

Borough Council of King's and West Norfolk Local Plan Review (2016 – 2036):

Draft Sustainability Appraisal (SA) Incorporating Strategic Environmental Assessment (SEA) for the draft Local Plan review

January 2019

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1. Non-Technical Summary

1.1 About this Report

- 1.1.1 This report identifies how the Borough Council's draft Local Plan review would perform in terms of sustainability if this version of the Plan was to be adopted, and how the sustainability criteria have been used to inform choices. These choices provide a set of preferred options and reasonable alternatives.
- 1.1.2 The conclusion of the Sustainability Appraisal (SA) is that the overall draft Plan would constitute a sustainable form of development. The Strategic Environmental Assessment (SEA) which forms part of the SA finds that the site specific policies will have an overall positive effect on the environment, as defined by the Directive.
- 1.1.3 This report should be read alongside the draft Local Plan, and associated supporting document. These are all available to view online on the Borough Council's website: www.west-norfolk.gov.uk.

1.2 Approach to the Appraisal

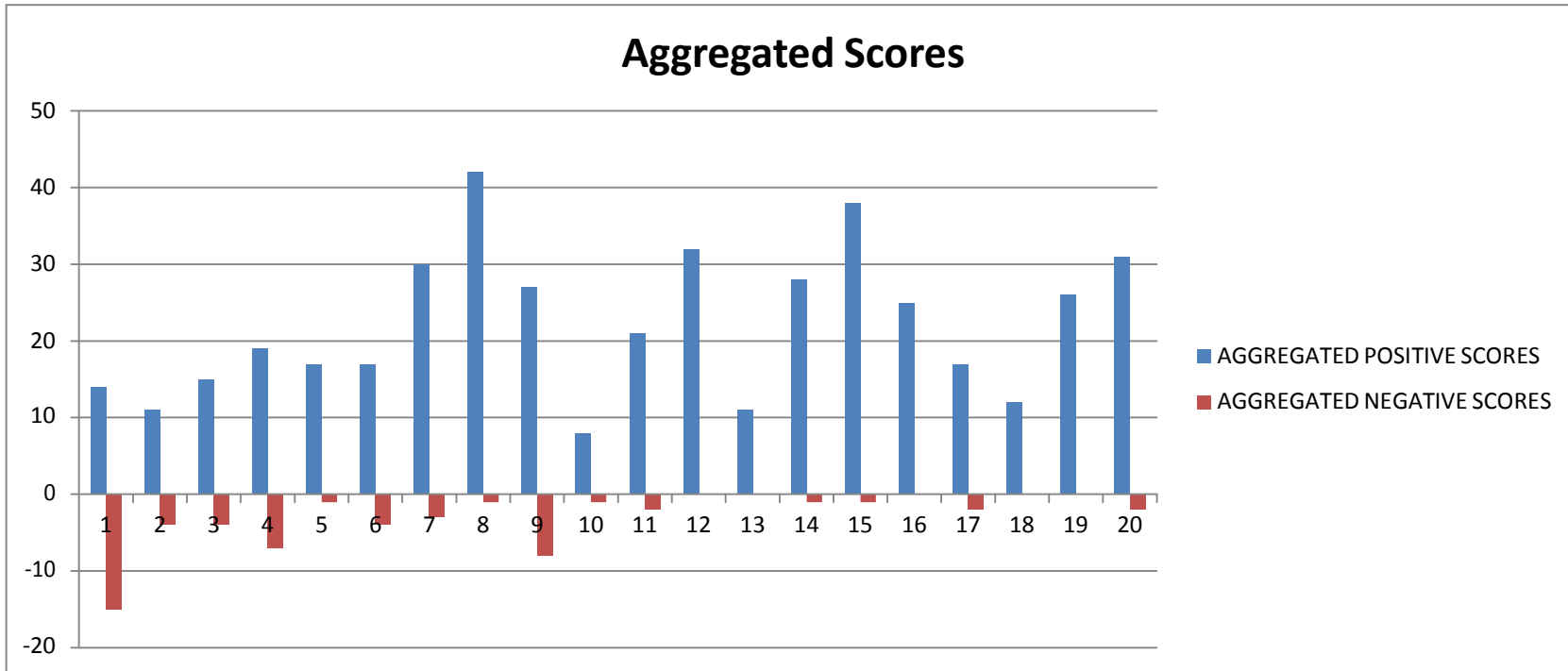
- 1.2.1 The scale of growth in terms of housing numbers over the Plan period from 2016 – 2036 has been calculated following the standard methodology for Local Housing Need (LHN) as introduced by the revised NPPF (2018) and associated guidance. Following this through results in a figure of 470 new homes per year. However, the Government consulted on technical changes to the NPPF at the end of 2018. One key element of this was a suggested change to the LHN standard method. This is to ensure that the LHN numbers when added together across the country align far better with the Government's ambition for 300,000 homes to be completed each year in England by the mid 2020's. Following this revised method results in an LHN figure of 555 new dwellings per year. This equates to 11,100 dwellings over the plan period.
- 1.2.2 Although only a consultation of which the outcome as yet unpublished, it does provide a direction of travel and is more closely aligned to Government's housing ambition. Given this and the increase emphasis upon housing delivery, the Borough Council has decided to use the higher annual figure of 555 as our Local Housing Need figure, calculated as per the Government's '*Technical consultation on updates to national planning policy and guidance*' (October 2018).

- 1.2.3 The Local Housing Need (LHN) figure for the Borough is 555 dwellings per year. This Equates to 11,100 over the plan period. To ensure the 11,100 achieved, a 15% buffer for flexibility is considered. This equates to 12,765 dwellings. The 2016/17 Housing Trajectory shows that there are completions and commitments which equates to 11,190 dwellings. Taking away 110 dwellings which are proposed to be deallocated by the Local Plan review, this equals 11,080. $12,765 - 11,080 = 1,685$ dwellings to find through allocation in the Local Plan review and Neighbourhood Plans combined.
- 1.2.4 The strategic direction for growth however is not set. Whilst the draft Local Plan review is a new plan, it is however a review of the current Local Plan. The current Local Plan comprises the Core Strategy (CS) (2011) and Site Allocations and Development Management Policies Plan (SADMP) (2016). Therefore the starting point is not from a blank sheet of paper, but assessing what is already in place.
- 1.2.5 The sites proposed for allocation (preferred options) and a range of sites not proposed for allocation (reasonable alternatives), were all assessed against a set of Sustainability Objectives taken from the Current Local Plan and reviewed to form a set for the Local Plan review. To aid assessment of individual sites these were assessed against a more site specific and focused Site Sustainability Factors. The impact of adopting this version of the Local Plan review was also considered in relation to the current sustainability conditions and issues in and around the borough.
- 1.2.6 The findings of these individual assessments confirmed that there were no obvious choices. In almost all cases a potential sites or policy which performed well in one factor would perform less well in another. Hence difficult choices had to be made as to which aspect of sustainability to give greatest weight to, both in any particular case and more generally.

1.3 Appraisal Results

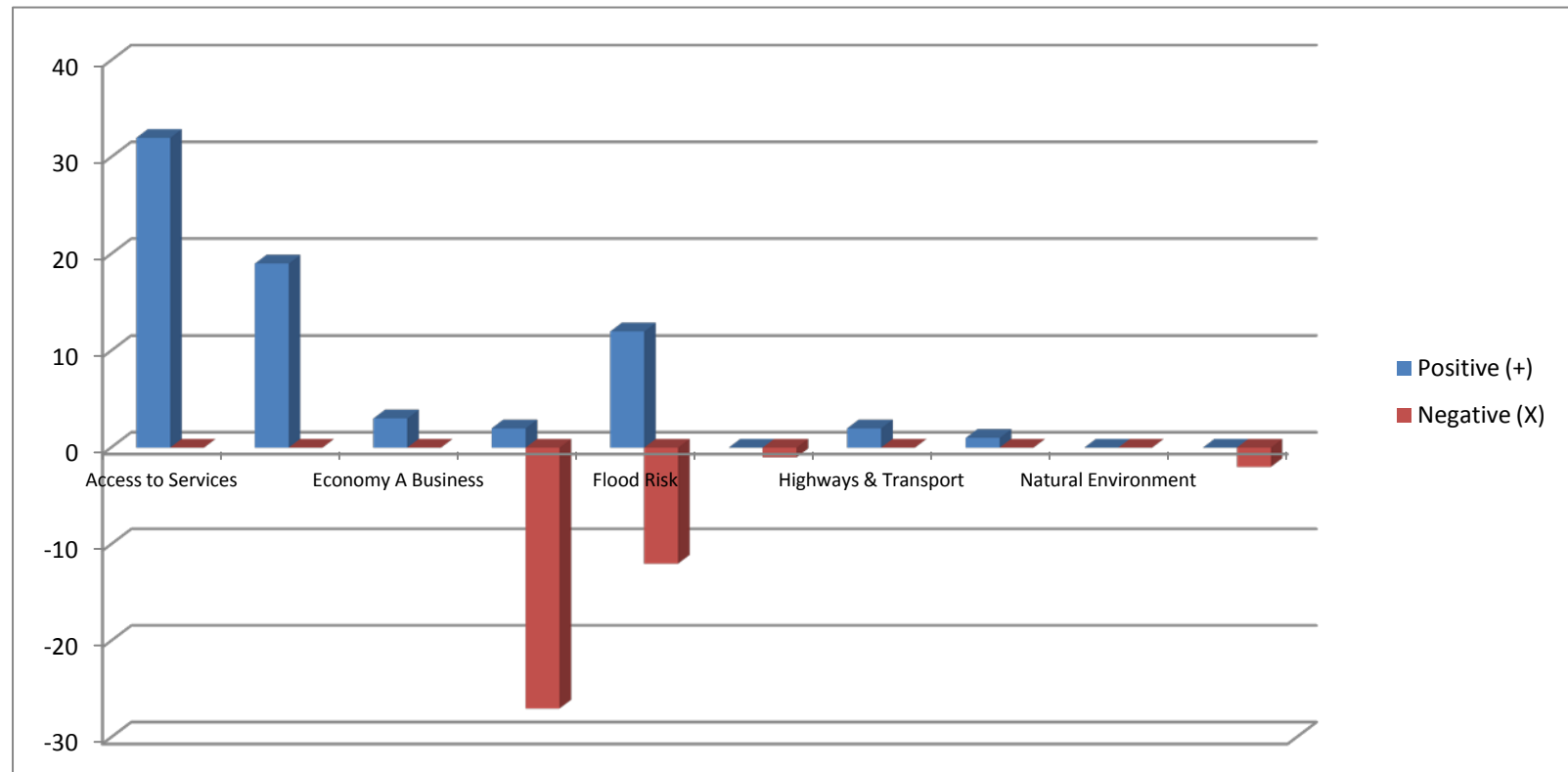
- 1.3.1 The positive sustainability scoring of the Non- site specific policies, taken together, substantially outweighed the negative ones. There were particularly notable advantages scored for this set of policies in terms of landscape/townscape, place-making, pollution reduction and human health, and no marked negative effects.

1.3.2 The chart below illustrates the aggregated scoring of the Non- site specific polices.



1.3.3 The non – site specific policies , taken together, scored most positively in terms of services, community and flood risk factors, and most negatively in terms of flood risk, food production (loss of high grade agricultural land), and infrastructure factors. Overall though, taking all factors together, there were more than double the number of positive scores as negative ones.

1.3.4 The chart below illustrates the aggregated scores of the sites specific policies



1.4 Conclusion

1.4.1 The conclusion of the Sustainability Appraisal is that overall the draft version of the Local Plan review would constitute a sustainable form of development. The Strategic Environmental Appraisal, which forms part of the Sustainability Appraisal, also finds the draft Site Specific Policies will have an overall positive effect on the environment, as defined by the Directive.

2. Background

2.1 The Borough Council of King's Lynn and West Norfolk

- 2.1.1 The Borough Council is the local planning authority for King's Lynn and West Norfolk, and has the responsibility for preparing a local plan for the area, and for determining planning applications in the Borough. (Note the exception that responsibility for minerals planning and waste planning in the Borough lies with Norfolk County Council.) The Borough Council must prepare its local plan with the objective of contributing to the achievement of sustainable development.

2.2 The Local Plan for King's Lynn and West Norfolk

- 2.2.1 As mentioned previously the current Local Plan is comprised of two development plan documents. The first is the Core Strategy (CS), adopted in 2011, and the second is the Site Allocations and Development Management Policies Plan (SADMP), adopted in 2016. The Plan period covered by the current Local Plan is from 2001 through to 2026.
- 2.2.2 The CS provides strategic level guidance as to growth and significant issues across the borough in the period to 2026. The CS forms one part of Local Plan. It is the main document setting out the long term strategy, including the vision and objectives for the borough, and the broad policies that will steer and shape new development.
- 2.2.3 The SADMP gives effect to and compliments the CS. This is done so through the provision of land use allocations for land uses including housing and economic land to meet aspirations of the CS. It also provides a series of detailed development management policies which will assist in guiding development.
- 2.2.4 The Borough Council is currently reviewing these two documents, with the intention of producing a single document plan. This plan is intended to cover the longer term through to 2036. This review will ensure a set of deliverable and achievable housing sites for longer term and will be based upon the most up to date policy framework at that time to ensure continuity. The review will identify the full objectively assessed housing need (FOAN) for the borough and proposals to ensure that this is met in a consistent manner with national

policy. This review is known as the Local Plan review and will have a plan period from 2016, when work commenced on the review and the baseline, through to 2036.

2.2.5 The draft Local Plan review has been developed in relation to the current and emerging plans for the adjoin districts and the wider region, and to complement a wide range of plans and programmes. This version of the Local Plan review contains a number of different types of policies including:

- Non Site Specific Polices, including Strategic Policies and Development Management Policies – high level strategic policies which will guide and shape development, such as the settlement hierarchy and topic based policies to inform development, such as the provision of open space
- Settlement Specific Polices:
 - allocation of land for specified development – this includes allocations for residential housing
 - guidance for the future evolution of areas – including existing town centre areas
 - development boundaries – illustrating geographically where the principal of development will be permitted for settlements (in accordance with other policies in the Local Plan review)

2.2.6 Once adopted the Local Plan review will be the Local Plan for King’ Lynn and West Norfolk. The Local Plan is, together with any neighbourhood plans in force, the statutory development plan for the borough. Planning applications must be determined in accordance with this, unless material considerations indicate otherwise.

2.3 Sustainability Appraisal (SA) & Strategic Environmental Assessment (SEA)

2.3.1 The Borough Council is obliged to undertake a sustainability appraisal with each of its development plan documents (Planning & Compulsory Purchase Act 2004). This is to inform the plan’s preparation and to assess anticipated impacts.

2.3.2 The Borough Council has determined that the nature and scope of the Local Plan review mean it is likely to have significant environmental effects (in the terms of Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004) and consequently a SEA is required.

- 2.3.3 Although the requirements for a SEA are distinct from those for SA, they overlap substantially in terms of process and content. Therefore the required SEA has been integrated into this SA. Whilst the SEA looks at the environmental impacts, a SA looks at these as well as the economic and social impacts.
- 2.3.4 This report documents how planning decisions have been made, and how they have been informed by environmental and sustainability concerns. The final version of this report which will support the pre-submission version of the Local Plan review, and will discuss:
- How the reasonable alternatives were identified and assessed, why the preferred alternatives have been chosen, and why others were rejected
 - What changes have been made as a result of the SA & SEA
 - What comments the statutory consultees and the public have made, and what changes have been made in response to these comments
- 2.3.5 The report is undertaken by officers in the Local Plan team. This ‘in-house’ approach facilitates the use of the detailed knowledge of localities and issues within the team, and the integration of the SA process with the development of the Plan.

2.4 Appropriate Assessment (Habitats)

- 2.4.1 Directive 92/43/EEC (the Habitats Directive) on the Conservation of Natural Habitats and of Wild Fauna and Flora, and the UK regulations that give effect to this, require an ‘Appropriate Assessment’ (AA) (also known as Habitats Regulations Assessment or HRA) of the potential impacts of land-use plans (this includes the Local Plan review) on European designated habitat sites to ascertain whether they would adversely affect the integrity of such sites. Where significant adverse effects are identified, alternative options must be examined to avoid any potential damaging effects.
- 2.4.2 While any effect of the policies of the Local Plan review on European Designated habitats is obviously a component of the SA/SEA of the document, the specific requirements and process of an ‘appropriate assessment’ differ, and so the Appropriate Assessment/Habitats Regulations Assessment has been carried out separately in parallel, and is reported in a separate but accompanying document.

3. Methodology

3.1 Approach

- 3.1.1 It is important that the sustainability appraisal is proportionate and appropriate to the type of plan and policies under consideration. There can be a danger that a proliferation of data and complex processes may tend to obscure, rather than illuminate, the key issues and choices to be faced. On the other hand, the appraisal must be robust.
- 3.1.2 The Local Plan review did not start from a blank sheet, but in the context of the current Local Plan, which had previously decided the overall approach to development and the use of land in the Borough, and the broad locations and amounts of development to be achieved by 2026. That Local Plan was itself subject to a SA. The Local Plan review seeks to build upon the current Local Plan and extend the plan period by a further 10 years to 2036. Therefore further land use allocations are required to the need over the longer time period.
- 3.1.3 Therefore the key tasks for the SA are to assess the long term social, environmental and economic effects of the Local Plan review's Policies. Including strategic policies, development management policies and individual site allocations. This is carried out on their locality, where applicable, on nay wider area, and secondly to assess the combined effects, in these terms, of the policies of the whole area.
- 3.1.4 This SA has sought to follow legislation and advice to:
- Take a long-term view of how the Borough is expected to develop, taking account of the likely social, environmental, and economic effects of the Plan
 - Provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies
 - Reflect established sustainability objectives for the area
 - Provide an audit trail of how the plan has been developed in light of the provisional findings of the sustainability appraisal
 - Incorporate the requirements of the EU SEA Directive

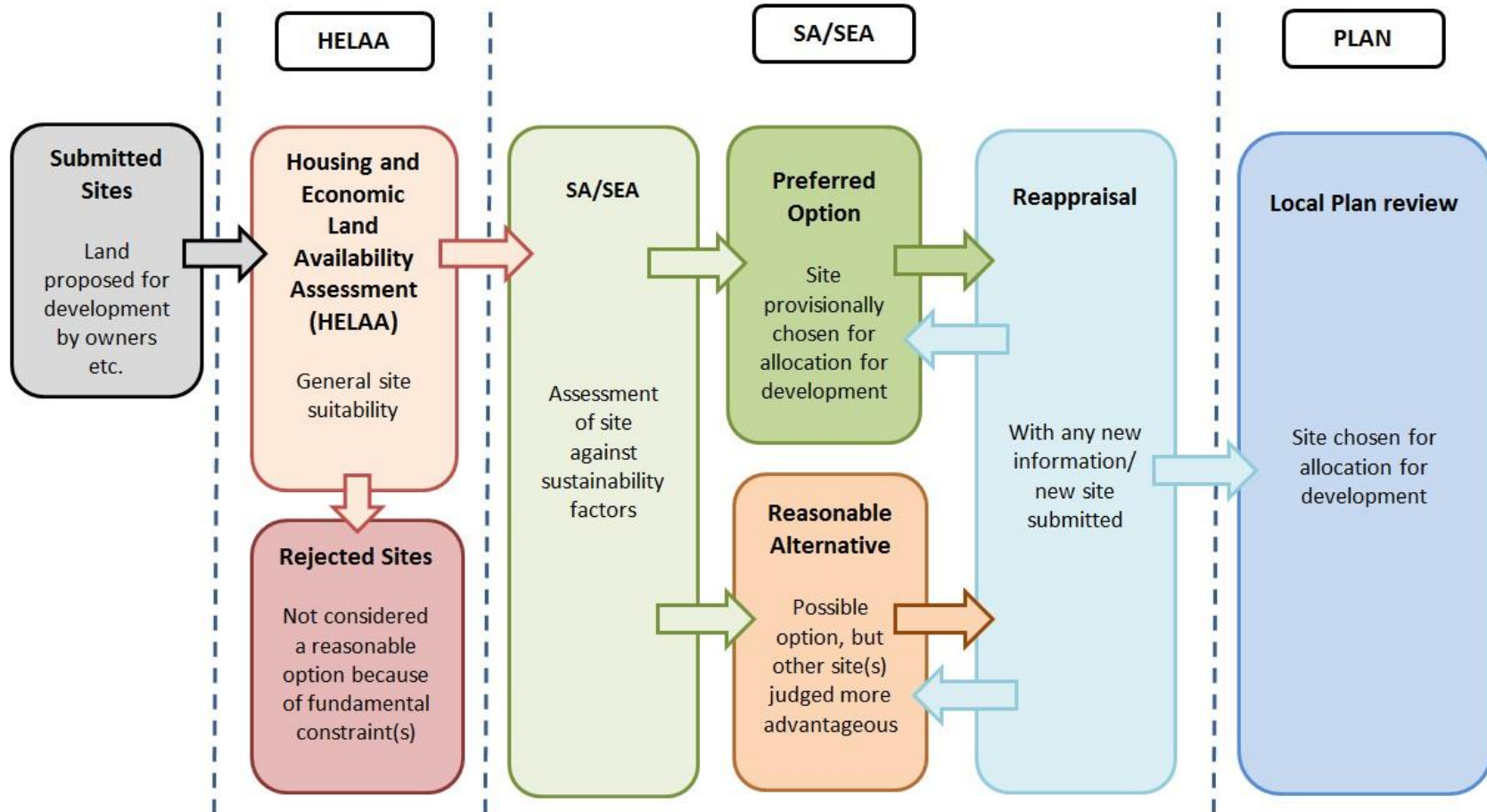
- 3.1.5 The sustainability appraisal process is intended to provide both an aid to the selection of the most appropriate policies and a measure of the sustainability of the finalised plan.

