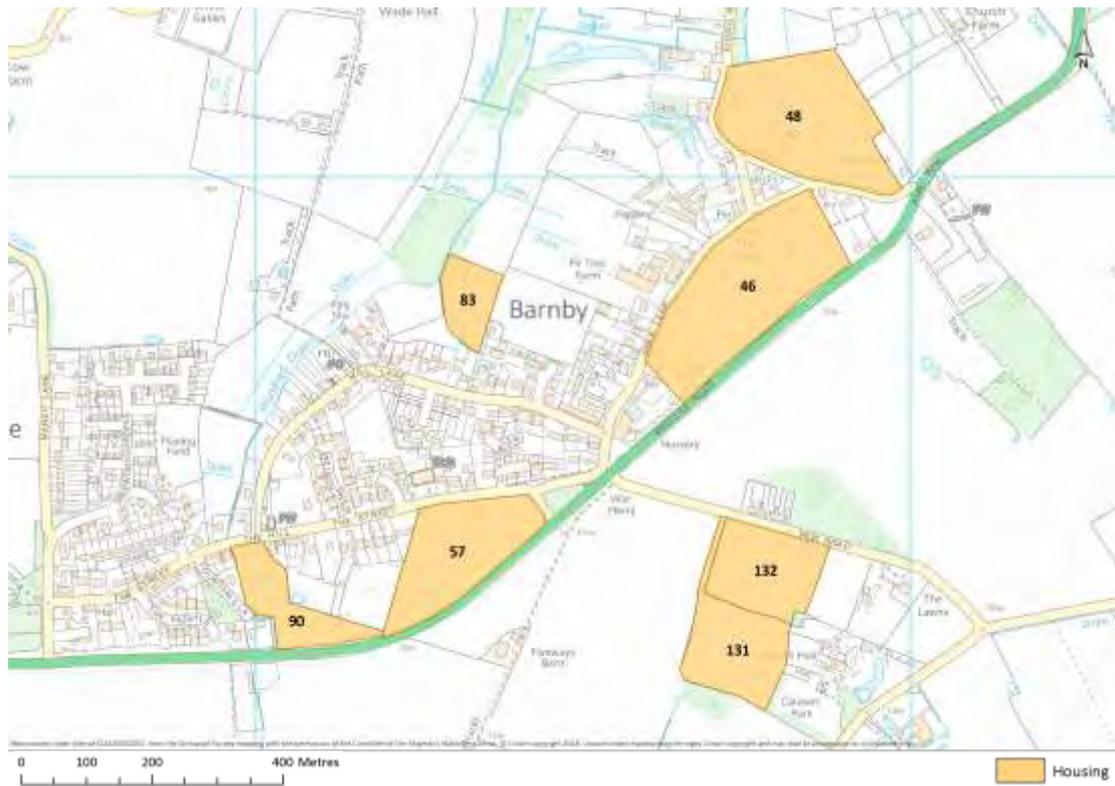
Site Number	Address	Area (Hectares)	Proposed Use
66	Land north of 1-4 East View, All Saints South Elmham	0.17	Housing
100	Land south of 1-4 North End, All Saints South Elmham	0.11	Housing

Ashby



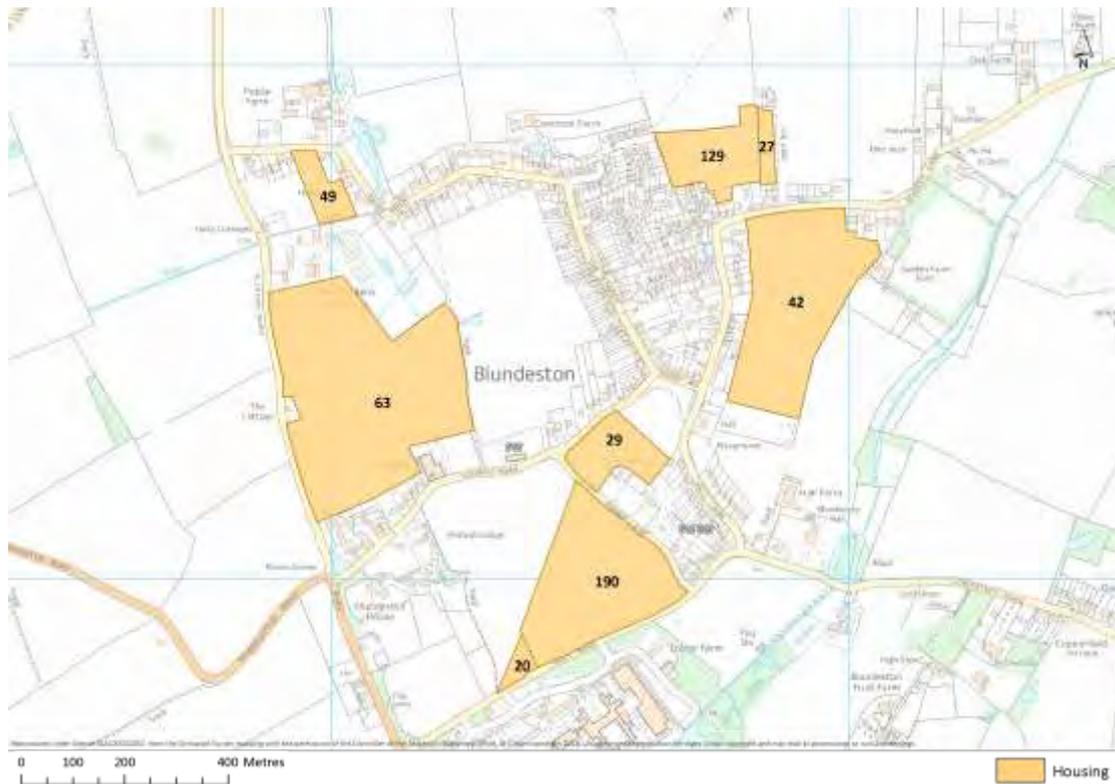
Site Number	Address	Area (Hectares)	Proposed Use
79	Land off Blocka Road, Ashby Dell	0.55	Housing