Table 2.1 Stages of Sustainability Appraisal

Stage	Heading	Summary	Implementation
A	Scoping	Setting the context and objectives, establishing the baseline, and deciding on the scope	The Scoping report for the Local Plan review set these successive components of the Local Plan review. This followed consultation with Natural England, Historic England and the Environment Agency (the relevant bodies) in 2016/2017
B	Option Testing	Developing and refining options	This is undertaken through the formulation of the draft Local Plan SA/SEA. This will identify a set of preferred options and reasonable alternatives. This will be refined following consultation on the draft Local Plan review
C	Assessing Plan	Appraising the effects of the Plan	The version of the SA/SEA which will support the Local Plan review submission consultation will outline the assessment of the anticipated effects of the plan, as this version of the SA/SEA does, however it will also contain details of the refinement and elaboration in light of comments received from the draft Local Plan review consultation
D	Consulting	Consulting on the Plan and SA/SEA Report	Consultation will take place on the draft Local Plan review and SA/SEA which accompanies it. The final SA/SEA will accompany the submission version of the Plan
E	Monitoring	Monitoring the implementation of the Plan	The implementation of the Plan, and its suitability impacts, will be monitored primarily through the Borough Council's Annual Monitoring Report (AMR)

3.1.6 The diagram below illustrates broadly the site selection process. Clearly this is simplified as for example information could be submitted as part of a consultation which could potentially mean that a rejected site could be considered within the SA/SEA.

Figure 2.1 Site Selection Process



3.2 Sustainability Appraisal Scoping Report Review Conclusions and the Local Plan review Sustainability Objectives

- 3.2.1 The Sustainability Appraisal Scoping Report Review (2017) identified the sustainability issues for the Borough through a comprehensive review of the Scoping Report (2006) which was developed for the Core Strategy (2011) and the Site Allocations and Development Management Policies Plan (2016).
- 3.2.2 The 2017 review concludes that it is evident through the review process that relevant plans, policies, programmes and sustainability objectives, in addition to updating the baseline data, that whilst there has been change since the original scoping exercise in 2006, it is more of a continuation of a theme rather than a fundamental change to the wider policy framework and local sustainability issues. Most of the original SA objectives were developed to be sufficiently broad to ensure that the main sustainability issues could be addressed by 20 Sustainability Objectives. This provides a manageable framework of objectives for which to measure and rate future planning policies against.
- 3.2.3 In considering the policy framework and sustainability issues, it was determined that identified sustainability issues can largely be addressed by the original Sustainability Objectives with a few amendments suggested by the statutory consultees. The original 20 Sustainability Objectives have been reduced to 19 by merging the previous two that related to waste (numbers 2 and 10). The complete list of SA objectives is provided below and will be used to assess new policies developed in the Local Plan review:

Table 2.2 Local Plan review Sustainability Objectives

Topics	Local Plan review Sustainability Objectives	SEA Environmental Effect 'Issues'
Land and Water Resources	<ol style="list-style-type: none"> 1. Minimise the irreversible loss of undeveloped Greenfield land, agricultural (Best Most Versatile 1-3) land and productive agricultural holdings 2. Limit water consumption to levels supportable by natural processes and storage systems 	<ul style="list-style-type: none"> • Soil • Water • Material assets • Landscape
Biodiversity and Geodiversity	<ol style="list-style-type: none"> 3. Maintain, restore and enhance the natural environment and sites designated for biological and geological interest 4. Maintain and enhance the range, functionality and connectivity of characteristic habitats and species 	<ul style="list-style-type: none"> • Biodiversity • Fauna • Flora • Soil

Topics	Local Plan review Sustainability Objectives	SEA Environmental Effect 'Issues'
		<ul style="list-style-type: none"> • Water • Landscape
Landscape and Townscape	5. Avoid damage to protected sites and historic buildings 6. Maintain and enhance the diversity and distinctiveness of landscape and townscape character 7. Create places, spaces and buildings that work well, wear well and look good	<ul style="list-style-type: none"> • Material assets • Cultural heritage including architectural and archaeological heritage • Landscape
Climate Change and Pollution	8. Reduce pollution that affects the quality of land, air, water or soils, including emissions of greenhouse gasses, noise, light and vibrations 9. Minimise waste production, reduce the use of non-renewable energy sources and support the recycling of waste products (note this could also be classed in the Land and Water Resources Topic) 10. Minimise vulnerability and provide resilience and adaptation to climate change, taking account of flood risk and coastal change	<ul style="list-style-type: none"> • Soil • Water • Climatic factors • Material assets
Healthy Communities	11. Maintain and enhance human health 12. Reduce and prevent crime, and reduce the fear of crime 13. Improve the quantity and quality of Green Infrastructure, publicly accessible open space, Public Rights of Way and access	<ul style="list-style-type: none"> • Population • Human health
Inclusive Communities	14. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) 15. Redress inequalities related to age, gender, disability, race, faith, location and income 16. Ensure all groups have access to decent, appropriate and affordable housing 17. Encourage and enable the active involvement of local people in community activities	<ul style="list-style-type: none"> • Population
Economic Activity	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence 19. Improve the efficiency, competitiveness and adaptability of the local economy	<ul style="list-style-type: none"> • Population • Material assets

3.2.4 The Sustainability Appraisal Scoping Report Review (2017) can be read in full via the following link, this includes a review of the base line data and relevant plans and programmes:

https://www.west-norfolk.gov.uk/info/20216/local_plan_review_2016_-_2036/629/sustainability_appraisal

3.3 Site Sustainability Appraisal

- 3.3.1 Much like the original Local Plan Sustainability Objectives, the Local Plan review Sustainability Objectives are used to assess the sustainability of the general policies in the Plan. However, they are not ideally suited to comparing individual sites. Some of the Sustainability Objectives have only an indirect relationship to sites level issues, while others are closely related but are not drafted to focus on features.
- 3.3.2 In order to overcome this a subsidiary set of 10 'Site Sustainability Factors' were developed, it is proposed to use these once more. They can be viewed in Table 3.3a below. These are considered to be more directly related to issues affecting the choices between one site and another, yet still relate to the 19 Local Plan Sustainability Objectives, the links between the two are set out in table 3.3b below. These 'Site Sustainability Factors' were used to inform the choices between sites, and then to assess the combined anticipated effects of the selected sites. This was achieved by developing a 'Site Sustainability Factor Scoring Guide' as set out in table 3.3c below
- 3.3.3 As with the Sustainability Objectives scoring, it is important to appreciate that the scoring of policy options against these factors is intended to give only a broad indication of its performance: more detailed and qualitative judgements are a necessary part of the decision- making process. Neither can the scoring against different factors be directly compared to one another. A certain score against flood vulnerability, for instance, cannot be said to be equivalent to the same score against, say, economic impact. Rather, the scoring helps identify advantages and disadvantages, and hence where different considerations are in alignment and where trade-offs must be (or have been) made

Table 2.3a Site Sustainability Factors

	Site Sustainability Factor	Includes positive and negative anticipated results in terms of, for example:
a	Access to Services	Proximity to services; development providing supporting local services; availability of public transport to towns and such major service centres
b	Community and Social	Local community support for proposals; provision of community facilities; provision of housing, especially types/tenures/mixes that meet community needs; neighbourhood plan promoted development; development contributing to healthy lifestyles
c	Economy A: Business	Promotes economic development; creates supports employment
d	Economy B: Food Production	Use of higher or lower grade agricultural land; development that involves/supports food production
e	Flood Risk	Development of land at different levels of flood risk; development type sensitivities
f	Heritage	Conservation or enhancement of cultural heritage, including listed and other historic buildings, conservation areas and others of local distinction, archaeology, etc.
g	Highways and Transport	Relationship of development to transport networks, especially public transport; safety, free flow and efficiency of use of highway and other transport networks; transport infrastructure improvements and extensions; cycle and footway provision/availability for practical access and reduction of car use
h	Landscape and Amenity	Conservation and enhancement of designated Norfolk Coast Area of Outstanding Natural Beauty and other distinctive landscapes; protection and improvement of local amenity (including visual/aural/olfactory)
i	Natural Environment	Biodiversity and geodiversity
j	Infrastructure, Pollution and Waste	Provision, protection and best use of infrastructure; avoidance of waste and pollution

Table 2.3b The Relationship between Site Sustainability Factors and The Local Plan review Sustainability Objectives

		Site Sustainability Factors									
		a	b	c	d	e	f	g	h	i	j
Local Plan review Sustainability Objectives		Access to Services	Community and Social	Economy A: Business	Economy B: Food Production	Flood Risk	Heritage	Highways and Transport	Landscape and Amenity	Natural Environment	Infrastructure, Pollution & Waste
1	Minimise the irreversible loss of undeveloped Greenfield land, agricultural (Best Most Versatile Grade 1-3) land and productive agricultural holdings				Strong		Moderate		Strong	Strong	
2	Limit water consumption to levels supportable by natural processes and storage systems					Moderate				Strong	Strong
3	Maintain, restore and enhance the natural environment and sites designated for biological and geological interest								Moderate	Strong	

		Site Sustainability Factors									
		a	b	c	d	e	f	g	h	i	j
Local Plan review Sustainability Objectives		Access to Services	Community and Social	Economy A: Business	Economy B: Food Production	Flood Risk	Heritage	Highways and Transport	Landscape and Amenity	Natural Environment	Infrastructure, Pollution & Waste
4	Maintain and enhance the range, functionality and connectivity of characteristic habitats and species								Moderate	Strong	
5	Avoid damage to protected sites and historic buildings			Moderate			Strong		Moderate		
6	Maintain and enhance the diversity and distinctiveness of landscape and town-scape character						Strong		Strong	Moderate	
7	Create places, spaces and buildings that work well, wear well and look good	Moderate	Moderate	Moderate		Moderate	Moderate	Moderate	Moderate		Moderate
8	Reduce pollution that affects the quality of land,	Moderate							Strong	Strong	Strong

		Site Sustainability Factors									
		a	b	c	d	e	f	g	h	i	j
Local Plan review Sustainability Objectives		Access to Services	Community and Social	Economy A: Business	Economy B: Food Production	Flood Risk	Heritage	Highways and Transport	Landscape and Amenity	Natural Environment	Infrastructure, Pollution & Waste
	air, water or soils, including emissions of greenhouse gasses, noise, light and vibrations										
9	Minimise waste production, reduce the use of non-renewable energy sources and support the recycling of waste products	Moderate								Moderate	Strong
10	Minimise vulnerability and provide resilience and adaptation to climate change, taking account of flood risk and coastal change		Moderate	Moderate	Moderate	Strong		Moderate			Moderate
11	Maintain and enhance human health		Strong								
12	Reduce and prevent crime,		Strong								

		Site Sustainability Factors									
		a	b	c	d	e	f	g	h	i	j
Local Plan review Sustainability Objectives		Access to Services	Community and Social	Economy A: Business	Economy B: Food Production	Flood Risk	Heritage	Highways and Transport	Landscape and Amenity	Natural Environment	Infrastructure, Pollution & Waste
	and reduce the fear of crime										
13	Improve the quantity and quality of Green Infrastructure, publicly accessible open space, Public Rights of Way and access	Strong	Strong						Strong		
14	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Strong		Moderate							
15	Redress inequalities related to age, gender, disability, race, faith, location and income	Strong	Strong								

		Site Sustainability Factors									
		a	b	c	d	e	f	g	h	i	j
Local Plan review Sustainability Objectives		Access to Services	Community and Social	Economy A: Business	Economy B: Food Production	Flood Risk	Heritage	Highways and Transport	Landscape and Amenity	Natural Environment	Infrastructure, Pollution & Waste
16	Ensure all groups have access to decent, appropriate and affordable housing	Moderate	Strong								
17	Encourage and enable the active involvement of local people in community activities		Strong								
18	Help people gain access to satisfying work appropriate to their skills, potential and place of residence		Strong	Strong							
19	Improve the efficiency, competitiveness and adaptability of the local economy			Strong							

Table 2.3c The Site Sustainability Factor Scoring Guide

Sustainability Impact Score	Site Sustainability Factors									
	Access to Services	Community and Social	Economy A: Business	Economy B: Food Production	Flood Risk	Heritage	Highways and Transport	Landscape and Amenity	Natural Environment	Infrastructure, Pollution & Waste
++ Highly Positive	Top scoring in assessment – good access to a wide range of services	Strong community support. The community benefits from the site i.e. housing/mixed communities/ equality/ facilities	Highly positive permanent contribution to the economy, jobs, business opportunities				Site would deliver better transport links for the community		Improves natural environment	Site is for local or national infrastructure
+ Positive	Mid scoring in assessment – good access to a range of services	Overall favourable community support or, if no comments received – the community benefits from the site i.e. housing/mixed communities/ equality/ facilities	Overall positive contribution to the economy, jobs, business opportunities	Grade 6 Urban / Previously developed land / Non-agricultural	Flood Zone 1	Proven to enhance heritage	Identifiable access, NCC Highways Authority preferred site(s) for settlement	Site will improve the landscape / townscape / amenity e.g. replacing an eyesore	Contributes to natural environment	
O Neutral		No comments received. Site would deliver minimal benefits to the community	Site would deliver minimal/no real benefit to the economy	Grade 4 or 5		No heritage impact		Site is unlikely to have either an overall positive or overall negative on the landscape / townscape – it will fit in with surrounding	No impact	

Sustainability Impact Score	Site Sustainability Factors									
	Access to Services	Community and Social	Economy A: Business	Economy B: Food Production	Flood Risk	Heritage	Highways and Transport	Landscape and Amenity	Natural Environment	Infrastructure, Pollution & Waste
								development		
+/x Positive / Negative		Strong community objection but site could deliver benefits i.e. housing/mixed communities/equality/facilities		Part of the site Grade 4 or 5 and part of the site Grade 3	Part Flood Zone 1 and part Flood Zone 2 or3					
? Unknown		Unknown Impact	Unknown Impact	Unknown Grade	Unknown Zone	Unknown Impact	Unknown if access can be achieved	Unknown Impact	Unknown impact	Unknown Impact
# Dependant on Implementation	Development is of a scale that could deliver a greater range of service	Site details negotiable - may deliver some community benefits	Site details still negotiable, may deliver some employment mixed/uses			Within or immediately adjacent to Conservation Area	Site suitable subject to safe access etc.(NCC Highways Authority)	Potential negative impacts but this could mitigated through the design of the scheme	Potential negative impact which could be mitigated	Some minor issues identified but also solutions provided
X Negative	Poor scoring in assessment – poor access to a range of services	Some community objection – the scheme delivers minimal benefits	Overall negative impact to the economy, jobs, business opportunities	Grade 3	Flood Zone 2		Inadequate footpath to the school/generally disliked by NCC Highways Authority	Site likely to have a negative impact on the landscape/ townscape/ Amenity	Likely negative impact on species/ biodiversity	Generally negative comments from infrastructure providers
XX Highly Negative	No walking / cycling access to services	Strong community objection – the scheme will not deliver wider benefits to the	Highly negative permanent contribution to the economy,	Grade 1 or Grade 2	Flood Zone 3 / Tidal Hazard Zone	Irreversible loss of heritage asset or permanent negative impact on	Problems with access cannot be overcome	Site likely to have a significant impact on the landscape / townscape	Significant adverse impact on major designation	Significant constraints to delivery identified by infrastructure providers

Sustainability Impact Score	Site Sustainability Factors									
	Access to Services	Community and Social	Economy A: Business	Economy B: Food Production	Flood Risk	Heritage	Highways and Transport	Landscape and Amenity	Natural Environment	Infrastructure, Pollution & Waste
		community	jobs, business opportunities			setting		which is virtually impossible to avoid		

3.3.4 The Sustainability Appraisal Scoping Report Review (2017) can be read in full via the following link, this includes a review of the base line data and relevant plans and programmes:

https://www.west-norfolk.gov.uk/info/20216/local_plan_review_2016_-_2036/629/sustainability_appraisal

4. Results of the Sustainability Appraisal

4.1 Appraisal of Local Plan Review Policies

- 4.1.1 The appraisal of individual policies and allocations, and the alternative options to these, are set out in the following sections of this document. The following identifies the sustainability appraisal results for each section of the plan taken as a whole, and is presented in the same order as the document.

4.2 Appraisal of Non-Site Specific Policies

Aggregated and Cumulative Scores

The positive scoring of the non-Site Specific Policies taken together substantially outweighs the negative ones. In total there is a positive of score of **+441** and a negative score of **- 56** resulting in an overall score of **+385**.

Whilst across the board there are many advantages, there are particular overall positives (10 or over) in relation to the following sustainability objectives:

- 3. Limit water consumption and reduce the use of non-renewable energy sources
- 4. Avoid damage to designated sites and protected species
- 6. Avoid damage to designated sites and historic buildings and archaeology
- 5. Maintain and enhance the range and viability of characteristic habitats and species
- 7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character
- 8. Create places, spaces and buildings that work well, wear well and look good
- 9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)
- 11. Minimise waste production and support the recycling of waste products
- 12. Maintain Human Health
- 13. Reduce and prevent crime, and reduce fear of crime
- 14. Improve the quantity and quality of publicly accessible open space
- 15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)
- 16. Redress inequalities related to age, gender, disability, race, faith, location and income
- 17. Ensure all groups have access to decent, appropriate and affordable housing
- 18. Encourage and enable active involvement of local people in community activities
- 19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence
- 20. Improve the efficiency, competitiveness and adaptability of the local economy

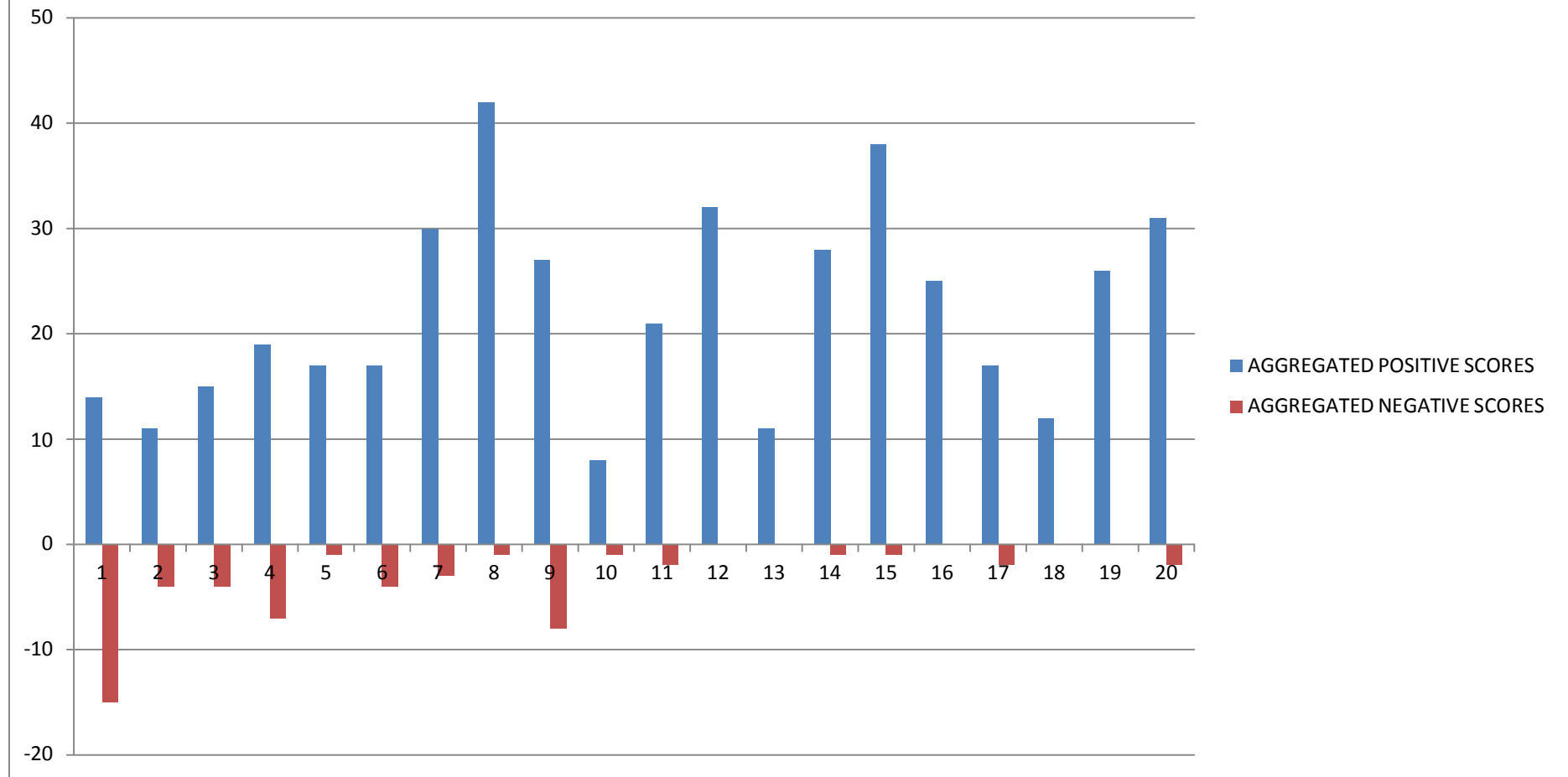
There is a negative score in relation to sustainability objective 1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings. This is perhaps not too much of a surprise given the rural nature of the borough and the high number of agricultural related businesses currently in operation. Whilst an emphasis is placed upon the reuse of brownfield land within the settlements, the amount of brownfield land available is far less than in comparison to the available greenfield land.

Only SA Objective 1 has a negative score lower than 10. Whilst other SA Objectives do have some negative scores these are outweighed by the positive ones. For every SA objective, except SA Objective 1, the aggregate positive scores of the non-Site Specific Policies outweigh the negative scores. It is therefore concluded that the non-Site Specific Policies of the draft version of the Local Plan review would collectively make a positive contribution to sustainability.

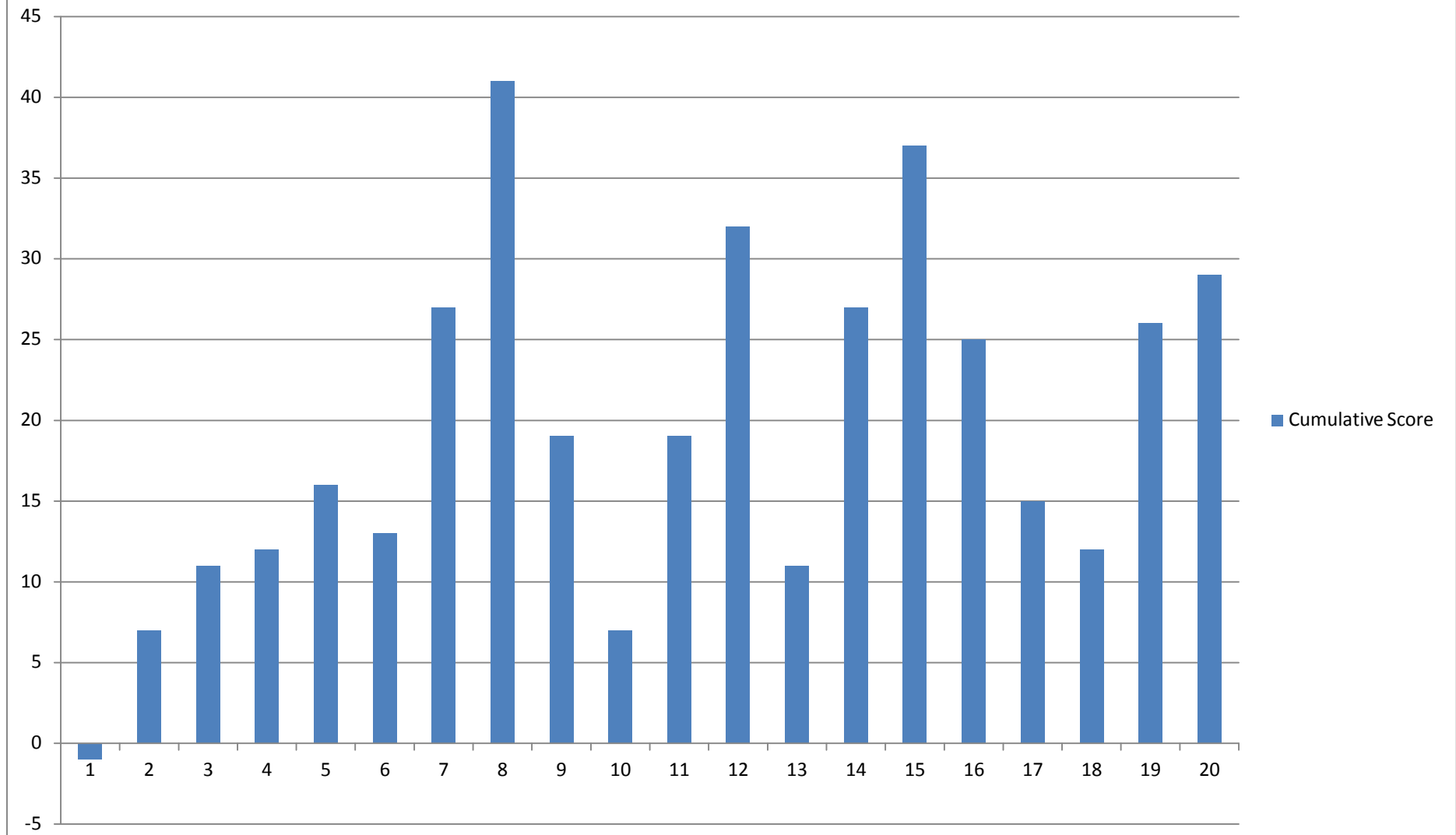
Over the following pages is table showing the overall results and two graphs, one showing the aggregated scores and another showing the cumulative scores.

Non Site Specific Policies Cumulative Scores																							
Policy	SA Objective:																				Total +	Total -	Overall Effect
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
LP01	--	-	-	+	0	+	+	++	--	-	+	+	+	++	++	+	++	+	++	++	+20	-7	Likely Positive Effect +13
LP02	-	+	+	+/-	+	+	+	++	+	0	+/-	++	+	+	++	+	+	0	+	+	+20	-3	Likely Positive Effect +17
LP03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect
LP04	+	++	0	0	+/-	+/-	+/-	+	+	0	0	0	0	+/-	+	0	-	0	0	+	+11	-5	Likely Positive Effect +6
LP05	0	0	++	0	++	0	0	0	++	++	0	+	0	++	++	0	+	0	0	0	+14	0	Likely Positive Effect +14
LP06	+/-	0	0	+/-	0	0	0	+	0	0	0	0	0	0	0	++	0	0	++	++	+9	-2	Likely Positive Effect +7
LP07	+	+	0	0	0	0	++	++	++	0	0	0	0	0	++	0	0	+	0	+	+12	0	Likely Positive Effect +12
LP08	+/-	0	0	++	0	++	++	++	0	0	++	++	0	0	+	0	0	0	0	++	+16	-1	Likely Positive Effect +15
LP09	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	++	++	++	+6	0	Likely Positive Effect +6
LP10	0	0	0	0	0	0	+	+/-	+/-	0	0	++	0	0	+/-	0	0	0	+	+/-	+8	-4	Likely Positive Effect +4
LP11	0	0	0	0	0	0	0	0	+	0	0	+	0	+	+	0	0	0	+	+/-	+6	-1	Likely Positive Effect +5
LP12	--	+	0	+/-	0	+/-	0	0	+/-	0	0	+	0	0	++	++	0	0	++	0	+11	-5	Likely Positive Effect +6
LP13	0	0	0	0	0	0	+/-	+	0	0	0	0	0	0	0	+	0	0	0	0	+3	-1	Likely Positive Effect +2
LP14	+/-	0	0	+	+	+/-	+	+	0	0	++	0	0	+	++	0	0	++	+	++	+16	-2	Likely Positive Effect +14
LP15	0	0	0	0	0	0	0	++	0	0	++	++	0	0	0	0	0	0	0	0	+6	0	Likely Positive Effect +6
LP16	0	+	+	+	+	+	+	++	++	+	++	+	0	+	+	0	0	0	0	0	+16	0	Likely Positive Effect +16
LP17	0	0	+	++	++	+	++	0	0	++	+	+	0	+	+	0	0	+	0	0	+15	0	Likely Positive Effect +15
LP18	0	0	0	0	0	++	++	++	+	0	0	+	+	+	0	0	+	0	0	0	+11	0	Likely Positive Effect +11
LP19	0	0	0	0	0	0	0	+	0	0	0	+	0	++	++	0	0	+	0	0	+7	0	Likely Positive Effect +7
LP20	++	0	++	+	+	0	0	++	++	0	++	++	0	++	++	++	0	+	0	+	+22	0	Likely Positive Effect +22
LP21	0	0	0	+	+	+	++	+	+	+	0	0	0	0	0	0	0	0	0	0	+8	0	Likely Positive Effect +8
LP22	0	0	0	0	0	0	0	++	0	0	++	+	0	0	0	0	0	0	0	+	+6	0	Likely Positive Effect +6
LP23	+	0	+	+	+	0	+	+	0	+	++	0	+	++	0	+	0	0	++	+	+16	0	Likely Positive Effect +16
LP24	++	0	++	+	+	0	0	++	++	0	++	++	0	++	++	++	0	+	0	+	+22	0	Likely Positive Effect +22
LP25	+/-	+/-	+/-	+/-	+	0	0	0	+/-	0	0	0	0	0	+	0	++	++	0	0	+11	-5	Likely Positive Effect +6
LP26	-	0	0	0	0	0	0	+/-	+	0	0	0	0	0	+	0	0	0	+	+	+6	-2	Likely Positive Effect +4
LP27	0	~	+	0	0	0	+	++	0	~	0	+	+	+	0	+	+	0	++	++	+13	0	Likely Positive Effect +14
LP28	0	0	0	0	+	0	++	+	+	0	0	0	0	0	0	0	+/-	0	0	0	+6	-1	Likely Positive Effect +5
LP29	++	0	+	0	0	0	+	+	++	++	0	+	++	0	0	0	++	0	++	++	+18	0	Likely Positive Effect +18
LP30	0	0	0	0	0	0	+	++	+	0	0	+	0	0	+	0	0	0	0	0	+6	0	Likely Positive Effect +6
LP31	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	+	++	0	0	0	+4	0	Likely Positive Effect +4
LP32	0	0	0	0	0	+	+	0	-	0	0	++	++	0	++	++	0	++	+	0	+13	-1	Likely Positive Effect +12
LP33	0	++	0	0	0	0	+	++	+	0	0	+	+	++	++	+	0	++	+	0	+16	0	Likely Positive Effect +16
LP34	--	+/-	+/-	+/-	+	++	+	++	+/-	0	+	++	+	++	++	+	+	0	+	+	+22	-6	Likely Positive Effect +16
LP35	--	+/-	+/-	+/-	+	+	+	+	+/-	0	+	+	+	++	++	+	+	0	+	++	+20	-6	Likely Positive Effect +14
LP36	-	0	0	+/-	+	-	+	+	0	0	+/-	0	0	+	++	0	+	0	++	++	+13	-4	Likely Positive Effect +9
LP37	+	0	0	+	0	+	+	0	0	0	0	0	0	0	++	++	+	0	+	++	+12	0	Likely Positive Effect +12
Total +	+14	+11	+15	+19	+17	+17	+30	+42	+27	+8	+21	+32	+11	+28	+38	+25	+17	+12	+26	+31	+441		
Total-	-15	-4	-4	-7	-1	-4	-3	-1	-8	-1	-2	0	0	-1	-1	0	-2	0	0	-2		-56	
Overall Effect	Likely Negative effect -1	Likely Positive Effect +7	Likely Positive Effect +11	Likely Positive Effect +12	Likely Positive Effect +16	Likely Positive Effect +13	Likely Positive Effect +27	Likely Positive Effect +41	Likely Positive Effect +19	Likely Positive Effect +7	Likely Positive Effect +19	Likely Positive Effect +32	Likely Positive Effect +11	Likely Positive Effect +27	Likely Positive Effect +37	Likely Positive Effect +25	Likely Positive Effect +15	Likely Positive Effect +12	Likely Positive Effect +26	Likely Positive Effect +29			Likely Positive Effect +385

Aggregated Scores



Cumulative Scores



Conclusions

The conclusion of the non-Site Specific Policies Sustainability Appraisal is that overall the draft version of the Local Plan review would constitute a sustainable form of development.

The Strategic Environmental Assessment which forms part of the sustainability appraisal similarly finds that the Site Specific Policies will have an overall positive effect on the environment, as defined by the Directive.

4.3 Appraisal of Site Allocations and Settlement Specific Policies

4.3.1 Table 3.1, below, presents the aggregated scores for all the site allocations and settlement policies against the Site Sustainability Factors. Note that what is being assessed here is the marginal effect of the specific choices between particular locations for development.

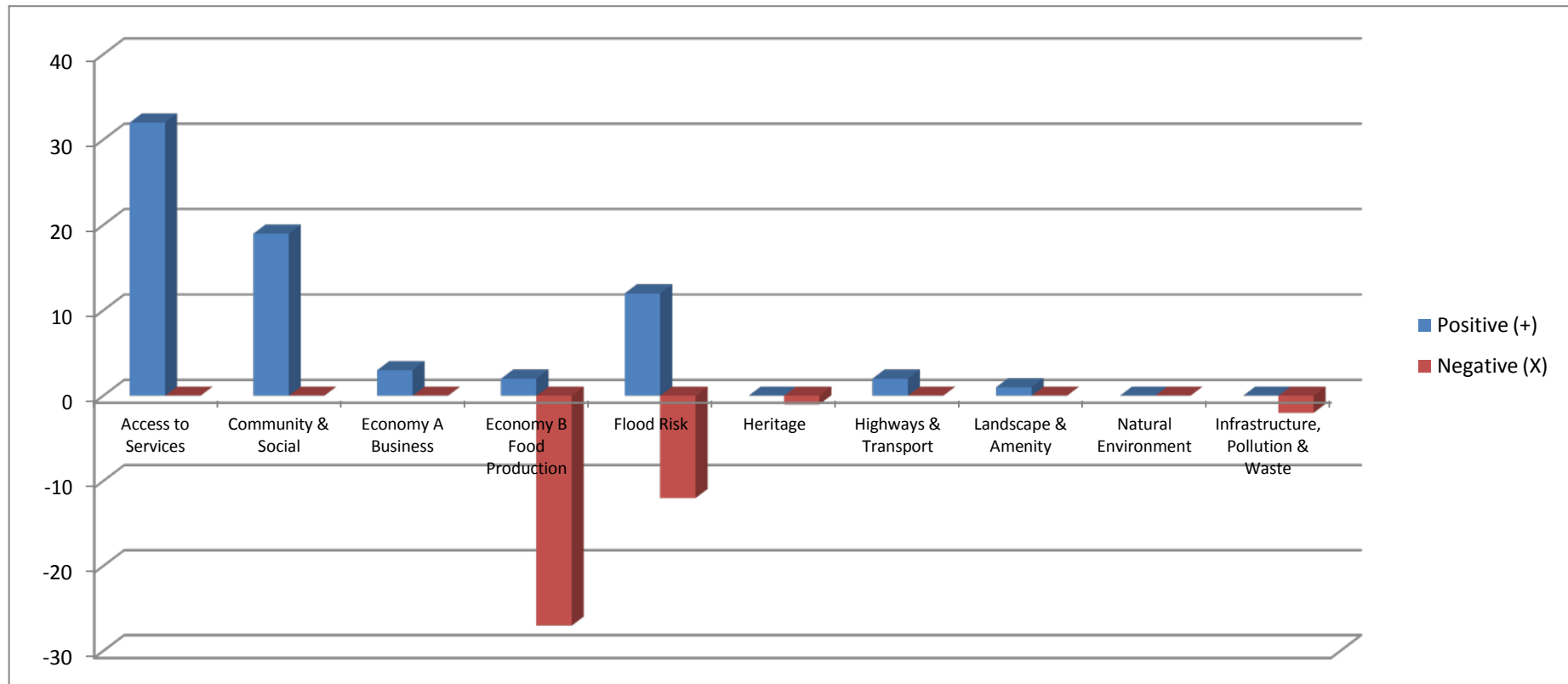
Table 3.1 The Aggregated Scores of Site Allocations and Settlement Specific Policies

	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste	Totals
Positive (+)	32	19	3	2	12	0	2	1	0	0	71
Negative (X)	0	0	0	-27	-12	-1	0	0	0	-2	-42

4.3.2 The preceding table indicates visually the aggregated scores for all the allocations against the Site Sustainability Factors. In many categories there is no significant collective influence.

4.3.3 There are very positive aggregate scores in relation to services, community and flood risk. The high positive score in terms of the 'Access to Services' factor (132) reflects the general choice of sites relatively well located in terms of access to the available village services. The relatively high 'Community & Social' factor positive score (19) reflects general choice of sites which have the potential to deliver a proportion of affordable housing (under current policy provisions), and in some cases where development could deliver potential benefit to the local / wider community. In both those cases there are no negative.

Figure 3.1 The Aggregated Scores of Site Allocations and Settlement Specific Policies



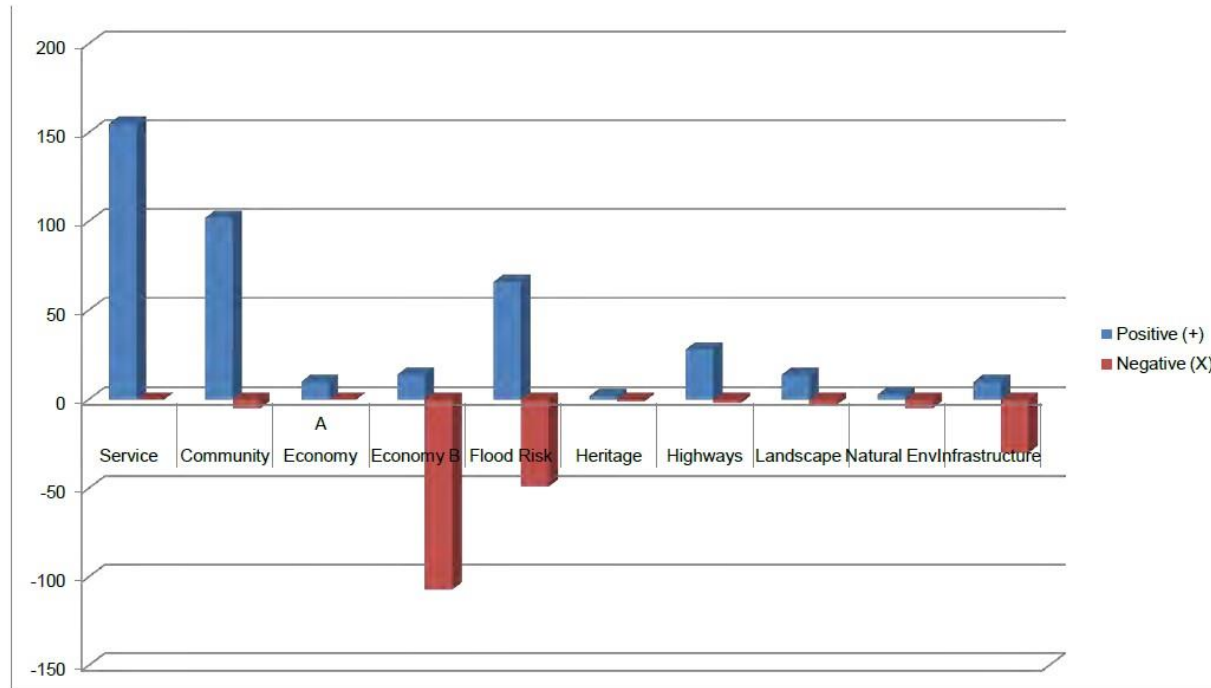
4.3.4 The situation in relation to the ‘Flood Risk’ factor is more complex. This also has a relatively high aggregate positive score (of 12), but against this must be weighed the substantial negative score (of -12). The positive scores come from the choice of sites of lower flood risk. The negative scores reflect the decisions to allocate sites in those large parts of the Borough which are at a higher risk of flooding, where the need for development to sustain the local community and its services has been judged to outweigh the presumption against development in higher flood risk areas.

4.3.5 The 'Site Sustainability Factor' where negative aggregate score is significantly greater than the positive ones is 'Economy B' (-27). The 'Economy B' factor relates to food production, and the high negative aggregate score is the result of the combination of several influences. In the villages, sites within the development boundary (which, broadly speaking, will cover the existing built up area) have not been considered for allocation on the grounds that these could in any case be developed and do not need to be specifically identified or promoted for development. This factor means that a high proportion of the allocations are on greenfield sites in (actual or nominal) agricultural use (note, though, that this is counterbalanced to a degree by the majority of windfall (non-allocated site) permissions being on brownfield land, some of which will be on sites not chosen as allocation sites for the above reasons). A further significant cause raising the negative score under this heading is the great extent of higher grade agricultural land in the Borough. While both the Local Plan Sustainability Objectives and national planning policy would generally militate against development of such high grade land, this would preclude settlement expansion in much of the Borough. The Borough Council considers that the allocations do not constitute a significant proportion of the high grade land in the Borough taken as a whole, and that in consequence the contribution of development to the sustainability of local communities and their services outweigh the relatively limited loss of best quality agricultural land.

4.3.6 Overall, taking all factors together, the positive scores (71) outweigh the negative (-42), indicating that even with the constraints and tensions outlined above, the sites provisionally chosen provide an overall gain in sustainability for the Borough.

4.3.7 Interestingly the results almost mirror that of the SADMP sites appraisal, for comparison purposes this is shown below:

Figure 3.2 The Aggregated Scores of SADMP Site Allocations and Settlement Specific Policies (taken from the SADMP SA



5. Individual Policy and Reasonable Alternative Assessments

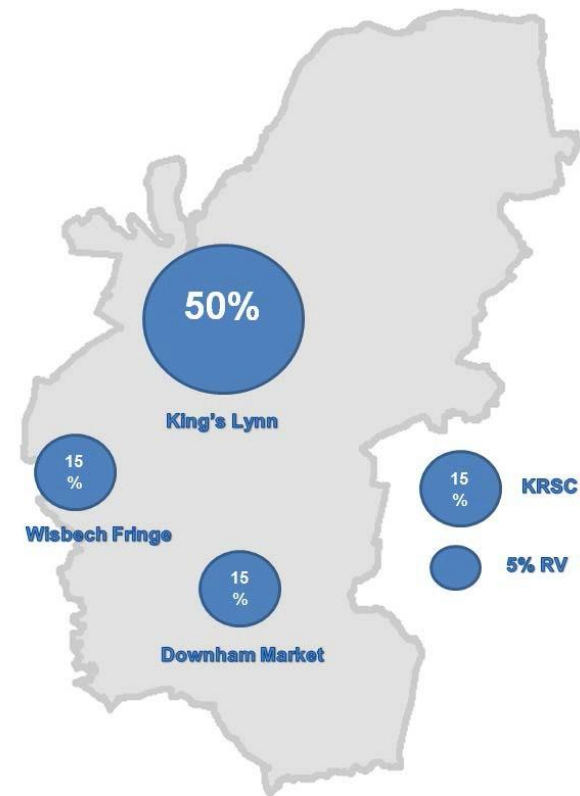
5.1 Appraisal of Non-Site Specific Policies

LP01 Spatial Strategy – Housing Distribution

The scope of the policy has changed since the CS version and it now focuses on the distribution of housing across the settlement hierarchy for the Local Plan review. Therefore the original policy does not appear in the SA scoring but the direction of growth of the CS and SADMP does as Option 1 – King’s Lynn Area. In total 6 options for growth have been considered within this report, including a no policy approach to the matter.