Barnby and North Cove (inc part Mutford)



Site Number	Address	Area (Hectares)	Proposed Use
46	Land at Swan Lane, Barnby	4.68	Housing
48	Land at The Green, Barnby	4.07	Housing
57	Land between The Street and A146, Barnby	2.80	Housing
83	Land off Mill Lane, Barnby	0.92	Housing
90	Land on The Hill, Barnby, Beccles	1.40	Housing
131	Orchard Farm Rear Field, New Road, Barnby	2.11	Housing
132	Orchard Farm, New Road, Barnby	2.02	Housing

Blundeston



Site Number	Address	Area (Hectares)	Proposed Use
20	Hall Road, Blundeston, Suffolk	0.34	Housing
27	Land (off) The Loke, Blundeston, Lowestoft, Suffolk	0.43	Housing
29	Land adjacent Millennium Green, Church Road, Blundeston	1.67	Housing
42	Land at Market Lane, Blundeston	7.02	Housing
49	Land at The Homestead, Lound Road, Blundeston	0.88	Housing
63	Land East of Flixton Road, Blundeston	12.10	Housing
129	Old horticultural nursery to the north of Oakleigh, Market Lane, Blundeston	2.29	Housing
190	Land off Hall Road, Blundeston	6.08	Housing

Brampton with Stoven



Site Number	Address	Area (Hectares)	Proposed Use
52	Land at Toodley Farm, Station Road, Brampton	0.55	Housing
92	Land on the South Side of Southwold Road Brampton	1.23	Housing
93	Land on the South Side of Southwold Road Brampton (2)	0.96	Housing
94	Land on the west side of London Road, Willingham - Shadingfield	1.17	Housing
157	West of Redisham Road, Brampton	3.12	Housing
158	Wood Cottage, London Road, Brampton, Suffolk	0.29	Housing
227	Land on the south side of Southwold Road, Brampton	3.04	Mixed use

Corton



Site Number	Address	Area (Hectares)	Proposed Use
114	Land to the south of Church Lane, Corton, Suffolk	4.45	Housing

Ellough



Site Number	Address	Area (Hectares)	Proposed Use
69	Land north of Church Lane, Ellough	1.31	Housing

Gisleham



Site Number	Address	Area (Hectares)	Proposed Use
110	Land to the north of Black Street, Gisleham	2.33	Housing

Henstead with Hulver Street



Site Number	Address	Area (Hectares)	Proposed Use
25	Hulver Street, Hulver, Beccles, Suffolk	1.04	Housing
71	Land north of Hulver Street, Henstead	3.86	Housing
130	Old Rectory Poultry Unit, Benacre Road, Hulver Street, Henstead	1.87	Housing
191	The Geranium Pot, Mariawood, Hulver Street	0.88	Housing

Ilketshall St Lawrence and Spexhall



Site Number	Address	Area (Hectares)	Proposed Use
192	Opposite Osborne House Barn, Ilketshall St Lawrence	0.38	Housing
193	School Farm, Ilketshall St Lawrence	2.39	Housing
216	Land south of Hogg Lane, Ilketshall St Lawrence	2.56	Housing
250	Spexhall Hall, Spexhall	2.47	Housing
255	Meadow View, Spexhall	0.69	Housing

Ilketshall St Margaret



Site Number	Address	Area (Hectares)	Proposed Use
139	Shoe Devil Lane, Ilketshall St Margaret	1.82	Housing

Kessingland



Site Number	Address	Area (Hectares)	Proposed Use
41	Land at London Road, Kessingland (former Ashley Nurseries site)	1.42	Housing
85	Land off Rider Haggard Lane, Kessingland	2.66	Housing
109	Land to the North of 109 London Road, Kessingland	0.36	Housing
119	Land to the west of St Edmunds Church, Kessingland	0.28	Housing
125	Manor Farm Barns, Church Road, Kessingland	0.66	Housing

Lound



Site Number	Address	Area (Hectares)	Proposed Use
75	Land North of Snakes Lane, The Street, Lound	0.41	Housing
167	Land north of Church Lane, Lound	6.86	Housing
194	Land between The Street and The Village Green, Lound	0.43	Housing
195	Lound Campus, Church Lane, Lound	6.88	Housing