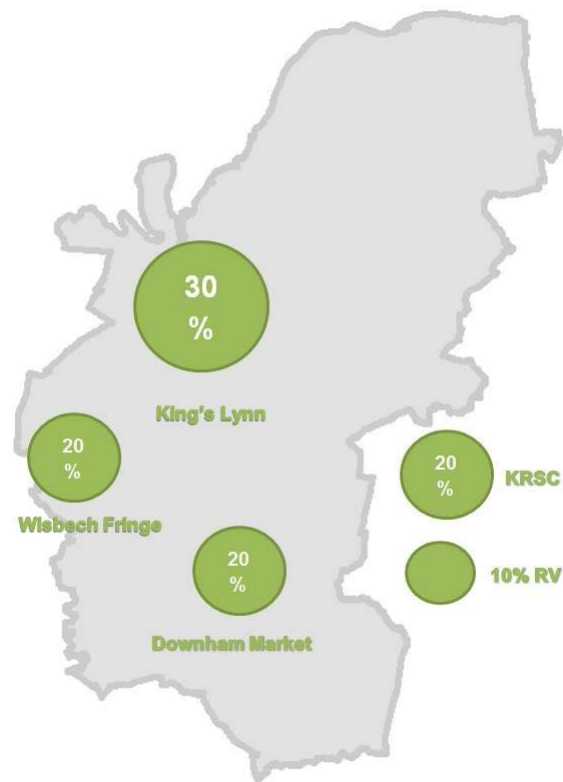
Option 1 King's Lynn Area – This option is broadly in-line with the previous approach and aims to focus 50% of new growth through residential allocations at King's Lynn as the sub-regional centre. An equal amount of growth, 15%, is distributed to Downham Market, Wisbech Fringe and the Key Rural Services Centres. Downham Market is the second Main Town, and Wisbech has been earmarked for a large-scale extension following the Garden Town principles. The land within the Borough surrounding Wisbech is relatively constraint free and could be utilised to support the scheme. A smaller portion of the growth, 5%, is attributed to the Rural Villages. No allocation is proposed for Hunstanton due to lack of potential land availability outside of the development boundary, which doesn't impinge on surrounding settlements.

Option 1 King's Lynn Area	% of Growth
King's Lynn & Surrounding Area	50%
Wisbech Fringe	15%
Downham Market	15%
Hunstanton	0
KRSC	15%
Rural Villages	5%
Watlington	n/a
New Settlement	0



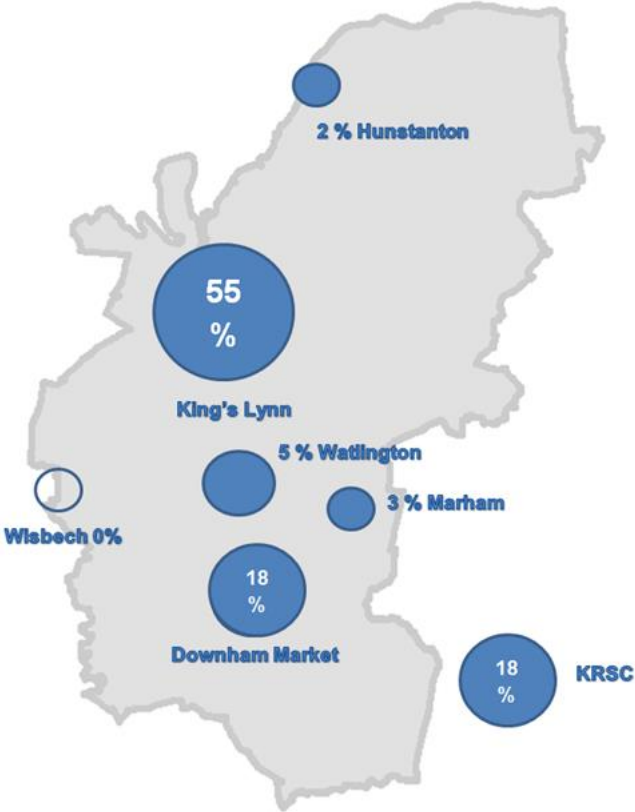
Option 2 Spread Development – As the title suggests the approach with this option is to spread the development across the Borough more evenly than other options, yet still have regard to LP02 The Settlement Hierarchy. 30% of the new growth through residential allocations is proposed for King’s Lynn. With 20% attributed to Downham Market, Wisbech Fringe, and the Key Rural Service Centres. This option supports the Wisbech Garden Town Style urban extension and supports Downham Market including any potential future plans for the relatively large scale employment permission at Bexwell. The Key Rural Service Centres are supported, as these offer a range of services and facilities to their local population which could facilitate future growth. A smaller portion of the growth, 10%, is attributed to the Rural Villages to support the more rural areas of the Borough. No growth through allocation is proposed for Hunstanton, as explained in Option 1.

Option 2 Spread Development	% of Growth
King’s Lynn & Surrounding Area	30%
Wisbech Fringe	20%
Downham Market	20%
Hunstanton	0
KRSC	20%
Rural Villages	10%
Watlington	n/a
New Settlement	0



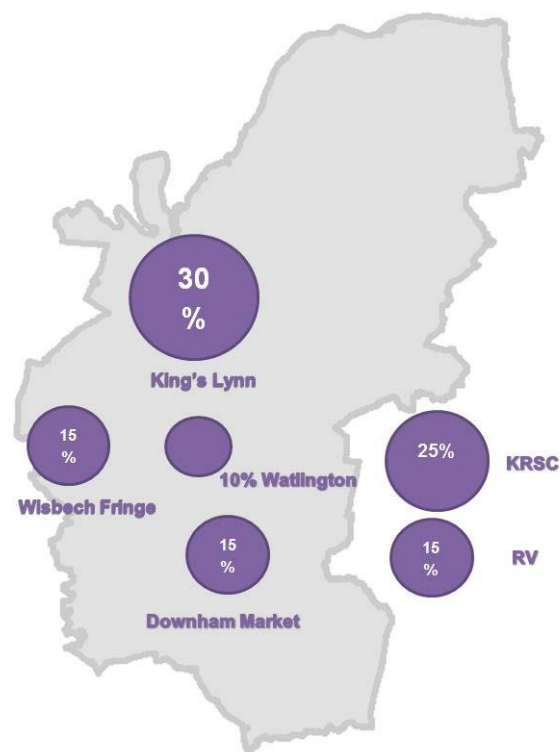
Option 2A A10 & Rail Line Growth Corridor – The approach is similar to Option 2, but with a focus upon the A10 and Main Rail Line to London as a Growth Corridor. The New Anglia Local Enterprise Partnership (LEP) in their Strategic Economic Plan (SEP) highlight both King’s Lynn and Downham Market as Growth Points, and the area between the two settlements, which includes Watlington, as a Growth Corridor. 55% of the new growth through residential allocations is proposed for King’s Lynn, which supports the continuation of development at West Winch. With 18% attributed to Downham Market. The Wisbech Fringe area is not allocated any further growth recognising that it will take some time for the current development to be realised in full. Watlington would receive 5% of the required growth; this settlement has been singled out as it benefits from a range of local services and facilities including importantly a railway station on the main line from King’s Lynn to Cambridge and London King’s Cross. A portion of the growth, 2%, is attributed to the Hunstanton, recognising the degree of land that might be available and still supporting the growth of the town. Marham would receive 2% of the required growth; this settlement has been highlighted due to the presence of RAF Marham as a key employment area. The Key Rural Service Centres are supported; these offer a range of services and facilities to their local population which could facilitate future growth.

A10 / Rail Line Growth Corridor	% of Growth	No. of Dwellings
King’s Lynn & Surrounding Area	55	1,025
Wisbech Fringe	0	0
Downham Market	18	318
Hunstanton	2	38
Watlington	5	89
Marham	2	38
KRSC	18	318
Rural Villages	0	0
SVAH	0	0
Total	100	1,825



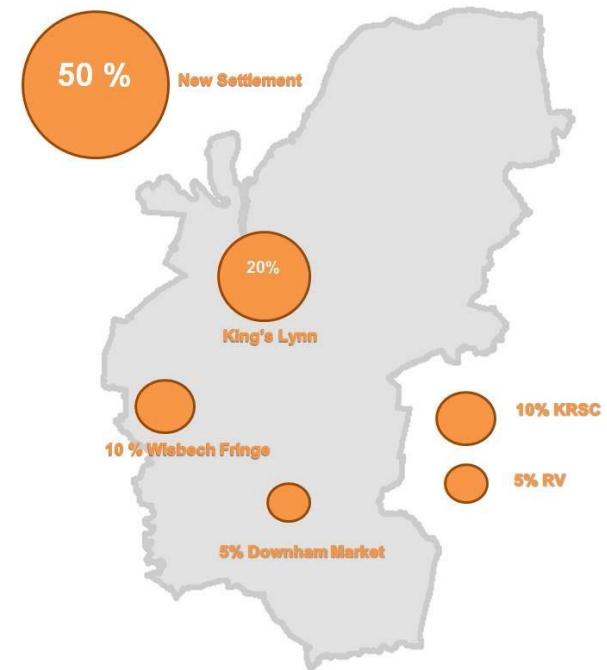
Option 3 Rural Focus – This option recognises the importance that the rural settlements provide within the Borough and growth is focused to these areas, with 25% of new growth through residential allocations attributed to Key Rural Service Centres and 15% attributed to Rural Villages. Like Option 2 King’s Lynn would receive 30% of the growth, whilst Downham Market and Wisbech Fringe would receive slightly less at the 15% mark. Again for reasons explained in Option 1 no growth allocations are proposed for Hunstanton. One proposed change is the allocation of growth specified for one of the Key Rural Service Centres, Watlington. This may result in an amendment to LP02 The Settlement Hierarchy. Watlington would receive 10% of the required growth; this settlement has been singled out as it benefits from a range of local services and facilities including importantly a railway station on the main line from King’s Lynn to Cambridge and London King’s Cross. There is work in progress by the Ely Area Improvements Task Force to ensure that the proposed upgrades to the Ely Area road and rail system takes place, this would facilitate a half hourly rail service to Downham Market, Cambridge and London King’s Cross travelling south from Watlington and to King’s Lynn, travelling north.

Option 3 Rural Focus	% of Growth
King’s Lynn & Surrounding Area	30%
Wisbech Fringe	15%
Downham Market	15%
Hunstanton	0
KRSC	25%
Rural Villages	15%
Watlington	10%
New Settlement	0



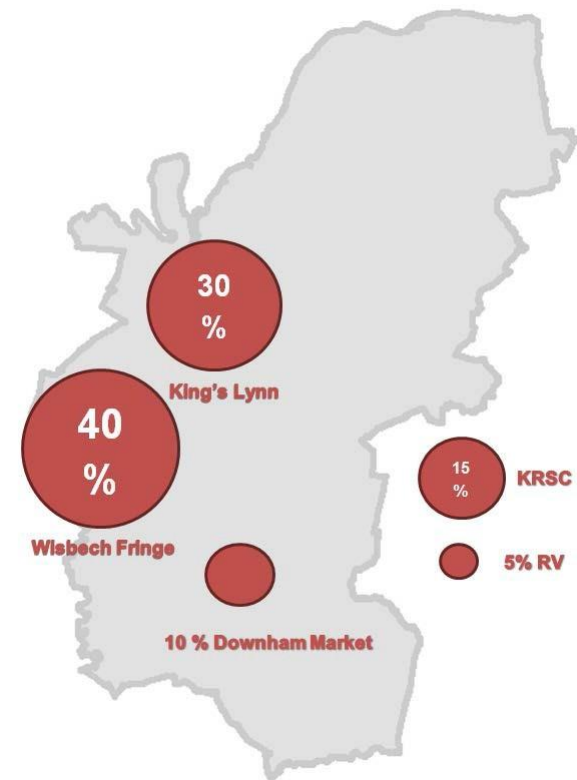
Option 4 New Settlement – This option explores the potential for a new settlement within the Borough of King’s and West Norfolk to be created. A broad location for this new settlement is not provided here, it would potentially require the lion share of proposed new growth, and possibly more, being attributed to it, and of course consideration to the overall size, and impacts of a new settlement could have would need to be taken into consideration and investigated further. As highlighted this is a growth option that the government is keen for local planning authorities to explore, following the Garden Town principles. Within this option 50% of the growth is attributed to the potential new settlement, whilst King’s Lynn is still supported with 20% of the growth attributed. The Garden Town style extension proposals for Wisbech are also supported with 10% of growth attributed to the land surrounding the town. The remainder of the growth is distributed to Downham Market, Key Rural Service Centres and Rural Villages.

Option 4 New Settlement	% of Growth
King’s Lynn & Surrounding Area	20%
Wisbech Fringe	10%
Downham Market	5%
Hunstanton	0
KRSC	10%
Rural Villages	5%
Watlington	n/a
New Settlement	50%



Option 5 Wisbech Fringe – Wisbech has been earmarked for a large-scale urban extension that will follow the Garden Town principles. The land within the borough surrounding the town of Wisbech is relatively constraint free and could be utilised to firmly support the scheme. The remainder of the required growth is distributed broadly according to LP02 The Settlement Hierarchy, with King’s Lynn supported through 30% of growth being directed here, the main settlement within the borough; Downham Market receiving 10%; 15% awarded to Key Rural Service Centres and the remaining 5% to Rural Villages.

Option 5 Wisbech Fringe	% of Growth
King’s Lynn & Surrounding Area	30%
Wisbech Fringe	40%
Downham Market	10%
Hunstanton	0
KRSC	15%
Rural Villages	5%
Watlington	n/a
New Settlement	0



LP01: Spatial Strategy																							
Policy	SA Objective:																					Overall Effect	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+		-
Option 1 - King's Lynn Area (as per CS)	-	-	-	+/-	0	?	?	++	-	-	+/-	+	+	++	+	+	++	+	++	+	+15	-7	Likely Positive Effect +8
Option 2 - Spread	-	-	-	+	0	+	+	++	-	-	+	+	+	++	+	+	++	+	++	+	+18	-7	Likely Positive Effect +11
LP01 - Option 2A - Hybrid Spread	-	-	-	+	0	+	+	++	-	-	+	+	+	++	++	+	++	+	++	++	+20	-7	Likely Positive Effect +13
Option 3 - Rural Focus	-	-	-	+	0	-	-	++	-	-	-	+	+	++	+	+	++	+	+	+	+14	-10	Likely Positive Effect +4
Option 4 - New Settlement	-	-	-	?	0	?	?	++	-	-	?	+	+	++	+	+	++	+	?	+	+12	-6	Likely Positive Effect +6
Option 5 - Wisbech Fringe	-	-	-	+	0	+	+	++	-	-	-	+	+	++	+	+	++	+	++	+	+17	-7	Likely Positive Effect +10
No Policy	-	-	-	+/-	0	?	-	0	-	-	+/-	+	+	+	0	0	+	0	+	+	+8	-8	Likely Neutral Effect 0

The Sustainability Appraisal illustrates that all potential growth options result in overall positive effects; with Option 2A The Growth Corridor scoring the highest (+13), Option 2 Spread Development was second (+11), and Option 3 Rural Focus (+4) scoring the least positive. Option 5 Wisbech Fringe scored the third highest (+10), although there is work progressing in this area, there is a degree of uncertainty with regard to timescales. Option 1 King's Lynn Area (+7), scored positively although locations for new large scale allocations may be difficult to identify given potential impacts upon sites allocated through the Site Allocations and Development Management Policies Plan and the local areas. Option 4 New Settlement (+6), scores well however there is a degree of uncertainty as at this stage a broad location has not been identified.

It is considered that Option 2A as a strategic growth option would avoid damaging protected sites and the historic environment, whilst maintaining and enhancing the diversity and distinctiveness of landscape and townscape character. There is also the potential to create places, spaces and buildings that work well, wear well, and look good. It could reduce the vulnerability to the effects of climate change (including flooding) when compared to other options. It should maintain human health; improve the quantity and quality of publicly accessible open space. Improve the quality, range and associability of services and facilities; ensure that there is access to decent appropriate and affordable housing. Assist in the population gaining access to satisfying work appropriate to their skills, potential and place of residence. It could also improve the efficiency, competitiveness and adaptability of the local economy.

No Policy, scores 0 as it may contribute towards some objectives but not as positively as other options and negatively in some. Not to have an overall spatial strategy for a Local Plan is not really an option, the NPPF requires there to be one.

LP02 Settlement Hierarchy

This has been updated through assessment of population and the level of services and facilities currently available at each settlement throughout the borough. The Town and Parish Councils were consulted to inform the level of provision within their community.

Whilst a small number of settlements have moved either up or down the tiers of the hierarchy, overall the thrust of policy remains the same as the policy within the Core Strategy. This is reflected by the SA scores being similar and an overall positive outcome.

The other alternative is not to have a settlement hierarchy and allow development to take place which is not directly informed by the status of the settlement. This alternative approach doesn't score as positively as having a hierarchical approach as development of what the borough council may consider of an inappropriate scale could occur at the smaller settlements within the borough and this wouldn't support positively many of the sustainability objectives for example No. 7 – Maintain and enhance the diversity and distinctiveness of landscape and townscape character.

LP02: Settlement Hierarchy																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP02	-	+	+	+/-	+	+	+	++	+	0	+/-	++	+	+	++	+	+	0	+	+	+20	-3	Likely Positive Effect +17
CS02	-	+	+	+/-	+	+	+	++	+	0	+/-	++	+	+	++	+	+	0	+	+	+20	-3	Likely Positive Effect +17
No Policy	-	+	+	+/-	+	+	-	0	0	0	+/-	+	+	0	+	+	+	0	0	0	+11	-5	Likely Positive Effect +6

LP03 Presumption in Favour of Sustainable Development

The inclusion of this policy is effectively a national requirement. There is therefore no reasonable alternative to assess. As the wording of the policy closely reflects existing parts of the National Planning Policy Framework it is not expected to have any significant additional sustainability effect. There are no proposed changes to the policy as part of the Local Plan review.

LP03: Presumption in Favour of Sustainable Development																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	x
LP03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect
SADMP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP04 Development Boundaries

This is the continuation of a policy which restrains major sprawl of settlements and it therefore scores a positive effect. The delineation of the precise boundaries to the large number of settlements listed within the settlement hierarchy involves many detailed judgements and is not amenable to simple sustainability appraisal scoring. One significant change to the policy is that Smaller Villages and Hamlets and therefore all settlements listed within the settlement hierarchy now have a development boundary. Another change is the inclusion of new types of development which may acceptable outside of development boundaries which have been introduced by the publication of revised NPPF, and Local Plan review Policy LP26.

LP04: Development Boundaries																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	x
LP04	+	++	0	0	+/-	+/-	+/-	+	+	0	0	0	0	+/-	+	0	-	0	0	+	+11	-5	Likely Positive Effect +6
SADMP	+	++	0	0	+/-	+/-	+/-	+	+	0	0	0	0	+/-	+	0	-	0	0	+	+11	-5	Likely Positive Effect +6
No Policy	--	--	0	0	+/-	+/-	+/-	-	-	0	0	0	0	+/-	-	0	+	0	0	-	+5	-12	Likely Negative Effect -7

LP05 Infrastructure

The main change has been to update the policy and supporting text to acknowledge the introduction of CIL (Community Infrastructure Levy). Apart from this there is little change to the thrust of the policy and according the scoring remains the same as before.

LP05: Infrastructure Provision																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP05	0	0	++	0	++	0	0	0	++	++	0	+	0	++	++	0	+	0	0	0	+14	0	Likely Positive Effect +14
CS14	0	0	++	0	++	0	0	0	++	++	0	+	0	++	++	0	+	0	0	0	+14	0	Likely Positive Effect +14
No Policy	0	0	+	0	+	0	0	0	0	0	0	0	0	+	+	0	+	0	0	0	+5	0	Likely Positive Effect +5

LP06 The Economy

These policy has remained very similar to the CS versions with minor textual changes to reflect the SADMP and updates to the NPPF, consequently the scores are similar. Not having a policy on this matter would clearly not really be an option, and this is reflected in the scoring.

LP06: The Economy																							
Policy	SA Objective:																					Overall Effect	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+		-
LP06	+/-	0	0	+/-	0	0	0	+	0	0	0	0	0	0	0	++	0	0	++	++	+9	-2	Likely Positive Effect +7
CS10	+/-	0	0	+/-	0	0	0	+	0	0	0	0	0	0	0	++	0	0	++	++	+9	-2	Likely Positive Effect +7
No Policy	-	0	0	+/-	0	0	-	-	0	0	0	0	0	0	0	+	0	0	+	+	+4	-3	Likely Mixed Effect +1

LP07 Retail Development

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP07: Retail Development																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP07	+	+	0	0	0	0	++	++	++	0	0	0	0	0	++	0	0	+	0	+	+12	0	Likely Positive Effect +12
DM10	+	+	0	0	0	0	++	++	++	0	0	0	0	0	++	0	0	+	0	+	+12	0	Likely Positive Effect +12
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect 0

LP08 Touring and Permanent Holiday Sites

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP08: Touring and Permanent Holiday Sites																							
Policy	SA Objective:																					Overall Effect	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+		-
LP08	+/-	0	0	++	0	++	++	++	0	0	++	++	0	0	+	0	0	0	0	++	+16	-1	Likely Positive Effect +15
DM11	+/-	0	0	++	0	++	++	++	0	0	++	++	0	0	+	0	0	0	0	++	+16	-1	Likely Positive Effect +15
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect 0

LP09 Development associated with National Construction College, Bircham newton (CITB) and RAF Marham

This policy is judged to have a positive effect. The alternative would be no specific policy, relying on the National Planning Policy Framework and general planning principles, which is considered a ‘neutral’ option.

LP09: Development associated with National Construction College, Bircham newton (CITB) and RAF Marham																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP09	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	++	++	+6	0	Likely Positive Effect +6
DM14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	++	++	+6	0	Likely Positive Effect +6
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect 0

LP10 Strategic Road Network

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP10: Strategic Road Network																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP10	0	0	0	0	0	0	+	+/-	+/-	0	0	++	0	0	+/-	0	0	0	+	+/-	+8	-4	Likely Positive Effect +4
DM12	0	0	0	0	0	0	+	+/-	+/-	0	0	++	0	0	+/-	0	0	0	+	+/-	+8	-4	Likely Positive Effect +4
No Policy	0	0	0	0	0	0	-	-	0	0	0	0	0	0	-	0	0	0	0	0	0	-3	Likely Negative Effect -3

LP11 Disused Railway Trackways

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP12: Transportation																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP12	-	+	0	+/-	0	+/-	0	0	+/-	0	0	+	0	0	++	++	0	0	++	0	+11	-5	Likely Positive Effect +6
CS11	-	+	0	+/-	0	+/-	0	0	+/-	0	0	+	0	0	++	++	0	0	++	0	+11	-5	Likely Positive Effect +6
No Policy	-	0	0	+/-	0	-	0	0	+/-	0	-	+/-	0	0	+	+	0	0	+	0	+6	-7	Likely Negative Effect -1

LP12 Transportation

This policy has remained very similar to the CS versions with minor textual changes to reflect the SADMP and updates to the NPPF, consequently the scores are similar. Not having a policy on these matters would clearly not really be an option, and this is reflected in the scoring.

LP12: Transportation																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP12	-	+	0	+/-	0	+/-	0	0	+/-	0	0	+	0	0	++	++	0	0	++	0	+11	-5	Likely Positive Effect +6
CS11	-	+	0	+/-	0	+/-	0	0	+/-	0	0	+	0	0	++	++	0	0	++	0	+11	-5	Likely Positive Effect +6
No Policy	-	0	0	+/-	0	-	0	0	+/-	0	-	+/-	0	0	+	+	0	0	+	0	+6	-7	Likely Negative Effect -1

LP13 Parking Provision in New Development

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. It is in effect echoing the requirements as set out by Norfolk County Council as the Local Highway Authority. The proposed policy was assessed as having a positive effect.

LP13: Parking Provision in New Development																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP13	0	0	0	0	0	0	+/-	+	0	0	0	0	0	0	0	+	0	0	0	0	+3	-1	Likely Positive Effect +2
DM17	0	0	0	0	0	0	+/-	+	0	0	0	0	0	0	0	+	0	0	0	0	+3	-1	Likely Positive Effect +2
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP14 Coastal Areas

This policy has simply been updated from the CS ones to reflect the adoption of the SADMP, proposals within the Local Plan review and new programmes which are now in place. Consequently the SA scores for the new policies are similar to those of the original CS ones. Given this having the old policy remain is not really an option as this doesn't reflect the current situation accurately.

Not a having policy to cover this topic area, would result in a lower score and would not reflect the sustainability objectives of the borough council as well.

LP14: Coastal Areas																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP14	+/-	0	0	+	+	+/-	+	+	0	0	++	0	0	+	++	0	0	++	+	++	+16	-2	Likely Positive Effect +14
CS07	+/-	0	0	+	+	+/-	+	+	0	0	++	0	0	+	++	0	0	++	+	++	+16	-2	Likely Positive Effect +14
No Policy	-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	0	-	0	0	0	0	+	+	0	+	+	+11	-10	Likely Mixed Effect +1

LP15 Coastal Change Management Area (Hunstanton to Dersingham)

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. Although, the title of the policy has been changed from Coastal Hazard Zone to Coastal Change Management Area. The proposed policy was assessed as having a positive effect.

LP15: Coastal Change Management Area (Hunstanton to Dersingham)																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP15	0	0	0	0	0	0	0	++	0	0	++	++	0	0	0	0	0	0	0	0	+6	0	Likely Positive Effect +6
DM18	0	0	0	0	0	0	0	++	0	0	++	++	0	0	0	0	0	0	0	0	+6	0	Likely Positive Effect +6
No Policy	0	0	0	0	0	0	0	--	0	0	--	--	0	0	0	0	0	0	0	0	-6	0	Likely Neutral Effect

LP16 Design and Sustainable Development

This policy is an updated version of CS08 Sustainable Development and adds an extra emphasis upon design. This is reflected in the more positive score award in relation to Sustainability Objective 7 Maintain and enhance the diversity and distinctiveness of landscape and townscape character.

Not having such a policy would mean reliance upon the NPPF, which in terms of sustainability could produce a similar outcome. However the NPPF is clear that Local Plans should contain detail with regard to design and without this policy there would be a partial gap in the Local Plan.

LP16: Design and Sustainable Development																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP16	0	+	+	+	+	+	+	++	++	+	++	+	0	+	+	0	0	0	0	0	+16	0	Likely Positive Effect +16
CS08	0	+	+	+	+	+	+/-	++	++	+	++	+	0	+	+	0	0	0	0	0	+16	-1	Likely Positive Effect +15
No Policy	0	+	+	+	+/-	+/-	+/-	+	++	+	++	+	0	+	+	0	0	0	0	0	+15	-3	Likely Positive Effect +12

LP17 Environmental Assets - Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity

This policy has remained very similar to the CS versions with minor textual changes to reflect the SADMP and updates to the NPPF, consequently the scores are similar. Not having a policy on these matters would clearly not really be an option, and this is reflected in the scoring. The title of policy LP17 has been expanded for clarity, to make it clear what topics are covered by the policy.

LP17: Environmental Assets - Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP17	0	0	+	++	++	+	++	0	0	++	+	+	0	+	+	0	0	+	0	0	+15	0	Likely Positive Effect +15
CS12	0	0	+	++	++	+	++	0	0	++	+	+	0	+	+	0	0	+	0	0	+15	0	Likely Positive Effect +15
No Policy	-	0	+	+	+	+	+	0	0	+	+/-	+	0	+/-	+/-	0	0	0	0	0	+10	-4	Likely Positive Effect +6

LP18 Environment, Design and Amenity

This policy is judged to have a positive effect. The alternative would be no specific policy, relying on the National Planning Policy Framework and general planning principles, which is considered a ‘neutral’ option.

LP18: Environment, Design & Amenity																							
Policy	SA Objective:																					Overall Effect	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+		-
LP18	0	0	0	0	0	++	++	++	+	0	0	+	+	+	0	0	+	0	0	0	+11	0	Likely Positive Effect +11
DM15	0	0	0	0	0	++	++	++	+	0	0	+	+	+	0	0	+	0	0	0	+12	1	Likely Positive Effect +12
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP19 Provision of Recreational Open Space for Residential Developments

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP19: Provision of Recreational Open Space for Residential Developments																								
Policy	SA Objective:																					Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+		-	
LP19	0	0	0	0	0	0	0	+	0	0	0	+	0	++	++	0	0	+	0	0	0	+7	0	Likely Positive Effect +7
DM16	0	0	0	0	0	0	0	+	0	0	0	+	0	++	++	0	0	+	0	0	0	+7	0	Likely Positive Effect +7
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP20 Green Infrastructure

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect. DM19 Green Infrastructure / Habitats Monitoring and Mitigation has been split across two policies as the topics whilst related are distinct.

LP20: Green Infrastructure																							
Policy	SA Objective:																						Overall Effect
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+	-	
LP20	++	0	++	+	+	0	0	++	++	0	++	++	0	++	++	++	0	+	0	+	+22	0	Likely Positive Effect +22
DM19	++	0	++	+	+	0	0	++	++	0	++	++	0	++	++	++	0	+	0	+	+22	0	Likely Positive Effect +22
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP21 Renewable Energy

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP21: Renewable Energy																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP21	0	0	0	+	+	+	++	+	+	+	0	0	0	0	0	0	0	0	0	0	+8	0	Likely Positive Effect +8
DM20	0	0	0	+	+	+	++	+	+	+	0	0	0	0	0	0	0	0	0	0	+8	0	Likely Positive Effect +8
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP22 Sites in Areas of Flood Risk

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP22: Sites in Areas of Flood Risk																								
Policy	SA Objective:																						Overall Effect	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+	-		
LP22	0	0	0	0	0	0	0	++	0	0	++	+	0	0	0	0	0	0	0	0	+	+6	0	Likely Positive Effect +6
DM21	0	0	0	0	0	0	0	++	0	0	++	+	0	0	0	0	0	0	0	0	+	+6	0	Likely Positive Effect +6
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP23 Protection of Open Space

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP23: Protection of Open Space																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP23	+	0	+	+	+	0	+	+	+	0	+	++	0	++	0	+	0	0	++	+	+16	0	Likely Positive Effect +16
DM22	+	0	+	+	+	0	+	+	+	0	+	++	0	++	0	+	0	0	++	+	+16	0	Likely Positive Effect +16
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP24 Habitats Regulation Assessment Policy

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect. DM19 Green Infrastructure / Habitats Monitoring and Mitigation has been split across two policies as the topics whilst related are distinct.

LP24: Habitats Regulation Assessment																							
Policy	SA Objective:																					Overall Effect	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+		-
LP24	++	0	++	+	+	0	0	++	++	0	++	++	0	++	++	++	0	+	0	+	+22	0	Likely Positive Effect +22
DM19	++	0	++	+	+	0	0	++	++	0	++	++	0	++	++	++	0	+	0	+	+22	0	Likely Positive Effect +22
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP25 Housing

This policy no longer deals with the distribution of housing as the LP02 now sets this out. It continues to cover housing type, size and tenure; affordable housing; exceptions sites; tenure mix; provision of sites for gypsies and travellers and travelling show-people. These elements of the policy remain broadly the same as the CS version. In this respect both the proposed and CS policy score the same, but having the older policy would not be practical. Clearly having no policy on this subject is not a realistic option, which is reflected in the scoring.

LP25: Housing																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP25	+/-	+/-	+/-	+/-	+	0	0	0	+/-	0	0	0	0	+	0	++	++	0	0	0	+11	-5	Likely Positive Effect +6
CS09	+/-	+/-	+/-	+/-	+	0	0	0	+/-	0	0	0	0	+	0	++	++	0	0	0	+11	-5	Likely Positive Effect +6
No Policy	-	+/-	+/-	+/-	+	0	0	-	+/-	0	0	0	0	+/-	0	+	-	0	0	0	+7	-8	Likely Negative Effect -1

LP26 Residential Development Adjacent to Existing Settlements

This policy has evolved since the SADMP; previously it was concerned with infill development at Smaller Village and Hamlets only. These settlements have now been given a development boundary. The policy now focuses on development outside, but reasonably related to the development boundaries of all the settlements listed within the settlement hierarchy (excluding areas with a made neighbourhood plan, and excluding areas within the AONB).

The provision of the policy for infilling development in the ‘Smaller Villages and Hamlets’, which generally have few services and are highly dependent on travel by car, scores poorly overall, but the Council gave particular weight to the popular perception in these settlements that there is a need for a continuing modicum of development to sustain them and their communities. This is now to be provided through a combination of LP04 and LP26.

The new policy approach results in a positive impact overall. Clearly more land could be taken up but there is a pressing need to significantly boost the supply of housing (as outlined by revised NPPF) across the borough, and this approach is considered one way of contributing towards this.

LP26: Residential Development adjacent to Settlement Boundaries																								
Policy	SA Objective:																				Overall Effect			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-	
LP26	-	0	0	0	0	0	+/-	+	+	0	0	0	0	0	+	0	0	0	0	+	+	+6	-2	Likely Positive Effect +4
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP27 Houses in Multiple Occupation

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP27: Houses in Multiple Occupation																							
Policy	SA Objective:																						Overall Effect
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+	x	
LP27	0	~	+	0	0	0	+	++	0	~	0	+	+	+	0	+	+	0	++	++	+13	0	Likely Positive Effect +14
DM4	0	~	+	0	0	0	+	++	0	~	0	+	+	+	0	+	+	0	++	++	+13	0	Likely Positive Effect +14
No Policy	0	~	+	0	0	0	0	0	0	~	0	+/x	0	0	0	0	0	0	0	+	+3	-1	Likely Positive Effect +2

LP28 Enlargement or Replacement Dwellings in the Countryside

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP28: Enlargement or Replacement Dwellings in the Countryside																							
Policy	SA Objective:																					Overall Effect	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+		-
LP28	0	0	0	0	+	0	++	+	+	0	0	0	0	0	0	0	+/x	0	0	0	+6	-1	Likely Positive Effect +5
DM5	0	0	0	0	+	0	++	+	+	0	0	0	0	0	0	0	+/x	0	0	0	+6	-1	Likely Positive Effect +5
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect +2

LP29 Housing Needs of Rural Workers

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP29 Housing Needs of Rural Workers																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP29	++	0	+	0	0	0	+	+	++	++	0	+	++	0	0	0	++	0	++	++	+18	0	Likely Positive Effect +18
DM6	++	0	+	0	0	0	+	+	++	++	0	+	++	0	0	0	++	0	++	++	+18	0	Likely Positive Effect +18
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	0	x	0	0	-2	Likely Negative Effect '-2

LP30 Residential Annexes

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP30: Residential Annexes																							
Policy	SA Objective:																					Overall Effect	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+		-
LP30	0	0	0	0	0	0	+	++	+	0	0	+	0	0	+	0	0	0	0	0	+6	0	Likely Positive Effect +6
DM7	0	0	0	0	0	0	+	++	+	0	0	+	0	0	+	0	0	0	0	0	+6	0	Likely Positive Effect +6
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP31 Delivering Affordable Housing on Phased Developments

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP31: Delivering Affordable Housing on Phased Developments																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP31	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	+	++	0	0	0	+4	0	Likely Positive Effect +4
DM8	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	+	++	0	0	0	+6	0	Likely Positive Effect +4
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP32 Community and Culture

This policy has remained very similar to the CS versions with minor textual changes to reflect the SADMP and updates to the NPPF, consequently the scores are similar. Not having a policy on these matters would clearly not really be an option, and this is reflected in the scoring.

LP32: Community & Culture																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP32	0	0	0	0	0	+	+	0	-	0	0	++	++	0	++	++	0	++	+	0	+13	-1	Likely Positive Effect +12
CS13	0	0	0	0	0	+	+	0	-	0	0	++	++	0	++	++	0	++	+	0	+13	-1	Likely Positive Effect +12
No Policy	0	0	0	0	0	+	0	0	-	0	0	0	+	0	0	0	0	0	0	0	+2	-1	Likely Mixed Effect +1

LP33 Community Facilities

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP33: Community Facilities																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP33	0	++	0	0	0	0	+	++	+	0	0	+	+	++	++	+	0	++	+	0	+16	0	Likely Positive Effect +16
DM9	0	++	0	0	0	0	+	++	+	0	0	+	+	++	++	+	0	++	+	0	+16	0	Likely Positive Effect +16
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

LP34 King's Lynn

This policy has been updated from the CS ones to reflect the adoption of the SADMP, proposals within the Local Plan review and new programmes which are now in place. Consequently the SA scores for the new policy are similar to those of the original CS ones. Given this having the old policy remain is not really an option as this doesn't reflect the current situation accurately.

Not having policies to cover the area, would result in a lower score and would not reflect the sustainability objectives of the borough council as well.

With regards to LP34 King's Lynn a higher score for Sustainability Objective 8 is awarded as there is greater empathises within the new policy upon the character and historic relevance of the town and the importance of green infrastructure.

LP34: King's Lynn																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			+
LP34	-	+/-	+/-	+/-	+	++	+	++	+/-	0	+	++	+	++	++	+	+	0	+	+	+22	-6	Likely Positive Effect +16
CS03	-	+/-	+/-	+/-	+	++	+	+	+/-	0	+	++	+	++	++	+	+	0	+	+	+21	-6	Likely Positive Effect +15
No Policy	-	+/-	+/-	+/-	+/-	+	+	0	+/-	0	+	+	+	+	+	+	+	0	+	+	+16	-7	Likely Positive Effect +9

LP35 Downham Market

This policy has been updated from the CS ones to reflect the adoption of the SADMP, proposals within the Local Plan review and new programmes which are now in place. Consequently the SA scores for the new policy are similar to those of the original CS ones. Given this having the old policy remain is not really an option as this doesn't reflect the current situation accurately.

Not having policies to cover the area, would result in a lower score and would not reflect the sustainability objectives of the borough council as well.

LP35: Downham Market																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP35	-	+/-	+/-	+/-	+	+	+	+	+/-	0	+	+	+	++	++	+	+	0	+	++	+20	-6	Likely Positive Effect +14
CS04	-	+/-	+/-	+/-	+	+	+	+	+/-	0	+	+	+	++	++	+	+	0	+	++	+20	-6	Likely Positive Effect +14
No Policy	-	+/-	+/-	+/-	+/-	+	+	0	+/-	0	+	+	+	+	+	+	+	0	+	+	+16	-7	Likely Positive Effect +9

LP36 Hunstanton

This policy has been updated from the CS ones to reflect the adoption of the SADMP, proposals within the Local Plan review and new programmes which are now in place. Consequently the SA scores for the new policy are similar to those of the original CS ones. Given this having the old policy remain is not really an option as this doesn't reflect the current situation accurately.

Not having policies to cover the area, would result in a lower score and would not reflect the sustainability objectives of the borough council as well.

LP36: Hunstanton																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP36	-	0	0	+/-	+	-	+	+	0	0	+/-	0	0	+	++	0	+	0	++	++	+13	-4	Likely Positive Effect +9
CS05	-	0	0	+/-	+	-	+	+	0	0	+/-	0	0	+	++	0	+	0	++	++	+13	-4	Likely Positive Effect +9
No Policy	-	0	0	+/-	+/-	-	+	0	0	0	-	0	0	+	+	0	+	0	+	+	+8	-6	Likely Mixed Effect +2

LP37 Rural Areas

This policy has been updated from the CS ones to reflect the adoption of the SADMP, proposals within the Local Plan review and new programmes which are now in place. Consequently the SA scores for the new policy are similar to those of the original CS ones. Given this having the old policy remain is not really an option as this doesn't reflect the current situation accurately.

Not having policies to cover the area, would result in a lower score and would not reflect the sustainability objectives of the borough council as well.

LP37: Rural Areas																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			+
LP37	+	0	0	+	0	+	+	0	0	0	0	0	0	0	++	++	+	0	+	++	+12	0	Likely Positive Effect +12
CS06	+	0	0	+	0	+	+	0	0	0	0	0	0	0	++	++	+	0	+	++	+12	0	Likely Positive Effect +12
No Policy	-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	0	-	0	0	0	0	+	+	0	+	+	+11	-10	Likely Mixed Effect +1

6 Plan Impact on Key Sustainability Issues

The following table identifies how the Detailed Plan would impact on the Key Sustainability Issues in West Norfolk identified earlier (in the scoping report) by considering how these would evolve with and without the Plan.

Table - Key sustainability issues affecting West Norfolk, and their likely evolution with and without implementation of the Detailed Plan

Sustainability problem/issue	Likely evolution without the implementation of the Plan	Potential influence of the Plan	Relevant SA Objective(s)
Impending climate change and issues associated with it.	Climate change is anticipated to continue.	This issue is dealt with through various policies within the Local Plan review. This includes various design related policies, the site allocation and specific policies such as the Coastal Change Management Area	11
Much of the Borough is low-lying, meaning that it may be at risk of flooding. Coastal locations are particularly at risk.	The Borough will remain low-lying, and climate changes are anticipated to increase flood risk through rising water levels and increased storminess.	The Plan allocates some new development to areas at risk of flooding, on the grounds that this is required to ensure the sustainability of particular settlements and communities, but also provides that such development incorporates measures to provide resilience and safety in relation to that risk. The Plan provides development plan weight to consideration of the identified coastal change management area.	11

Sustainability problem/issue	Likely evolution without the implementation of the Plan	Potential influence of the Plan	Relevant SA Objective(s)
There is a potential shortfall in water resources due to over abstraction, and climate change leading to decreased water availability.	The potential for water supply shortfall would be likely exacerbated by continued development for housing and business uses.	The Plan does affect the overall scale of growth and the locations for growth.	3
The Borough is renowned for its wildlife and natural resources, which should be protected from any negative impacts of development.	Protection of wildlife and natural resources would be likely to continue, in line with national and other policies and programmes, but growing pressure on specific wildlife and habitats is likely to result from climate change, farming practices and from continued development.	The Plan seeks to steer development away from the most sensitive areas, and to make provision for additional green infrastructure, including alternative recreational space. This is preferable to a similar scale of development taking place in an uncoordinated manner.	5
The Borough has a large number of designated sites protecting habitats and species.	Protection of wildlife and natural resources would be likely to continue, in line with national and other policies and programmes, but growing pressure on specific wildlife and habitats is likely to result from climate change, farming practices and from continued development.	The Plan seeks to steer development away from the most sensitive areas, and to make provision for additional green infrastructure, including alternative recreational space. This approach is preferable to a similar scale of development taking place in an uncoordinated manner.	4
The Borough contains part of the Norfolk Coast Area of Outstanding Natural Beauty, which will require protection.	The Norfolk Coast AONB would continue to be protected through the Plan and the provisions of the revised NPPF(2018).	The Plan generally steers development (especially major development) away from the AONB, although it does provide some smaller allocations of development in appropriate settlements within the AONB.	4 and 7
The Borough has over 100 Scheduled Ancient Monuments, almost 2,000 Listed Buildings, 5 Historic Parks and Gardens and buildings and landscapes with cultural value.	The Plan and National Planning Policy Framework contain policies to conserve designated heritage assets.	The Plan could strengthen conservation by the addition of refinement and detail to the approach set out within the Plan, in the interests of heritage, the local economy.	6