Mutford



Site Number	Address	Area (Hectares)	Proposed Use
88	Land on Hulver Road, Mutford	4.93	Housing
212	Land south of Chapel Road, Mutford	0.57	Housing
213	Land north of Chapel Road, Mutford	0.47	Housing

Redisham



Site Number	Address	Area (Hectares)	Proposed Use
19	Halesworth Road, Redisham, Beccles	0.21	Housing
249	West of Redisham Road, Redisham	0.27	Housing

Ringsfield



Site Number	Address	Area (Hectares)	Proposed Use
10	Cromwell Road, Ringsfield and Weston	1.16	Housing
11	Cromwell Road, Ringsfield, Beccles Opposite 1 Rose Villa	2.23	Housing
196	School Road, Ringsfield	2.56	Housing
211	East of Cromwell Road, Ringsfield	0.56	Housing

Rumburgh



Site Number	Address	Area (Hectares)	Proposed Use
197	Land East of Mill Road, Rumburgh	1.40	Housing

Shadingfield



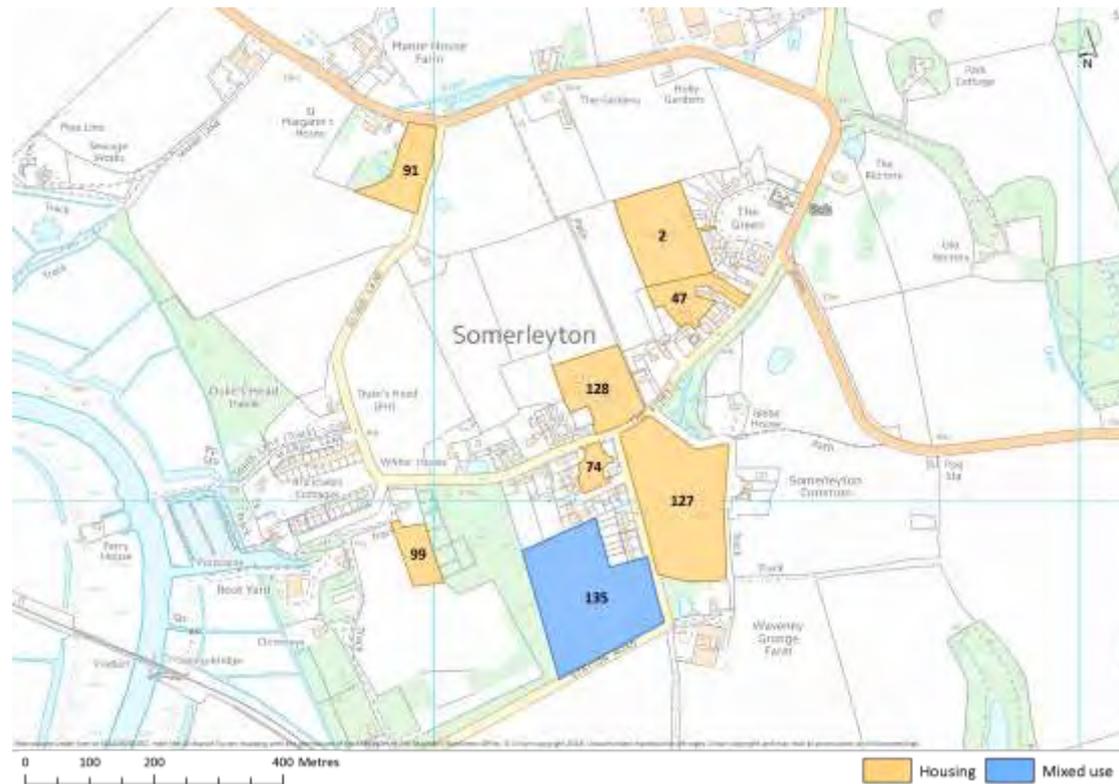
Site Number	Address	Area (Hectares)	Proposed Use
101	Land south of Hill Cottages, Shadingfield	0.41	Housing

Shipmeadow



Site Number	Address	Area (Hectares)	Proposed Use
146	The Hill, Shipmeadow, Beccles, Suffolk	2.03	Housing

Somerleyton, Ashby and Herringfleet



Site Number	Address	Area (Hectares)	Proposed Use
91	Land on the junction of St Olaves Road / Sluggs Lane, Herringfleet, Lowestoft	0.80	Housing
2	Allotment land, Somerleyton	1.60	Housing
47	Land at the Former Garage, Somerleyton	0.65	Housing
74	Land north of Morton Peto Close, Somerleyton	0.27	Housing
99	Land south east of Brickfields, Somerleyton	0.47	Housing
127	Mill Farm Field, Somerleyton	3.03	Housing
128	Mill Farm, Somerleyton	1.19	Housing
135	Playing Field, Somerleyton	3.18	Mixed use

Sotherton



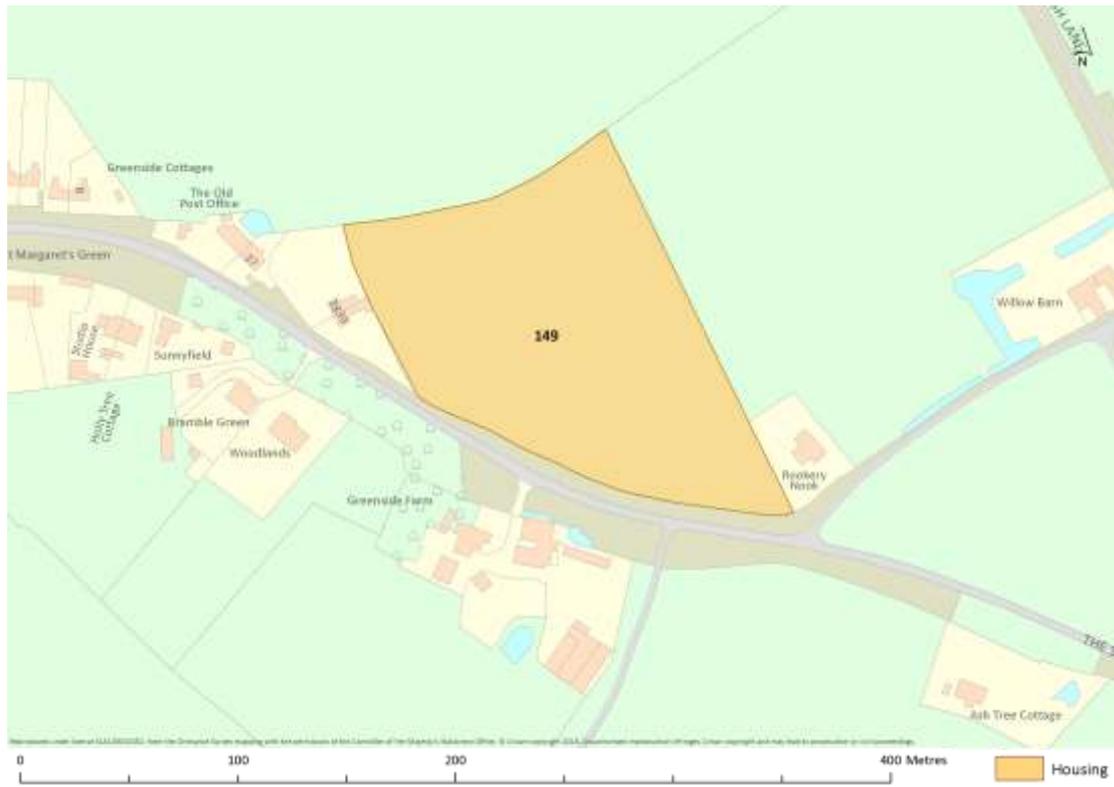
Site Number	Address	Area (Hectares)	Proposed Use
58	Land east of 17-25 Sotherton Corner, Sotherton and Wangford with Henham	1.82	Housing

St James South Elmham



Site Number	Address	Area (Hectares)	Proposed Use
143	St James Lane, St James South Elmham	1.08	Housing
150	The Street, St James South Elmham	3.30	Housing

St Margaret South Elmham



Site Number	Address	Area (Hectares)	Proposed Use
149	The Street, Saint Margarets South Elmham, Harleston, Norfolk	1.92	Housing

Stoven



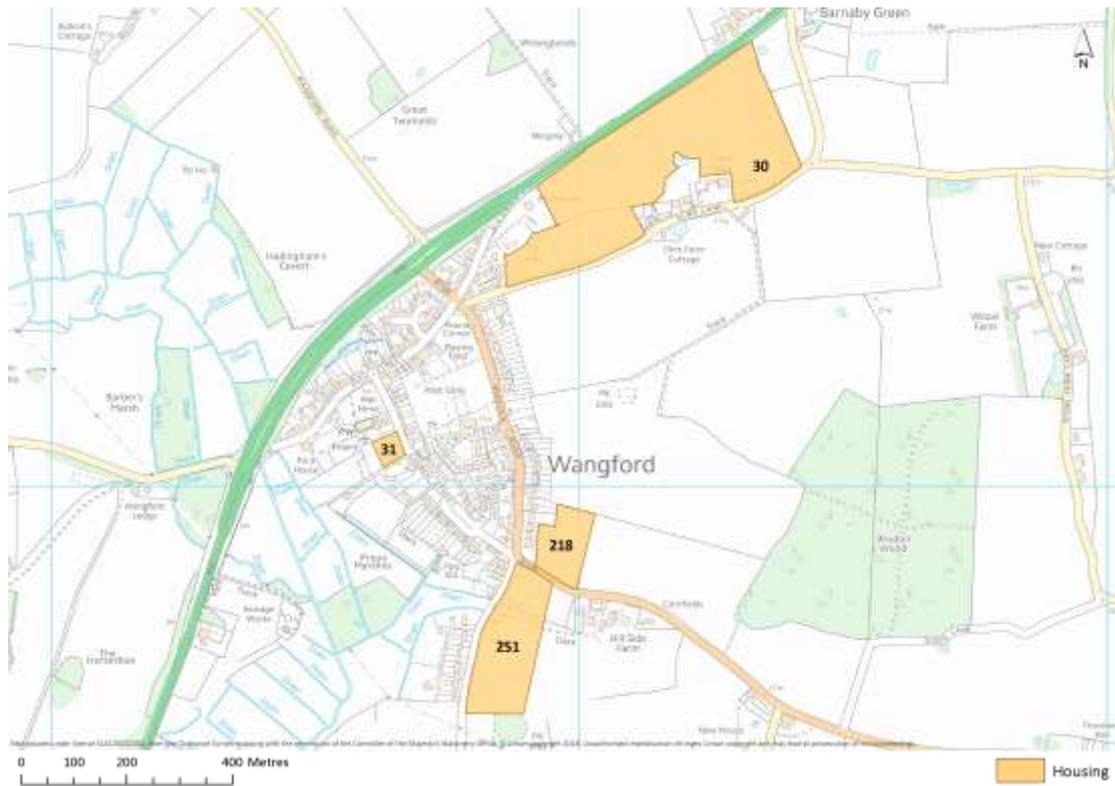
Site Number	Address	Area (Hectares)	Proposed Use
95	Land opposite 1-8 Wood End Cottages Southwold Road Stoven	0.44	Not specified
97	Land opposite Stoven Row Southwold Road Stoven	0.60	Not specified