Sustainability problem/issue	Likely evolution without the implementation of the Plan	Potential influence of the Plan	Relevant SA Objective(s)
Greenhouse gas emissions from the Borough are contributing to climate change, and are higher than the national average.	The Borough's contribution to greenhouse gas emissions is likely to increase, notwithstanding the policies in the Plan and NPPF to attenuate this.	The Plan is unlikely to have a major effect on emissions. It does provide criteria for the siting of renewable energy generators, and reductions in journeys and traffic are considerations informing the choice of policies.	9
Air Quality targets (for NO ₂ and PM ₁₀) are likely to be missed in some localised areas.	Localised air quality problems would continue to be addressed through Air Quality Management Areas, but there is a risk that continued development could result in adverse impacts in these or other areas.	The Plan could have some influence in improving air quality through, for example, locating and designing development to reduce travel. However, other plans, including transport strategies, and the availability, or otherwise, of funding for infrastructure improvements, are likely to have a greater effect in this regard.	9
Govt. targets for a reduction in energy demands is rising therefore obtaining energy from renewable energy sources is needed as well as improving efficiency improvements in buildings.	The Plan and NPPF have policies which aiming to reduce Co2 emissions. The Plan has also set policies for sustainable building techniques and incorporation of energy efficiency devices.	The Plan will have little influence on this, though it does include a policy providing guidance on renewable energy generation development.	2, 9 and 11
Unsustainable transport patterns as a result of dispersed populations.	The Plan does focus most new development in and close to King's Lynn and the Borough's other towns, as well as a clear focus on the A10 / rail line corridor, but the absolute level of dispersed population is set to increase by its provisions.	The Plan will have only limited influence on this matter, but within each settlement does tend to steer development close to the available services and transport connections.	9 and 15
Low skills base in the Borough under national average for GCSE's and A levels	Borough and County education programmes seek to address this issue. Unlikely to be much influenced by development plans.	Unlikely to be significantly affected.	15 and 19
There are higher proportions of people living with limiting long term illnesses in the Borough than the national, regional or county averages.	Health programmes such as the Health Improvement Plan seek to address this issue. Unlikely to be much influenced by development plans.	The Plan supports the provision of health facilities and services, and healthy lifestyles (e.g. by providing areas of green-space, making walking and cycling attractive transport options), provision of suitable housing and employment opportunities but the effects of this are likely to be marginal to health programmes and wider factors.	12, 15 and 18

Sustainability problem/issue	Likely evolution without the implementation of the Plan	Potential influence of the Plan	Relevant SA Objective(s)
The difference in life expectancy between the best and worst wards in the Borough is over 10 years, representing significant health inequalities.	Likely to continue in the absence and be little influenced by the development plan.	The Plan is unlikely to have a substantial influence, but health-specific plans, such as the Health Improvement Plan are likely to have a larger effect.	12, 15, 16, and 18
The Borough has an ageing population. This places demands on the health/care sector and means a shortage of residents of working age.	The economic and housing growth planned is likely to result in an increase in working (and child producing) age population, which should counter, to some extent, the ageing trend of the population. However due the Borough being rural and coastal with relatively low house prices, within the context of a nationally ageing population, this trend is unlikely to be reversed.	The Plan is unlikely to have a significant effect on this issue.	12, 15, 16, and 18
Lack of facilities for young people. This leads to younger people leaving the area and not returning.	Unlikely to change markedly. The Plan has policies to provide facilities for the local community, including young people however much of this issue also is dependent upon house prices, employment and other factors.	The Plan does include policies promoting provision of community facilities, and minimum standards for provision of play space, including that for children.	14, 15, 16 and 18
The Borough was identified as an area of high deprivation.	The Local Plan aims to contribute to reducing deprivation, but external factors, as well as other social and economic plans for the Borough, are likely to have much greater influence.	The Plan does include a range of policies promoting provision of community facilities, and new recreational provision, but is likely to have only a very marginal impact on this issue.	12, 13, 14, 15, 16, 17, 18 and 19
There is a low proportion of affordable housing developed in the Borough.	The Plan includes policies to provide deliver affordable housing, but the mechanisms available for delivery do not match the scale of existing and anticipated future need for such housing.	The Plan makes a small but useful contribution to delivery of the affordable housing potential.	17

Sustainability problem/issue	Likely evolution without the implementation of the Plan	Potential influence of the Plan	Relevant SA Objective(s)
The Borough could be said to have a lack of good quality employment sites. This discourages potential businesses from coming to the area.	The Plan identified areas for employment and encouraging new businesses into the area. Some of these areas have already received planning permission. However the state of the national economy and the sectors within it will continue to play a major role in influencing both the provision and take up of employment sites within the Borough.	The Plan continues with allocated sites identified within the previous Plan. These allocations should help provide the certainty and coordination to increase the range, quality and attractiveness of employment sites in the Borough.	15 and 20
Attracting and retaining key workers in the Borough.	The Plan acknowledges this issue and seeks to increase the provision of higher skilled jobs. This however is also highly dependent on the evolution of the national and regional economy.	The Plan alone is unlikely to greatly affect this issue, but it should help provide the facilities and conditions for both inward investment in higher value employment, and the broader quality of life issues that influence both business and worker location decisions.	19 and 20
There is a high level of employment in agriculture and manufacturing in the Borough, compared with other districts in Norfolk, and Britain in general, reflecting the focus on low-skilled employment sectors.	The Plan seeks to broaden the economic base of the Borough and its employment, but other influences, especially changes in the wider economy, are likely to have the greater influence.	The Plan is unlikely to have a major impact on this issue, but does provide support, though employment land allocations and town centre policies, to facilitate an incremental evolution of the Borough's employment profile.	1, 15, 19 and 20
Average earnings in the Borough are lower than both the national and the regional averages.	The Plan seeks to develop the Borough's economy, and to enhance earnings, but the external economy is likely to have more of an impact.	The Plan is unlikely to have any but a marginal influence on this issue.	15 and 19
King's Lynn is under performing in terms of services, the economy, housing and tourism given its role as a significant centre.	This is likely to evolve only slowly, but the Plan is intended to play an important role in supporting this through facilitating service provision, developing the economy and tourism, and its key role in housing provision.	The Plan will help, and have a helpful influence on addressing these issues.	15 and 20

Sustainability problem/issue	Likely evolution without the implementation of the Plan	Potential influence of the Plan	Relevant SA Objective(s)
Some areas of King's Lynn town centre appear uncared for and unsafe.	These issues are being addressed through an ongoing programme of environmental improvements by the Borough Council and others.	The Plan includes a policy to encourage the evolution and enhancement of King's Lynn town centre, and positive allocations of sites continued – e.g. former silos site, waterfront - which would help address these issues.	13, 14 and 15
Impact of communities (particularly those on the coast) of 'second homes'.	The change of a residential dwelling to a second home does not, under current planning law, generally require planning permission. The proportion of second homes within a locality is influenced by the economy (particularly the relative prosperity of different regions and sectors of the population) and changing cultural preferences. The likelihood is the proportion of second homes will not decrease and may well increase.	The Plan is not anticipated to have a significant effect on this issue.	17 and 18
An increase in residential development in Downham and facilities.	The Plan provides that the town will continue to grow	The Plan facilitates growth Neighbourhood Plan will provide further growth	7, 8, 15, 17 and 18

Sustainability problem/issue	Likely evolution without the implementation of the Plan	Potential influence of the Plan	Relevant SA Objective(s)
<p>Hunstanton, and other coastal locations, have significant retired populations, which creates an imbalance in the age structure.</p>	<p>Retired persons are likely to continue to predominate in the local housing market due to the relatively strong appeal of the area combined with limited local employment and low wages associated with more peripheral areas.</p> <p>The Plan is unlikely to have a large effect on the population structure of Hunstanton, but does seek to play a role in making the town more attractive for young people.</p>	<p>By allocating additional land for employment uses the Detailed Plan would provide some job opportunities. This, together with potential affordable housing, could have a modest effect on this issue. Hunstanton Neighbourhood Plan will also have an influence.</p>	<p>16</p>
<p>The seasonal nature of visitors to Hunstanton and other coastal locations lead to variations in population and demands on local services.</p>	<p>The Core Strategy can play some role in encouraging year-round tourist and other industries, but would be unlikely to be able to eliminate substantial seasonal variations in such a location.</p>	<p>The Detailed Plan is unlikely to have a significant influence on this issue.</p>	<p>15, 18 and 20</p>

Sustainability problem/issue	Likely evolution without the implementation of the Plan	Potential influence of the Plan	Relevant SA Objective(s)
The role of Hunstanton and other coastal locations as seaside resorts means there is large seasonal variation in employment opportunities and income in the town.	Likely to continue due to the nature of the area.	The Plan is unlikely to have a significant influence on this issue. However, the allocation of employment land by the Plan could have some modest effect on this issue.	20
The isolated rural nature of parts of the Borough leads to inaccessibility of essential services and facilities.	The settlement hierarchy, and the different treatment of each category, should help to strengthen the availability of facilities and services, but this is in the nature of contemporary rural areas and unlikely to significantly change.	The Plan is unlikely to have a significant influence on this issue.	15
Increasing rural populations are increasing demand for housing and service provision in the countryside.	Likely to continue to increase, due to continuing attractiveness of rural lifestyles.	The Plan is unlikely to have a significant influence on this issue.	15, 17, 19 and 20
Changes in farming needs and practice mean that agricultural diversification is needed.	The Plan and National Planning Policy Framework are supportive of agricultural diversification.	The Plan is unlikely to have a significant influence on this issue.	1 and 20
Loss of high quality agricultural land.	The Plan acknowledges the importance of high quality agricultural land. Most of the Grade 1 and 2 land is situated in the Fens, where development is relatively limited and therefore there will be a limited impact.	The safeguarding of higher grade agricultural land is one of the criteria used in the preparation of the Plan to guide selection of sites. A number of sites with high grade land have been (provisionally) allocated, but these are considered to constitute only a limited reduction in such land, both individually and collectively.	1
Withdrawal of village services.	The Plan seeks to retain village services, and the its settlement hierarchy is also designed to strengthen rural services. However, these have to operate in the wider context of declining viability of rural services as a result of economic change and a generally mobile rural population favouring services elsewhere.	The Plan is unlikely to have a significant influence on this issue.	15,19 and 20

7 Monitoring

7.1 This section identifies the mechanisms proposed to check that the effects of implementing the Plan, in terms of sustainability criteria, are as anticipated. A monitoring framework is included within the Plan document as an appendix and utilises the same joint SA factors as the Annual Monitoring Report (AMR).

Heading	Local Plan Sustainability Objective	How to be monitored	Comments	
Land and water resources	1	Minimise the irreversible loss of undeveloped land and productive agricultural holdings	AMR – Proportion of development on brownfield land	Existing monitoring indicator.
	2	Minimise waste and reduce the use of non-renewable energy sources.	AMR – Amount of renewable energy generation.	Tangential indicator. Not feasible to monitor waste or non-renewable energy use associated with planned development, or to compare this with that associated with the same quantum of development with alternative forms or sites. The Plan is, in any case, a minor factor compared to wider trends.
	3	Limit water consumption to levels supportable by natural processes and storage system	n/a	The balancing of water consumption against natural processes and available storage systems is more appropriately dealt with at the strategic level.
Biodiversity and Geodiversity	4	Avoid damage to designated sites and protected species	AMR – Number, extent and condition of designated sites.	This is primarily achieved through the selection of sites in the plan, and the setting of policy criteria for those sites, as examined in the Habitats Regulations Assessment, rather than the implementation of the Plan.
	5	Maintain and enhance the range and viability of characteristic habitats and species		Work is ongoing to identify potential monitoring mechanisms.

Heading	Local Plan Sustainability Objective	How to be monitored	Comments
Landscape, townscape	6 Avoid damage to protected sites and historic buildings and archaeology	AMR – Number of permissions granted contrary to the advice of English Heritage or the National Amenity Societies (Ancient Monuments Society, Council for British Archaeology, Society for the Protection of Ancient Buildings, Georgian Group, Victorian Society, Twentieth Century Society, Garden History Society)	This is a new monitoring indicator intended to provide a basic check on the effectiveness, in this regard, of the selection of sites, and the setting of policy criteria for them, in the Plan; as well as the detailed implementation of the Plan, including design.
	7 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Conservation Area appraisals; Landscape character appraisals; Norfolk Coast AONB condition surveys.	
	8 Create places, spaces and buildings that work well, wear well and look good	Buildings for Life assessments of larger schemes; West Norfolk Partnership Bi-Annual Quality of Life Survey.	
Climate change and pollution	9 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	n/a	Not feasible to monitor emissions of greenhouse gasses use associated with planned development, or to compare this with that associated with the same quantum of development with alternative forms or sites. The Plan is, in any case, a minor factor compared to wider trends.

Heading	Local Plan Sustainability Objective	How to be monitored	Comments
	10 Minimise waste production and support the recycling of waste products	n/a	Not feasible to monitor emissions of greenhouse gasses use associated with planned development, or to compare this with that associated with the same quantum of development with alternative forms or sites. The Plan is, in any case, a minor factor compared to wider trends.
	11 Limit or reduce vulnerability to the effects of climate change (including flooding)	AMR – (a) Number of planning permissions granted contrary to the advice of the Environment Agency. (b) Number of dwellings granted planning permission in each flood risk level zone.	(a) This is an existing monitoring indicator (previously a national Core Output Indicator) (b) This is a new monitoring indicator intended to provide a more detailed picture of the proportion of new development at each level of flood risk.
Healthy communities	12 Maintain and enhance human health	n/a	The Plan is a minor factor compared to wider trends. The AMR has previously reported Census health statistics. It is currently unclear what statistics may be available following the abandonment of the census, and changes in NHS organisation.
	13 Reduce and prevent crime, and reduce the fear of crime	n/a	The Plan is a minor factor compared to wider trends.
	14 Improve the quantity and quality of publicly accessible open space	AMR – (a) Amount of open space provided in association with development. (b) Enlargements or enhancements of green infrastructure.	(a) This is a new AMR monitoring indicator, associated with POAW 7. (b) Another new AMR indicator, associated with POAW 10 and PO King's Lynn 13. May include qualitative as well as quantitative assessments where appropriate.
Inclusive communities	15 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	n/a	The Plan is a minor factor in relation to these issues, and it is not feasible to isolate its impact from wider, more influential trends.

Heading	Local Plan Sustainability Objective	How to be monitored	Comments
	16 Redress inequalities related to age, gender, disability, race, faith, location and income	n/a	The Plan is a minor factor in relation to these issues, and it is not feasible to isolate its impact from wider, more influential trends.
	17 Ensure all groups have access to decent, appropriate and affordable housing	AMR – (a) Number of homes completed; and (b) number and (c) proportion of affordable homes completed.	(a) Is an existing monitoring indicator; (b) & (c) are new AMR monitoring indicators intended to provide a measure of the effectiveness of the Plan in delivering affordable housing.
	18 Encourage and enable the active involvement of local people in community activities	AMR – number of parish/town councils or neighbourhood forums (a) preparing or (b) completing neighbourhood plans.	
Economic activity	19 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	AMR – Amount of employment related land and floor space permitted.	This is intended to provide an indication of the effectiveness of the plan in
	20 Improve the efficiency, competitiveness and adaptability of the local economy		

8 The Strategic Environmental Assessment

- 8.1.1 A Strategic Environmental Assessment (SEA) is mandatory for plans/programmes which are prepared for, inter alia, town and country planning or land use and which set the framework for future development consent of projects listed in the EIA Directive. The Detailed Plan is considered to be such a plan or programme. This section is intended to demonstrate how the requirements of the SEA directive and SEA Regulations have been met in the sustainability appraisal process and this report.
- 8.1.2 SEA involves the systematic identification and evaluation of the environmental impacts of a strategic action such as a plan or programme. The objective of the SEA process is to provide for a high level of protection of the environment and to ensure that environmental considerations have been adequately addressed in the preparation and adoption of plans. The relevant requirements and considerations are set out in an EC Directive and national regulations.
- 8.1.3 The Directive defines “environmental assessment” as a procedure comprising:
- preparing an Environmental Report on the likely significant effects of the plan or programme;
 - carrying out consultation on the plan or programme and the accompanying Environmental Report;
 - taking into account the Environmental Report and the results of consultation in decision making; and
 - providing information when the plan or programme is adopted showing how the results of the environmental assessment have been taken into account.
- 8.1.4 The Borough Council has determined that the nature and scope of the Detailed Policies and Sites Plan means it is likely to have significant environmental effects (in the terms of Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004) and consequently a SEA is required. It has come to this judgement with particular regard to potential effects on areas or landscapes which have a recognised national and European Community protection status (note, however, that the expectation is that the implementation of the Detailed Plan is unlikely to have significant adverse effects: a SEA is required, it is considered, because of the sensitivity and value of parts of the area, rather than a likelihood of problematic effects).
- 8.1.5 Although the requirements for SEA are distinct from those for SA, they overlap in terms of process and content. Government advice suggests that it is appropriate to combine the two, and that has been done in this instance. These regulations give effect in England to European Community Directive 2001/42/EC.

- 8.1.6 Note that the SEA directive and regulations are concerned primarily with environmental effects. The sustainability appraisal goes somewhat beyond this to consider, for instance, community involvement and the economy, which are not properly part of the environmental assessment. Whilst it is quite proper for 'non-environmental' sustainability matters (and, indeed, other material planning considerations) to be taken into account in determining the contents of a plan, it is the role of the environmental assessment to ensure that environmental considerations are also properly taken into account in making those decisions, and to identify the anticipated environmental results.
- 8.1.7 The table , over the page, sets out the stages involved in completing an SEA. In practice the process is more complex and iterative. This document is a draft of the Environmental Report (stage C in the table), following on from the draft document which was actually part of Stage B and the process of refining and assessing options.

SEA Stages and Tasks	Purpose
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
Identifying other relevant plans, programmes and environmental protection objectives	To establish how the plan or programme is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help to identify SEA objectives.
Collecting baseline information	To provide an evidence base for environmental problems, prediction of effects, and monitoring; to help in the development of SEA objectives.
Identifying environmental problems	To help focus the SEA and stream line the subsequent stages, including baseline information analysis, setting of the SEA objectives, prediction of effects and monitoring.
Developing SEA objectives	To provide a means by which the environmental performance of the plan or programme and alternatives can be assessed.
Consulting on the scope of the SEA	To ensure that the SEA covers the likely significant environmental effects of the plan of programme.
Stage B: Developing and refining alternatives and assessing effects	
Testing the plan or programme objectives against the SEA objectives	To identify potential synergies or inconsistencies between the objectives of the plan or programme and the SEA objectives and help in developing alternatives.
Developing strategic alternatives	To develop and refine strategic alternatives.
Predicting the effects of the plan or programme, including alternatives	To predict the significant environmental effects of the plan or programme and alternatives.
Evaluating the effects of the plan or programme, including alternatives	To evaluate the predicted effects of the plan or programme and its alternatives and assist in the refinement of the plan or programme.
Mitigating adverse effects	To ensure that adverse effects are identified and potential mitigation measures are considered.

SEA Stages and Tasks	Purpose
Proposing measures to monitor the environmental effects of plan or programme implementation	To detail the means by which the environmental performance of the plan or programme can be assessed.
Stage C: Preparing the Environmental Report	
Preparing the Environmental Report	To present the predicted environmental effects of the plan or programme, including alternatives, in a form suitable for public consultation and use by decision makers.

9.1.1 The following table shows how this Report meets the particular requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, Regulation 12.

SEA Requirements	Covered in SA Report / Scoping Report
i. Identify, describe and evaluate the likely significant effects on the environment of <ul style="list-style-type: none"> (a) implementing the plan or programme; and (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme. 	(a) Environmental aspects of the sustainability appraisal of the individual policies and site allocations, and of the overall impact of the plan. Also the Habitats Regulations Assessment of the Detailed Plan (see separate document to follow). (b) A range of reasonable alternative policies and sites were assessed, as set out in this Report.
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans or programmes;	Outline of plan contents Local Plan Sustainability Objectives Detailed Plan Objectives
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Key Sustainability Issues in West Norfolk (scoping) Sustainability Base line (scoping) Monitoring proposals
3. The environmental characteristics of areas likely to be significantly affected;	Results

SEA Requirements	Where Covered in SA Report
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Key Sustainability Issues in West Norfolk (scoping) Habitats Regulations Assessment of the Detailed Plan (separate document – to follow)
5. The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Key Sustainability Issues in West Norfolk (scoping)
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects);	How the Local Plan Sustainability Objectives relate to the SEA environmental effect 'issues' identified in the left hand column here.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Individual policies in the draft Local Plan review
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Individual Policy Assessments
9. A description of measures envisaged concerning monitoring in accordance with Art.10;	Monitoring
10. A non-technical summary of the information provided under the above headings.	Non-Technical Summary.

9.1.2 The Strategic Environmental Assessment finds that the Site Specific Policies will have an overall positive effect on the environment, as defined by the Directive.

10. Individual Site Allocations and Settlement Based Policies Individual Assessments

Brancaster with Brancaster Staithe / Burnham Deepdale

These three settlements combined are classed by the Settlement Hierarchy as Joint Key Rural Service Centre.