Uggeshall



Site Number	Address	Area (Hectares)	Proposed Use
15	Firs Garage, Church Road, Uggeshall	0.50	Housing
113	Land to the north west of 1-4 Wangford Road, Uggeshall	2.12	Housing

Wangford



Site Number	Address	Area (Hectares)	Proposed Use
30	Land adjacent to Elms Lane, Wangford	10.00	Housing
31	Land adjacent to Little Priory, Church Street, Wangford	0.25	Housing
218	Land north of Wangford Road, Wangford	1.17	Housing
251	East of Norfolk Road, Wangford	2.88	Housing

Westhall



Site Number	Address	Area (Hectares)	Proposed Use
123	Lock's Road, Westhall	1.88	Housing

Weston



Site Number	Address	Area (Hectares)	Proposed Use
199	Land south of King's Lane, Weston	0.65	Housing

Willingham



Site Number	Address	Area (Hectares)	Proposed Use
59	Land east of Chartres Piece, Willingham	1.01	Housing
64	Land east of Woodfield Close, Willingham St Mary	0.57	Housing
68	Land North of Chartres Piece Piece, Willingham	0.64	Housing
134	Playing Field, Off A145 London Road, Willingham	1.21	Housing
220	Land north of Sotterley Road, Willingham St Mary	1.83	Housing

Wissett



Site Number	Address	Area (Hectares)	Proposed Use
104	Land south of The Street, Wissett	1.77	Housing
173	Street Field, Mill Road, Wissett	1.74	Housing
200	Corner of Rumburgh Road and Chediston Street, Wissett	0.82	Housing
201	Land opposite Box Farm, Wissett	2.21	Housing
217	Lodge Lane, Wissett	1.94	Housing

Wrentham



Site Number	Address	Area (Hectares)	Proposed Use
67	Land west of Chatten Close, Wrentham	1.13	Housing
120	Land west of London Road, Wrentham	1.11	Housing
215	Land north of Chapel Road, Wrentham	4.82	Housing

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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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	-	Short term	Permanent	The site is made up of Farmed Plateau Clayland. Northern part of the site is well screened, whereas Southern part

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				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 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	The site is not within cycling distance of a GP surgery or many other key services. The site is also some distance from open spaces which will not promote healthier 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	The site is only within cycling distance of a meeting place, primary school and public house. There is no local open space. Access to other services will require a private car.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 viability 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 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, Uggheshall

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.

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	-	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 enhance the quality and distinctiveness of landscapes and townscapes	+?	Medium Term	Permanent	Site is adjacent to existing properties and is currently occupied by a motor garage. Potential to create an exposed settlement edge along the southeast boundary. 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	-	Medium term	Permanent	Development would lead to a loss of employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
growth				
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 Measures				
Contained within the wider landscape, planting would help integrate the site into its surroundings. Consider in conjunction with site 113.				

Site Option: 19 – Halesworth Rd, Redisham

Housing (Starter Homes)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	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.

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	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 geodiversity	0	n/a	n/a	No effect.
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.
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.

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	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.
16. To enhance the viability 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	+	Short term	Permanent	Site has the potential to provide

Sustainability Objective	Effect	Timescale	Permanence	Comments
all forms.				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.
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				
Design and scale of new development would need to take account of the				

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	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.
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.

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	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	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				
Planting to integrate the site into the surroundings. Consider with site 129. Improve connectivity to Lowestoft.				

Site Option: 29 Land adjacent Millennium 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.

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 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 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	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	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	No public transport and 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.