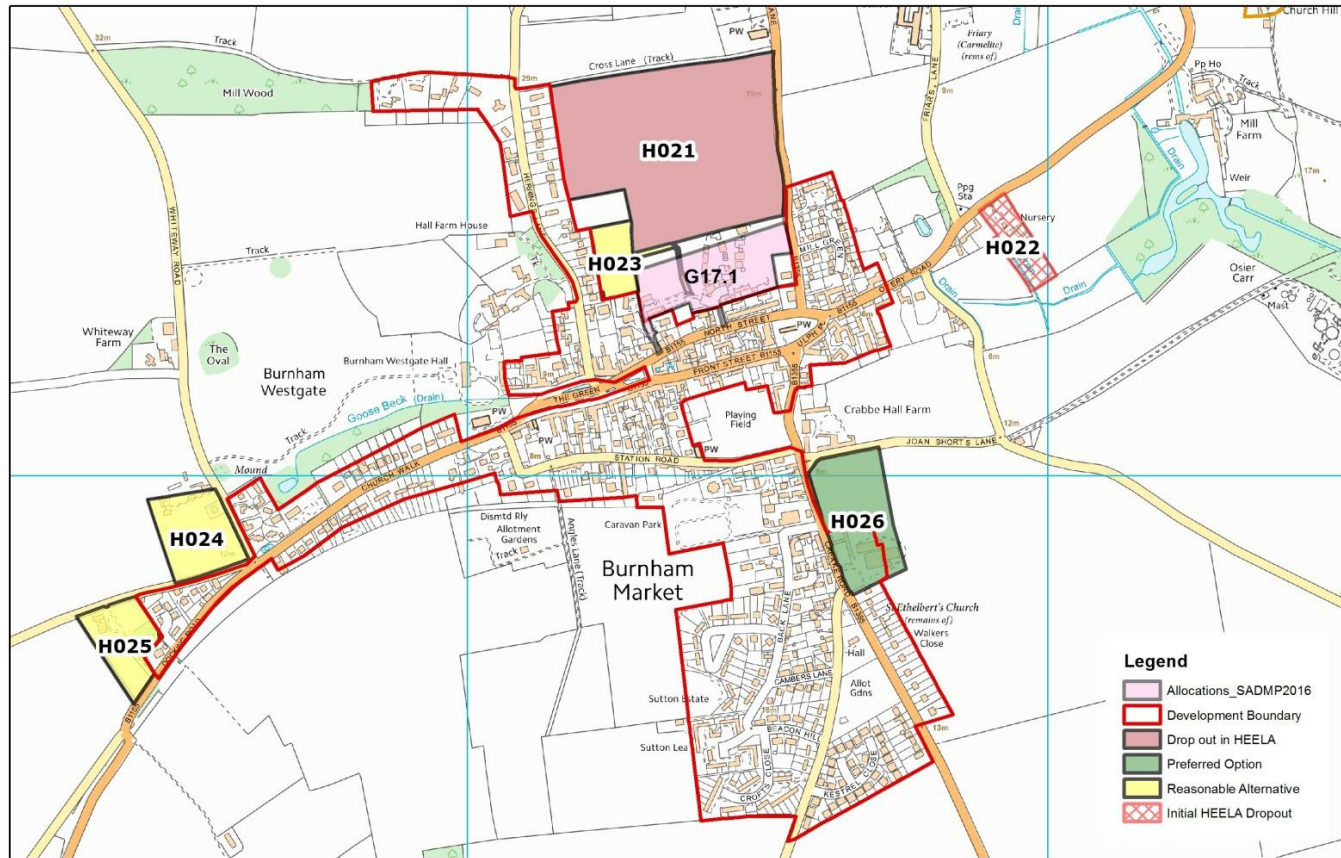
The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area.

Brancaster Parish Council have designated their Area which corresponds with the Parish Boundary and includes Brancaster, Brancaster Staithe and Burnham Deepdale. The Brancaster Neighborhood Plan is in force for the Area and this was made on the 30 November 2015.

The Brancaster Parish Council are in the process of updating their Neighbourhood Plan and are currently preparing a draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan will assess sites and allocate sites to meet the agreed identified need for the Area.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration in their Neighbourhood Plan.

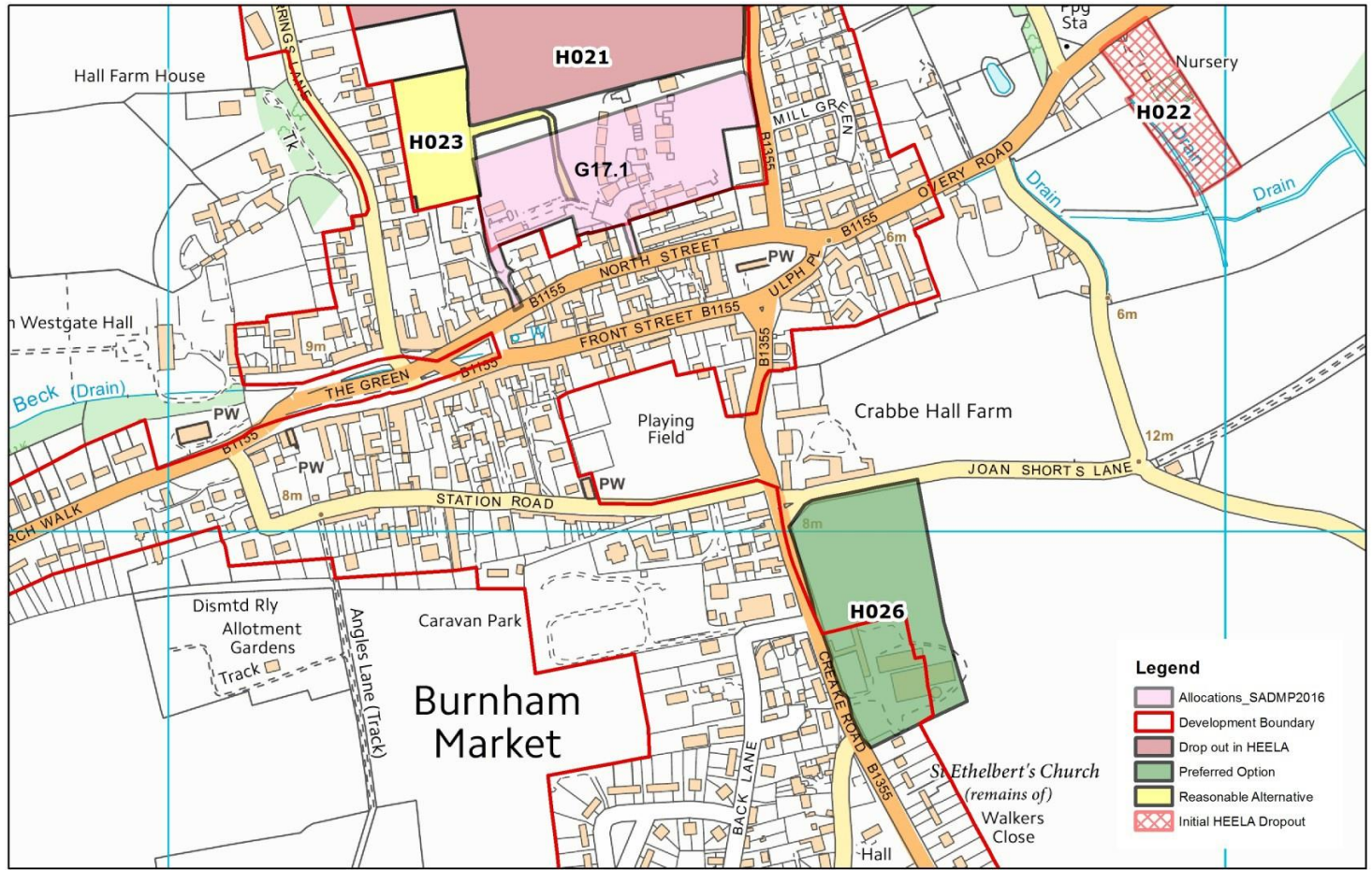
Burnham Market - Sustainability Appraisal – Site Map



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Ordnance Survey 100024314

Burnham Market

0 0.05 0.1 0.2 0.3 0.4
Kilometers



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Burnham Market

0 0.03750.075 0.15 0.225 0.3
 Kilometers

Burnham Market – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H023	++	+	O	O	+	#	#	#	O	x
H024	+	+	O	O	+	#	#	x	#	x
H025	+	+	O	O	+	O	#	x	#	x
H026	++	++	O	O / +	+	x	#	#	#	x

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Burnham Market - Sustainability Appraisal – Site Commentary

H023 (26-11-20165276) – The Sustainability Appraisal indicates that the site scores highly positive for ‘access to services’ as it is well related to the services and facilities on offer at Burnham Market, being a short distance from the centre. The potential provision of affordable housing in area of known high value property could be a community benefit, hence the positive score in relation to this factor. Development of this site is likely to have a neutral impact with regard to ‘economy a’ and ‘economy b’, as the site is classed as grade 4 agricultural land and it is acknowledged that it is currently vacant and doesn’t appear to be in any specific use. The construction of the development would clearly support the economy but this would be relatively short term and the impact of additional residents on the local economy could be marginal. The site is with Flood Zone 1 and therefore is awarded a positive score. The Burnham Market Conservation Area is located to south and west of the site, and the centre of Burnham Market contains a number of listed buildings, these and their settings will need to be taken into careful consideration in the design of any scheme. In terms of access NCC as the local highway authority consider that there are potential constraints but these could be overcome through development, with a maximum number of 8 dwellings being provided. It is believed that any potential impact on the functioning of the local road network could be reasonably mitigated. Access is proposed through the SADMP allocation which has already been built out and comprises housing, some commercial uses and a large car park; it is off the existing access to the car park where the access to this site would be taken from. The site and the whole of Burnham Market is located within the AONB, however the site isn’t particularly

visible from the wider surrounding areas, given the topography, hence the '#score for the 'landscape an amenity' this also reflects the current built environment which surrounds the site and some consideration would need to be given to existing dwellings, particularly those along Herrings Lane. There are some general infrastructure issues relating to the capacity of the local Waste Water Treatment Works which apply to all options for growth.

H024 (20-01-20177583) – The site is located at the western edge of the settlement, whilst not as close to the centre of the village as other options it is still within a reasonable distance, hence the positive score for 'access to services'. Development of the site would potentially create a number of affordable housing units which could be of benefit to the local community. Development of this site is likely to have a neutral impact with regard to economy a and b, as the site is classed as grade 4 agricultural land, although the promoters do acknowledge that part of the site is in agricultural use. The construction of the development would clearly support the economy but this would be relatively short term and the impact of additional residents on the local economy could be marginal. There are some general infrastructure issues relating to the capacity of the local Waste Water Treatment Works which apply to all options for growth. The score for 'heritage' is dependent upon implementation as whilst the site is at a distance from the Conservation Area and listed buildings, adjacent to the site is a Scheduled Ancient Monument. Planning permission (proposed twice and both withdrawn) and allocation through the SADMP has previously been sought for this site and through these processes concerns have been raised with regard to heritage. NCC HES considered that there is a very high potential for further heritage assets with archaeological interest (buried archaeological remains) to be present on site and that their significance will be adversely affected by development of the site. This was based upon the archaeological evaluation previously carried out at the site. The site is at the edge of the settlement and is clearly visible in the wider landscape therefore there is the potential to impact negatively on the AONB, this view was shared by the Norfolk Coast Partnership, CPRE and the Parish Council as part of the planning applications and previous SADMP site assessment, mentioned earlier. This means a negative score for 'landscape and amenity' and '#' for Natural Environment. It is difficult to see how these concerns can ultimately be overcome and there are growth options available which do not experience these issues.

H025 (537 (08/11/2016)) – Similar to Site H024 in terms of location (at the western edge of the village) this results in the site displaying many of the same characteristics and therefore scores. Whilst not as close to the centre of the village as other options it is still within a reasonable distance, hence the positive score for 'access to services'. Development of the site would potentially create a number of affordable housing units which could be of benefit to the local community. Development of this site is likely to have a neutral impact with regard to economy a and b, as the site is classed as grade 4 agricultural land, although the promoters state that part of the site is currently used as paddock. The construction of the development would clearly support the economy but this would be relatively short term and the impact of additional residents on the local economy could be marginal. There are some general infrastructure issues relating to the capacity of the local Waste Water Treatment Works which apply to all options for growth. The score for 'heritage' is neutral as the site is at a distance from the Conservation Area and not within close proximity to listed buildings or other heritage assets. The site is at the edge of the settlement and is clearly visible in the wider landscape therefore there is the potential to impact negatively on the AONB, hence the negative score for 'landscape and environment'.

H026 (28-11-20169551) – The site is located relatively central to the village. The site is situated on the eastern side of Creake Road, to the south of Joan Short’s Lane. To the south and west is existing development along Creake Road, mainly comprising housing but there is a petrol station/garage with some shops. This location ensures a positive score for ‘access to services’ as most of the services and facilities on offer at Burnham Market are only a short distance away. The score for ‘community and social’ is highly positive as the site has the potential to provide a new Doctor’s Surgery for the local area. The promoters of the site state that NHS West Norfolk Clinical Commissioning Group have announced a specific funding stream to facilitate the delivery of the new GP Surgery at this site, this would likely mean the existing GP Surgery would close. The site could also provide a number of affordable housing units in area of known high values. Development of this site is likely to have a neutral impact with regard to ‘economy b’ as although the site is within current agricultural use the site is classed as grade 4 agricultural land. Part of the site is fields and the other part is a mixture of buildings/structure including barns and a couple of dwellings mainly related to agriculture some parts are clearly developed and a portion could be classed as brownfield. The removal of this from a central area of the village, although a rural area, could be seen as a benefit. Likewise the score with regard to ‘economy a’ is considered to be neutral as whilst clearly a new surgery would create jobs, this would be offset somewhat by the closure of existing health facility, therefore any increase in employment is likely to be marginal. The site is with Flood Zone 1 and therefore is awarded a positive score. In terms of access NCC as the local highway authority consider that there are potential constraints but these could be overcome through development and it is believed that any potential impact on the functioning of local road network could be reasonably mitigated. The Conservation Area is located to north and west of the site, and the centre of Burnham Market contains a number of listed buildings, these and their settings will need to be taken into careful consideration in the design of any scheme. Likewise the wider landscape will need to be considered as the site and indeed the village is wholly within the AONB. Part of this site was subject to a pre-application for a GP Surgery in 2017, this was determined as likely to refuse as it was considered at that time that the scale of the buildings proposed was unacceptable. Clearly any scheme should reflect the site and its context. Specifically in relation to the historic and natural environment.

SADMP Allocation

G17.1 – This site is allocated by the SADMP for a residential development of 32 dwellings, 1.2 ha public car parking space, some commercial use and public toilets.

Burnham Market - Sustainability Appraisal – Site Discussion

The village of Burnham Market is one which is located wholly within the Norfolk Coast AONB, and has a rich historic built environment with the Burnham Market Conservation Area covering a significant portion of the settlement as well as a large number of listed buildings within this. This landscape setting and rich heritage offer challenges to the future growth of the village which need to ensure that the integrity of the village is maintained. The design of any development and in particular its massing and materials will most likely need to have regard to any potential impact upon the Burnham Market Conservation Area, its setting, and the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty.

The sustainability appraisal shows that two of the four sites proposed as growth options for the village could have a negative impact upon the landscape, H024 & H025.

Site H023 scored positively overall, with the only negative attributed to 'infrastructure, waste and pollution' which relates to the capacity of the water treatment works to serve the whole village and therefore is true of all of the growth options. The site is well located in terms of proximity to centre of the village and services/ facilities currently available there. Access is achievable and other associated impacts are considered to be mitigatable. However this specific area of the village has experienced a relatively large degree of development in the form of the SADMP allocation for 30+ houses, and extensive carpark and other associated facilities. The site is only capable of accommodating a maximum of 8 dwellings, due to size and access/highway restricts.

Site H026 also scored positively overall and has the potential to deliver a new health care facility for the village and wider area, this facility may also have the potential for future expansion. The promoters of the site have put forward this proposal which also includes the provision of 29 dwellings, whilst this is clearly more dwellings than sought this could still be appropriate as other Key Rural Service Centres may not be able to meet the need identified for them and Burnham Market has been identified as a highly sustainable location, and the addition of a new health facility is considered to be a positive opportunity.

Burnham Market – Sustainability Appraisal – Site Conclusion

- After careful consideration and on balance it is considered appropriate to propose Site H026 for allocation for the provision of a new GP Surgery and 29 dwellings. The promoters have suggested this level of housing and the Borough Council considers this to be an appropriate number given the site and the context.

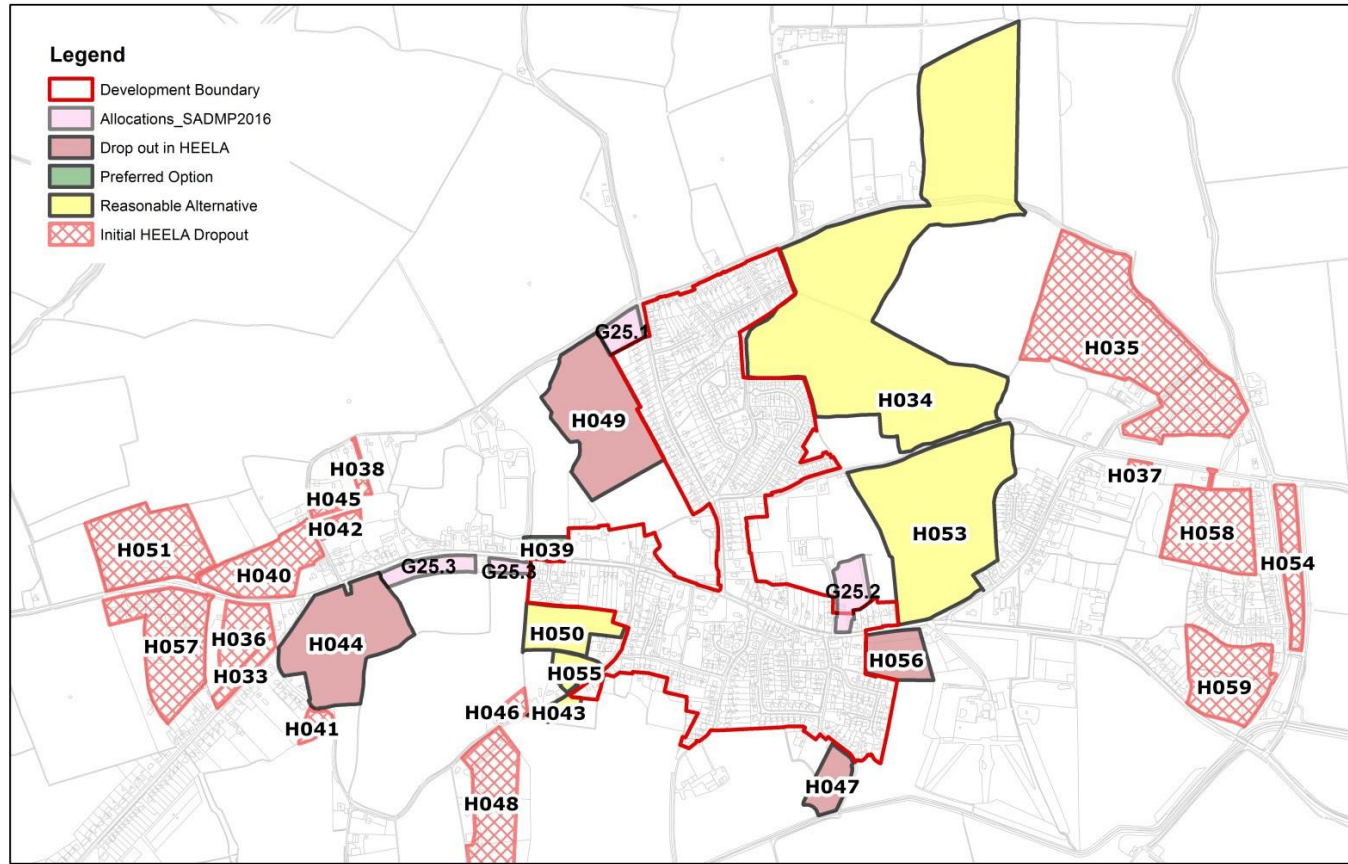
Castle Acre

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Castle Acre Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Castle Acre Neighbourhood Plan Area was formally designated by the Borough Council 08/02/2017 and corresponds with the boundaries of Castle Acre Parish.

The Parish Council is currently preparing a draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan will assess sites and allocate sites to meet the agreed identified need for the village.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration in their Neighbourhood Plan.