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	Site is not consistent with the existing settlement pattern. The western part of the site is contained within the landscape, however, the eastern part of the site could result in the creation of an exposed edge. Elms Lane is narrow and has limited capacity to accommodate additional traffic. Site is located within the AONB 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	-	Short term	Permanent	Limited public transport and connections for pedestrians and cyclists

Sustainability Objective	Effect	Timescale	Permanence	Comments
support of economic growth				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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 change and mitigate the effects.	0	n/a	n/a	No effect.
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
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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.
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.

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	Development could affect the setting of the Pond Farmhouse 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.

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 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	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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance the historic environment	-	Short term	Permanent	The site has the potential for archaeological finds.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	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	+	Short term	Permanent	Site could provide a variety of housing types and tenures.

Sustainability Objective	Effect	Timescale	Permanence	Comments
community				
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 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 economic growth	-	Short term	Permanent	Employment centres are Beccles and Lowestoft. Access will primarily be via private vehicle for all services and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 townscape	+	Short term	Permanent	Located within 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 peaceful rural landscape should be conserved through actions such as

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	+	Short term	Permanent	There is a limited number of community facilities available in the village. The site

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 population	+	Short term	Permanent	Site could include the development of open space. Some services and 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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.

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				
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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability 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.
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.

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	+?	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.
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	+	Short term	Permanent	Proposed development has the potential to meet local housing needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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.
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. Open space and an equipped play space available in the village. Positive overall.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
16. To enhance the viability 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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	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	No public transport and connections for pedestrians and cyclists are poor.
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	Open space and an equipped play space available in the village. 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.

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	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.
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			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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.

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	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.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
and vitality of town centres				
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	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.

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	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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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. Car travel likely to be needed to access some services and facilities. Positive overall.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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 effect.
8. To maintain 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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.

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 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 whole community	+	Short term	Permanent	Development of site could provide a mix of house types and a care home 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Development would be in an inaccessible location.
Potential Mitigation Measures				
None identified.				

Site Option: 71 – Land North of Hulver Street, Henstead

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	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.

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	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.
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.
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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
mitigate the effects.				
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.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability 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	+	Long term	Permanent	Site is in a rural location with access to nearby sports fields.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	-	Long term	Permanent	Inaccessible for most services and facilities unless access to car.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Development of site to provide housing including some affordable housing but will not address all forms of deprivation.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site would provide a mix of house types to meet the needs of different people including providing affordable housing.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Long term	Permanent	Site is used for agriculture and paddocks enclosed in the street scape. The land is flat and not too exposed but would affect the setting of the pub and public footpath.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural resources	--	Long term	Permanent	Use of grade 1 greenfield site.
12. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent.	No loss of designated site but potential impacts to hedgerows.
13. To conserve and enhance the historic environment	?	Long term	Permanent.	Potential impacts for the historic settlement core of Lound.

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	Site will deliver affordable housing in a rural area
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Site is not close to employment opportunities or other facilities.
Potential Mitigation Measures				
Potential Mitigation Measures	Design and scale of new development would need to take account of the surrounding settlement.			

Site Option: 79 – Land off Blocka Road, Ashby Dell

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	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.

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	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 environment	-	Short term	Permanent	Potential impacts for the setting of adjacent Grade II listed buildings.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability 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 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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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 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.

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	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 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
and vitality of town centres				
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	-	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				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 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 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
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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.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	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	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.

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	Limited public transport and connections for pedestrians and 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.

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 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 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	Planting and landscaping required to mitigate the potential impact of an			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures				exposed settlement edge along the east and south boundaries. Improved shared use path between the site (and the primary school) to the community centre on the western side of the A144. 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
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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	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. Car travel required to access some services and facilities. Positive overall.

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	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.
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 biodiversity habitats.
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 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.
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.

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	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 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 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.
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.

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	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.

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	Adjacent to existing residential properties but not consistent with existing settlement form. Likely to create exposed settlement edge, 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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

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. 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
mitigate the 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 enhance the historic environment	-	Short term	Permanent	Development could impact the settings of local 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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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.
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.

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. Primary access would be private vehicle.
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

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	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	--	Short term	Permanent	Proposed development would be located in an attractive area of tributary

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures	Proposed development would be located within an area of historic and landscape value on a greenfield site. Landscape impacts would be difficult to mitigate and flood risk issues would also need to be overcome. 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 townscape	-?	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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	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.
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	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 economic growth	-	Short term	Permanent	Limited public transport in the local area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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	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.
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 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 geodiversity	-	Short term	Permanent	Overgrown and unused for some time. Has some potential to provide habitat.
13. To conserve and enhance the historic environment	--	Short term	Permanent	Would affect setting of Grade I Listed Building.

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	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. Formerly site allocation WLP7.10 of the First Draft Local Plan

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.
2. To improve levels of education and skills in the population	-	Short term	Not known	There is insufficient capacity at Reydon Primary School to accommodate new pupils from this development. An extension to the school is not feasible. Appropriate education provision is therefore not made.
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		The site can provide affordable housing in a rural area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
		Term	Permanent	
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
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	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
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				
None identified.				

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 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	Site is adjacent existing settlement edge with development on two sides. The site is well contained within the landscape. The Landscape Character Assessment

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				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 Measures				
	Planting and landscaping to soften a potential exposed settlement edge along the northern boundary. Scheme designed to include a road with properties along the western perimeter to fronting onto the open space to improve natural surveillance.			

Site Option: 125 – Manor Farm Barns, Church Road, Kessingland

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Site has access to nearby sports fields and other facilities. Open space could be provided as part of development.

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 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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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

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 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 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	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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
and vitality of town centres				
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 the population	0	n/a	n/a	No effect.
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.

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	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 geodiversity	-	Short term	Permanent	Hedgerows and a pond located on site which may provide habitats.
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	Quality urban design required to relate to surroundings. Heritage Asset study.			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	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.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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.
16. To enhance the viability 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.

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 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 landscapes and townscapes	-	Short term	Permanent	Proposed development would form a significant extension to the village and would be highly visible to the south. The site is located in an attractive area of tributary valley farmland. Site is also adjacent to AONB.
10. To reduce contributions to climate change and mitigate the effects.	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.

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 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.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	Development 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 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	Consider the frontage in the context of landscaping and planting along the west			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	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.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 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.			

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.

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	Few 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.
8. To maintain 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.

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	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.

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	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 effects.	0	n/a	n/a	No effect.
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 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	-	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

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				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 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
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	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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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	-?	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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures	Proposed development would be located on greenfield land that is highly visible in the landscape, which would make mitigation measures 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	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
mitigate the 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	-	Short term	Permanent	Not accessible for any 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 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.

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Employment sites are not easily accessible and will likely necessitate the need for car transport.
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

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Character Assessment has recommended that the rural wetland and enclosed landscape structure should be 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	The site is not within cycling distance of a GP surgery or many other key services. The site is within cycling distance of some open space but there

Sustainability Objective	Effect	Timescale	Permanence	Comments
				are no play 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	The site is not within cycling or walking distance of any 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	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.

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	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	+	Short term	Permanent	Potential to provide a mix of housing types.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 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 continuous residential character rather			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				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 effects.	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
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 not within cycling distance of a GP surgery or many other key services. The site is however within the catchment of small areas of open space and allotments.
2. To improve levels of education and skills in 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 meeting place and cycling distance of a public house. There are some small areas of open space however access to other services will require a private car.
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 effects.	0	n/a	n/a	No effect.
11. To conserve natural resources	--	Short term	Permanent	The site is made up of Grade 1 agricultural land

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	--	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 tress 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 growth	0	n/a	n/a	No 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	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 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	The site is at 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: 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	The site is not within cycling distance of a GP surgery however some other services are nearby. The site is close to open spaces and play areas which will encourage healthier 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	The site is within cycling distance of a meeting place, primary school and public house however access to other services will require a private car. Open spaces and play areas are located nearby.
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	The site is not within cycling distance of a GP surgery or many other services. Local open space is limited which will not encourage healthier 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	The site is only within cycling distance of a meeting place and local open space is limited. Access to services would require a car.
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 geodiversity	-	Short term	Permanent	This site contains hedgerows and trees that could provide habitats for 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	-	Short Term	Permanent	The isolated nature of the site means any development will not be in keeping with the areas rural character.

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	-	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	-	Short Term	Permanent	Sustainable transport links are limited on this site and due to the potential size

support of economic growth				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	The site is not located within cycling distance of a GP surgery or may other services. There is some open space nearby which could encourage healthier 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	A pub and green space are located near the site. Access to other services will require a car. There is some open space 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	n/a	No effect.
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	--	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	The site is not located within cycling distance of a GP surgery or may other services. There is some open space nearby which could encourage healthier 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	A pub and green space are located near the site. Access to other services will require a car. There is some open space nearby.
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 effect.
8. To maintain 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 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 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	-	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

landscapes and townscapes				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 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	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
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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 population	-	Short Term	Permanent	Local services are limited and the site is isolated. This will mean 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 economy	0	n/a	n/a	No effect.
16. To enhance the viability 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 distinctiveness of landscapes and townscapes	-	Short Term	Permanent	The site is isolated and would not be sympathetic to the current rural 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	-	Short Term	Permanent	This site is made up of greenfield land which could supply habitats for local

geodiversity				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 increase 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 population	-	Short Term	Permanent	The isolated nature of this site and the limited services available close 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 enhance biodiversity and geodiversity	-	Short Term	Permanent	This site contains trees and hedges 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. Formerly site allocation WLP7.15 in the First Draft Local Plan.

Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	-	Short term	Permanent	The site is not located within walking distance of a GP surgery or many other services. Open space is located nearby

population				which could encourage healthier 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	The site is only within cycling distance of a meeting place. Open space is 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	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	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	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				
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	+	Short term	Permanent	Open space to be provided as part of the allocation.

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	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	The site is not within cycling distance of a GP surgery or many other 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 site is only within walking and cycling distance of a primary school and public house.
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 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	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. Former site allocation WLP7.8 in the First Draft Local Plan.

Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	The site is located close to a GP surgery and other services.
2. To improve levels of education and skills in the population	-	Short term	Not known	There is insufficient capacity at Reydon Primary School to accommodate new pupils from this development. An extension to the school is not feasible.
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 located close to food shops, meeting place, GP surgery, post office and public house.
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 could be designed with low rise buildings and substantial landscaping to mitigate the impact on 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. No mitigation identified for the lack of primary school places.			

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.
Former allocation WLP7.20 in the First Draft Local Plan.**

Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	The site is not within cycling distance of a GP surgery or many other 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 site is only within cycling distance of a meeting place and public house. Access to other services would require a car.
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 suggests 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 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 potentially 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	New development could be softened in the landscape with sensitive planting and gaps between buildings. Landscaping would also help to mitigate any potential impact on the setting of the listed building. Retention of the southern boundary hedge and additional planting would mitigate the harm to biodiversity.			

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 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 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	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	-	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.				

Site Option: 249 Land West of Redisham Road, Redisham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	The site is located in an isolated area and therefore far from health services and designated open space. This would encourage the use of 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 in an isolated location far away from any services. Access to services will require access to a private car.
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 has the potential to help 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 within the farmed plateau clayland landscape character. Developing this site could be considered infill which would have a detrimental impact on elements of the character area, such the hedgerows and trees. Developing this area could also detrimentally impact upon the field boundary.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Small parts of the site are at risk of flooding.
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 site is also located within Source Protection Zone 3.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	The site contains mature hedgerows, trees and a ditch that could have biodiversity potential.
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 isolated nature of the site means that residents would have to rely on private car transport.

Potential Mitigation Measures	Biodiversity features and field boundaries should be maintained on this site. A drainage strategy would likely be needed to mitigate any risk of flooding.
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Site Option: 250 Spexhall Hall, Spexhall

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	The site is extremely isolated and would require private car transport to access services and leisure 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 extremely isolated and only accessible via a small country track.
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 has the potential to help 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 located on the farmed plateau clayland landscape character. Developing this site has the potential to impact upon the mature hedgerows and trees found on the site and the narrow country roads which are integral to the landscape character.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Parts of the site are at low, medium and high risk of flooding.
11. To conserve natural resources	-	Short term	Permanent	Developing this site would result in the loss of greenfield land. This site is also

				within Source Protection Zone 3.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	The site contains mature hedgerows, trees and a pond which could have biodiversity potential.
13. To conserve and enhance the historic environment	--	Short term	Permanent	Developing this site would have a detrimental impact upon the setting of Grade II listed Spexhall Hall.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No 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 extremely isolated and would require residents to have access to a private car. Also the road connections to the site are poor and are unlikely to be able to accommodate the additional traffic.
Potential Mitigation Measures	Biodiversity features should be maintained if this site is developed. Mitigation for the effect on the listed building is likely to be difficult due to the proximity of the building. Substantial road improvements would be necessary for development to be viable.			

Site Option: 251 Land East of Norfolk Road, Wangford

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Site is within walking distance of health centre and food shop. It is also within cycling distance of a meeting place, public house and post office. The site is also within walking distance of allotments.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.

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 is within walking and cycling distance of services including a health centre, shops 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 has the potential to provide a variety of housing types 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	The site is within the tributary valley farmland landscape character and within the Area of Outstanding Natural Beauty . Developing this site would break up the traditional field pattern currently seen in the area and would detrimentally impact upon the mature hedgerows.
10. To reduce contributions to climate change and mitigate the effects.	--	Long term	Permanent	Parts of the site are within flood zones 2 and 3.
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	Developing this site would likely require the removal of some mature hedgerows which may have biodiversity value.
13. To conserve and enhance the historic environment	-	Short term	Permanent	The site is located close to several locally listed buildings as well as 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	0	n/a	n/a	No effect.

and vitality of town centres				
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	The site is located some distance from employment areas and is accessed primarily by small country roads.
Potential Mitigation Measures	A landscaping or biodiversity scheme could help maintain the mature hedgerows and other wildlife found on the site. A quality design scheme may be able to limit the impact on historic buildings.			

Site Option: 255 Meadow View, Spexhall

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	The site is a long distance from healthcare services and so will require private car transport. The site however located within cycling distance to a primary school and public house. There is no public open space located 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	The site is a close to a school however no footpaths connect the area to it. The site is a long distance from other services and would necessitate car travel.
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 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	-	Short term	Permanent	The site is located within the farmed plateau clayland character area.

distinctiveness of landscapes and townscapes				Developing this site could impact upon the mature trees and hedgerows which are integral to this landscape 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 a loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Developing this site could result in a loss of mature trees and hedges and could impact upon the nearby pond which is likely to have biodiversity potential.
13. To conserve and enhance the historic environment	-	Short term	Permanent	The site is located close to 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	The isolated nature of this site means that residents would have to rely on private transport due to the lack of public transport.
Potential Mitigation Measures	An ecological assessment would be needed to evaluate the biodiversity potential of the area. A landscaping scheme and good design would be needed to mitigate the impacts on the landscape and historic buildings.			

Write to us 

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