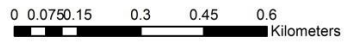
Clenchwarton - Sustainability Appraisal – Site Map

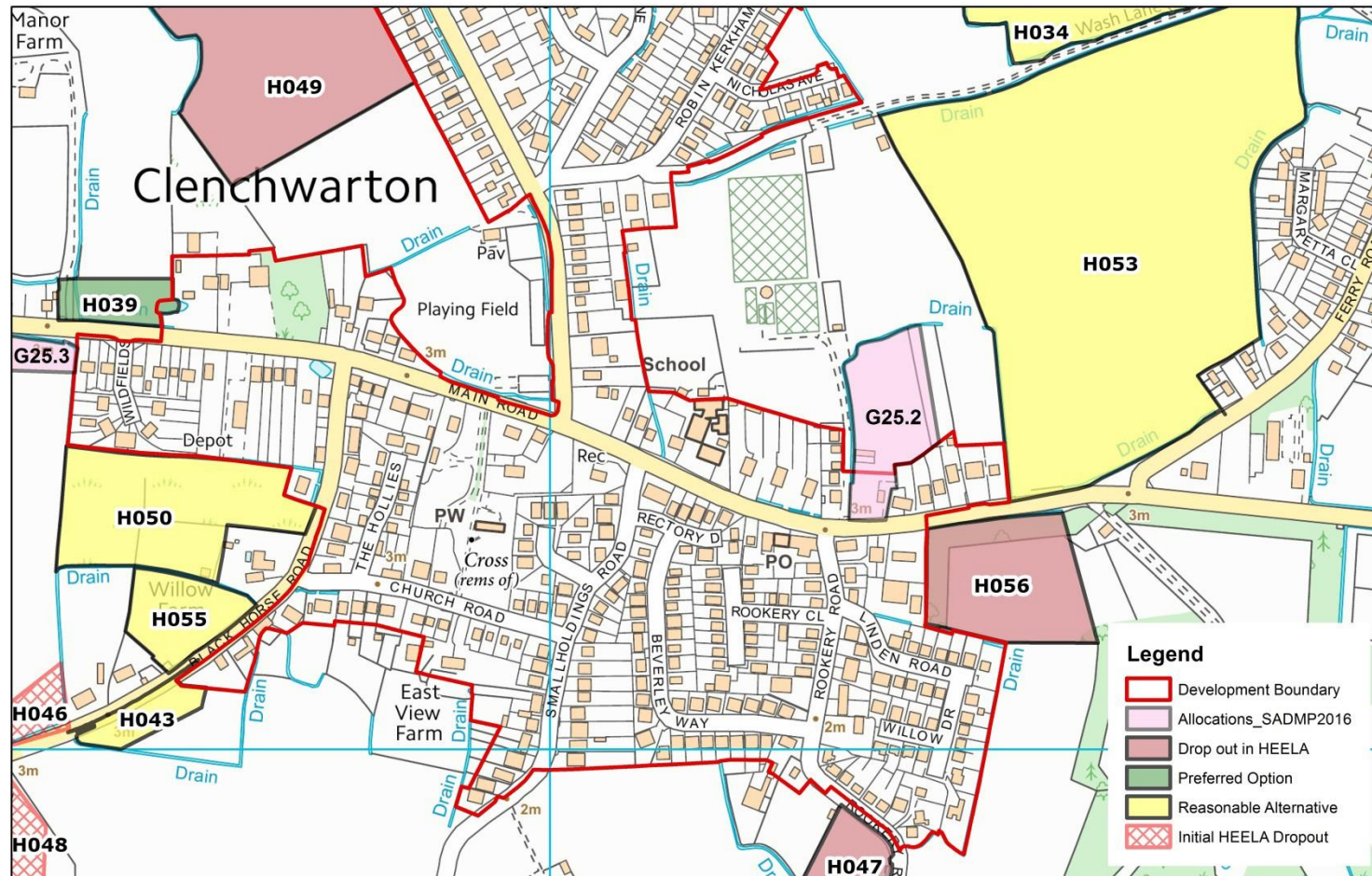


- Legend**
- Development Boundary
 - Allocations_SADMP2016
 - Drop out in HEELA
 - Preferred Option
 - Reasonable Alternative
 - Initial HEELA Dropout

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Clenchwarton





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Clenchwarton

0 0.03750.075 0.15 0.225 0.3
 Kilometers

Clenchwarton – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H034	++	+	O	XX	XX	O	x/#	x/#	O	#
H039	++	+	O	XX	XX	O	#	#	O	#
H043	++	+	O	XX	XX	O	x	#	O	#
H050	++	+/x	O	XX	XX	O	#	x	O	#
H053	++	+	O	XX	XX	O	#	x/#	O	#
H055	++	+	O	XX	XX	O	x	#	O	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Clenchwarton - Sustainability Appraisal – Site Commentary

H034 (11-11-20168097A) – The site is located in the north eastern sector of the settlement off Clapper Lane and Bailey Lane. The site is relatively large, it is considered that development of the whole site would be inappropriate and the impacts upon the landscape and the settlement would be negative, with significant encroachment upon the countryside. NCC HA also considers that the whole site should not be developed as they consider the local road network unsuitable in terms of road/junction capacity/ lack of footpath provision. They suggest that a small portion of the site off the existing estate to the west could be more appropriate. Development of the site would lead to the loss of Grade 2 Agricultural Land and the site is Located within Flood Zone 3a. Anglian Water states that off-site mains reinforcement and a mains asset crosses the site.

H039 (28-11-20162313) – Site H039 is situated in the western portion of the village, on the northern side of Main Road. Development of the site would lead to the loss of Grade 2 Agricultural Land and the site is Located within Flood Zone 3a. To east and west of the site is residential housing and opposite (to the south) is a modest housing estate. In this respect if the site was to be developed for housing it would fit in with the immediate surroundings, it would also appear to ‘round off’ the development boundary. The school is only a short distance away on foot and there is an existing footpath on both side of Main Road, one of which runs along the front of the site. NCC HA consider that access is achievable and any potential impacts on the surrounding local road network could reasonable be mitigated.

H043 (21-11-20166751) – The site lies to the south west of the settlement on the southern side of Black Horse Road, there is existing development on this side of the road and some opposite. Much like other site options development of the site would lead to the loss of Grade 2 Agricultural Land and the site is Located within Flood Zone 3a. Anglian water state that mains cross the site. NCC HA comments that the road is narrow and there is no footpath, therefore they consider the local road network to be unsuitable. For this reason the site scores a negative for the ‘highways & transport’ sustainability factor. It is difficult to suggest based upon current information that this concern can be addressed.

H044 (21-11-20166669) – H044 is to the west of the Settlement, located on the southern side of Main Road. The site also borders Station Road and Wynne’s Lane. Although some distance from the development boundary it is directly adjacent to the SADMP site allocation G25.3. Anglian water comment that off-site mains reinforcement would be required and that mains cross the site. NCC HA considers that access can be achieved and that the footpath links are good. Again development of the site would lead to the loss Grade 2 Agricultural Land and the site is Located within Flood Zone 3a.

H050 (24-11-20165276) – This site is located in the south western portion of the village. Access would be taken from the western side of Black Horse Road. The site is relatively close to centre of the settlement and the school is a short distance on foot. NCC HA comment that access is achievable, they would want to see some off-site improvements in terms of road widening and footpath provision. There are existing properties along Black Horse Road and to the north of the site is a modest housing estate. Again development of the site would lead to the loss Grade 2 Agricultural Land and the site is Located within Flood Zone 3a. The site has been subject to planning applications in the recent past (2015 & 2016) one of these applications was refused by the BCKLWN Planning Committee (15/01510/OM) and the other withdrawn. The refusal was appealed and this was dismissed (APP/V2635/W/16/3160014). Objection from the local community was received both individually and from the Parish Council. The proposal was refused as it was considered that the proposed development represented an overdevelopment of the site harming the character and appearance of the rural area.

H053 (25-11-20164258) – Site H053 is located in the eastern part of the village to the north of Main Road and Ferry Road. It is relatively central to services and facilities on offer at Clenchwarton including the school. Anglian Water states that off-site mains reinforcement may be required. Much like all of the growth options the site is classed a Grade 2 agricultural land and is located within Flood Zone 3a. NCC HA considers that access can be achieved and that any potential impact upon the local road network can be suitably mitigated. The site is relatively large and it may not be appropriate to allocate/develop the entire site. Access appears to be achievable from Main Road, Ferry Road and possibly Benedict Close. A very small portion of this site immediately to the north of Benedict Close came forward with a planning proposal for 8 dwellings however this was refused based upon the 2009 SFRA

H055 (22-11-20169959) – The site is to the south of H050 and north of H043, along Black Horse Road. Much like other site options development of the site would lead to the loss of Grade 2 Agricultural Land and the site is Located within Flood Zone 3a. Anglian water state that mains cross the site. NCC HA comments that the road is narrow and there is no footpath, therefore they consider the local road network to be unsuitable. For this reason the site scores a negative for the ‘highways & transport’ sustainability factor. It is difficult to suggest based upon current information that this concern can be addressed.

SADMP Allocation

G25.1 – This site is allocated by the SADMP for a residential development of at least 10 dwellings.

G25.2– This site is allocated by the SADMP for a residential development of at least 20 dwellings.

G25.3– This site is allocated by the SADMP for a residential development of at least 20 dwellings.

Clenchwarton - Sustainability Appraisal – Site Discussion

Site H039 scores relatively highly overall. It is well related to the existing settlement and would 'round off' the development boundary here; it is bordered on three aspects by existing housing including a modest estate style development. H039 could be considered to be the closest site to the centre of the village and therefore the services and facilities on offer at Clenchwarton including the school. There is also already a footpath from the site to the centre of the village. The HELAA estimated that the site could accommodate in the region of 9 dwellings and the promotor of the site has suggested 10 dwellings would be suitable on the site, in this instance the BCKLWN concurs with the site promotor.

Portions of site H034 could be assessed individually that either link into the existing estate development or along Bailey Lane and this might go some way to addressing the negative impacts associated with the landscape and countryside encroachment. However, whichever portion of the site is taken for further analysis it would not be as close to centre of village as other sites which are available, and therefore the service and facilities on offer at Clenchwarton.

Similarly you could look at part of Site H050 but in this case the improvements to the local road and footpath network would still be required and it is difficult to suggest based on current information how the reason for refusal and appeal dismissal for the site in the recent times can be overcome.

Site H053 scored comparatively well through the sustainability appraisal, but it is considered currently inappropriate to develop the whole site as it is relatively large and therefore could impact negatively upon the settlement and surroundings. A smaller portion of the site could be considered however this isn't what has been submitted and the need has almost been met by Site H034 alone.

Clenchwarton – Sustainability Appraisal – Site Conclusion

- After careful consideration and on balance Site H039 is allocated for the residential development of at least 10 dwellings.

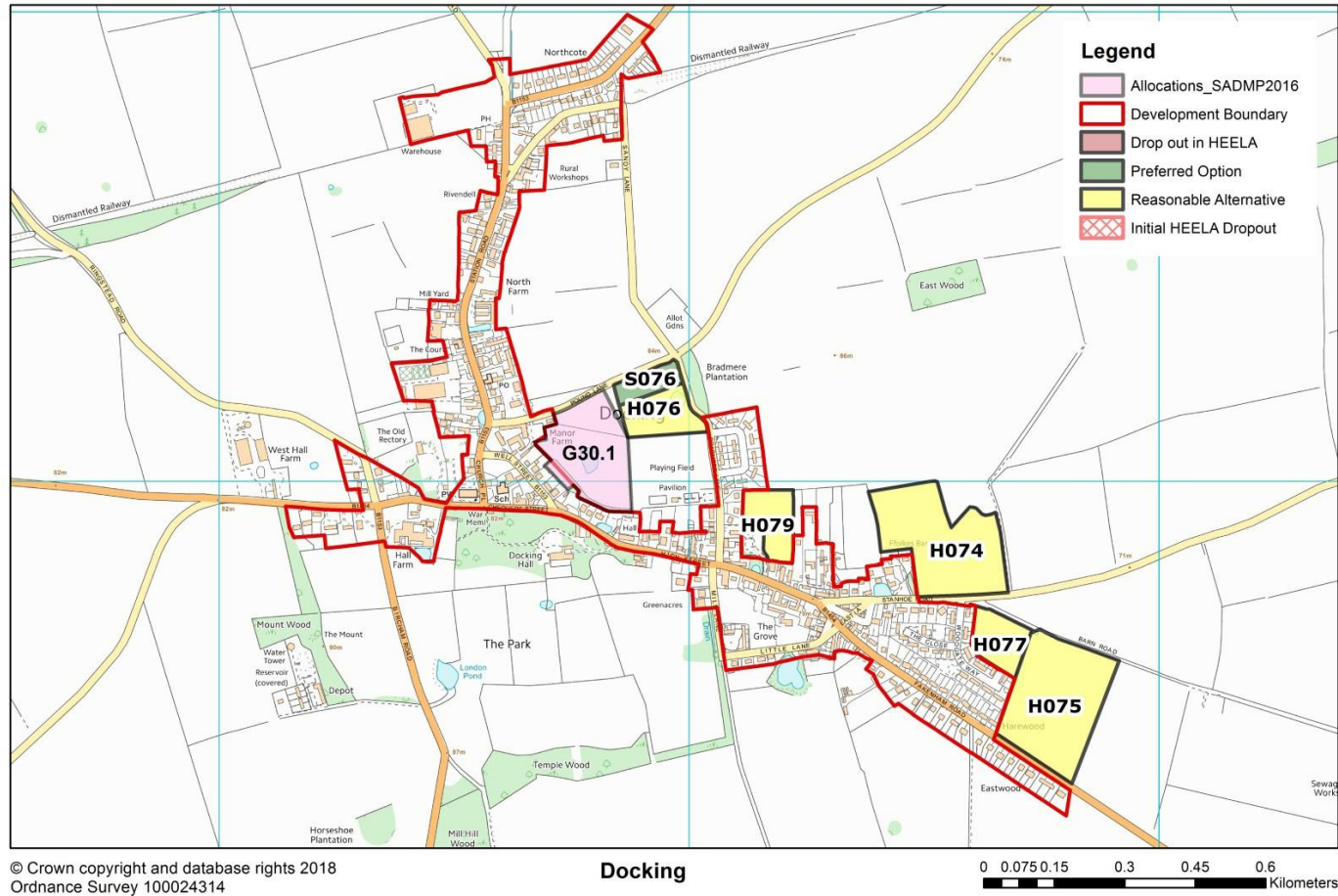
Dersingham

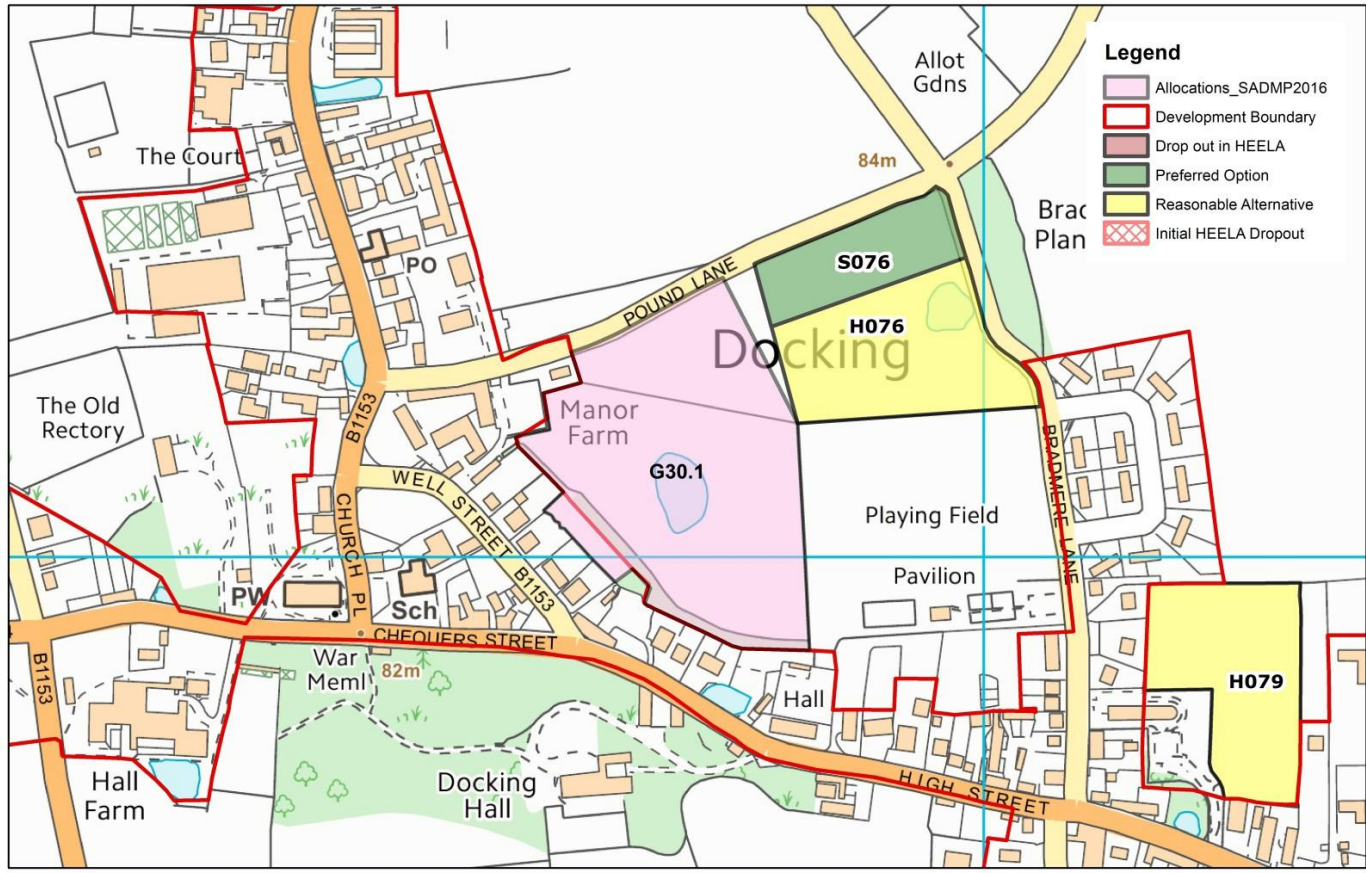
The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Dersingham Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Dersingham Neighbourhood Plan Area was formally designated by the Borough Council 30/10/2017 and corresponds with the boundaries of Dersingham Parish.

The Parish Council is currently preparing a draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan will assess sites and allocate sites to meet the agreed identified need for the village.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration in their Neighbourhood Plan.

Docking - Sustainability Appraisal – Site Map





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 Ordnance Survey 100024314

Docking

0 0.0275 0.055 0.11 0.165 0.22
 Kilometers

Docking – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H074	+	+	O	X	+	#	+	#	O	X
H075	+	+	O	X	+	O	+	#	O	X
H076	++	+	O	X	+	O	+	#	#	X
S076	++	+	O	X	+	O	+	#	#	X
H077	+	+	O	X	+	O	+	#	O	X
H079	+	+	O	X	+	#	?	#	O	X

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Docking - Sustainability Appraisal – Site Commentary

H074 (28-11-20162929) – The site is located in the east of the village, on the northern side of Stanhoe Road. The site is within a reasonable distance of the services and facilities on offer at Docking, hence the positive score with regard to this factor. The site is classed as Grade 3 Agricultural Land and the site promoters state this the site is indeed currently in agricultural use. This site is within Flood Zone 1. It is adjacent to the Docking Conservation Area and therefore any scheme would need to respond to this appropriately. NCC HA considers that the proposed access from Stanhoe road is acceptable. The site is located at the edge of the village and development of the site will result in the encroachment of the built environment into the countryside, again any scheme design will need to respond to this accordingly.

H075 (28-11-20168479) – H075 is located in the eastern area of the village, on the northern side of Fakenham Road, although slightly further out than other growth options it is still within a reasonable distance to services and facilities available at Docking. The site is classed as Grade 3 Agricultural Land and the site promoters state this it is indeed currently in agricultural use. This site is within Flood Zone 1. The site is at a distance from the Docking Conservation Area and largely masked from this by existing residential development. Access is envisaged from Fakenham Road and this is considered to be acceptable by NNC HA. The site is

relatively large and situated at the edge of the settlement and therefore any design scheme would need to recognise this context and respond accordingly. Both in terms of the countryside and the existing residential properties along Fakenham Road and Woodgate Way.

H076 (28-11-20167098) – Site H076 is located relatively central to the village, south of Pound Lane and west of Bradmere Lane. This location ensures a positive score in relation to ‘access to services’ as it is the most central and the closest to the primary school. To the immediate east of the site is the existing SADMP allocation for Docking which benefits from outline planning permission for a residential development comprising 33 dwellings, to the south are the playing fields, and it would appear the countryside encroachment would be limited by the local road network. NCC HA considers that access would be off Pound Lane and potentially linked to the adjacent site and Bradmere Lane, with improvements to Pound Lane in a similar way to the approved site next door. The site is classed as Grade 3 Agricultural Land and the site promoters state this it is indeed currently in agricultural use. This site is within Flood Zone 1. The site is currently a combination of agricultural, pasture and a pond. Similar to the SADMP allocation the pond could be incorporated within the design scheme.

S076 (28-11-20167098) – Site S076 is a smaller portion of Site H076. The development of this site would create a frontage style development along Pound Lane. This smaller section has been selected as it may be the case that the entire site is not required at this moment in time. However it may in a future Local Plan or Neighbourhood Plan. The site scores throughout the sustainability appraisal are similar to that of the larger site. Rather than repeat the text, it is available above.

H077 (28-11-20162340) – This site is located in the east of the settlement adjacent to Site H075. Consequently this site displays many of the characteristics of the larger adjacent site and therefore the scores in the sustainability appraisal are similar. Access can be achieved off Woodgate Way and this is considered to be acceptable to NCC HA. Development of this site could constitute an infill extension to the existing estate development with minimal visual impact upon the countryside. Consideration of the existing adjacent properties will need to be given in the design of any scheme. The site is classed as Grade 3 Agricultural Land and the site promoters state this it is indeed currently in agricultural use. This site is within Flood Zone 1. The site is at a distance from the Docking Conservation Area and largely masked from this by existing residential development.

H079 (21-11-20168769) – H079 is located relatively central to the village, to north of High Street. The site is classed as Grade 3 Agricultural Land and the site promoters state this it is indeed currently in agricultural use. This site is within Flood Zone 1. It is adjacent to the Docking Conservation Area and therefore any scheme would need to respond to this appropriately. The scheme could be seen as not encroaching upon the countryside at the site is currently surrounded by existing development on three and a half aspects; consideration to these existing properties would have to be given. The site promoters consider that access can be achieved as part of the sale of part of the field for Bayfield Surgery the landowner reserved rights to allow for future development of the site, utilising the Surgery access of the High Street, accordingly they believe a development of up to 30 dwellings is possible, however NCC HA whilst consider that access is possible that they would only consider a small scale development accessed off a private drive. Currently this would be 8 dwellings. Given the current uncertainty around access a ‘?’ is awarded for the corresponding sustainability factor.

SADMP Allocation

G30.1– This site is allocated by the SADMP for a residential development of at least 20 dwellings.

Docking - Sustainability Appraisal – Site Discussion

All six of the site options currently available for growth at Docking score reasonably well overall. There is a degree of uncertainty in relation to the ability for access that could facilitate the development of Site H079 in line with the aspirations of the site promoters.

Whilst all of the sites score well in relation to ‘access to services’ Site H076 and S076 are considered to be the closest to these and more centrally related to the village than the other growth options. They are both adjacent to the SADMP allocation which has already been judged to be a sustainable location.

It is considered that Site H076 is capable of providing between 35 and 40 dwellings. This is higher than the number of 7 sought. Consequently part of the site has been assessed separately as S076. It is considered that this site is capable of being developed as a frontage style development for 10 dwellings. The remainder of Site H076 could be considered for future development as part of a future Local Plan or Neighbourhood Plan. As part of this the ability to still access the remainder of the site should be included in any site scheme.

Docking – Sustainability Appraisal – Site Conclusion

- There is not one site which clearly stands out as the most sustainable option, all the sites score relatively well and similar to one another. After careful consideration and balance it is considered that Site S076 should be proposed for allocation for at least 10 dwellings. This is because it reflects the number of dwellings being sought, access can be achieved, countryside encroachment is contained by the local road network and the location appears to be the most central and closest to the services available, including the primary school.

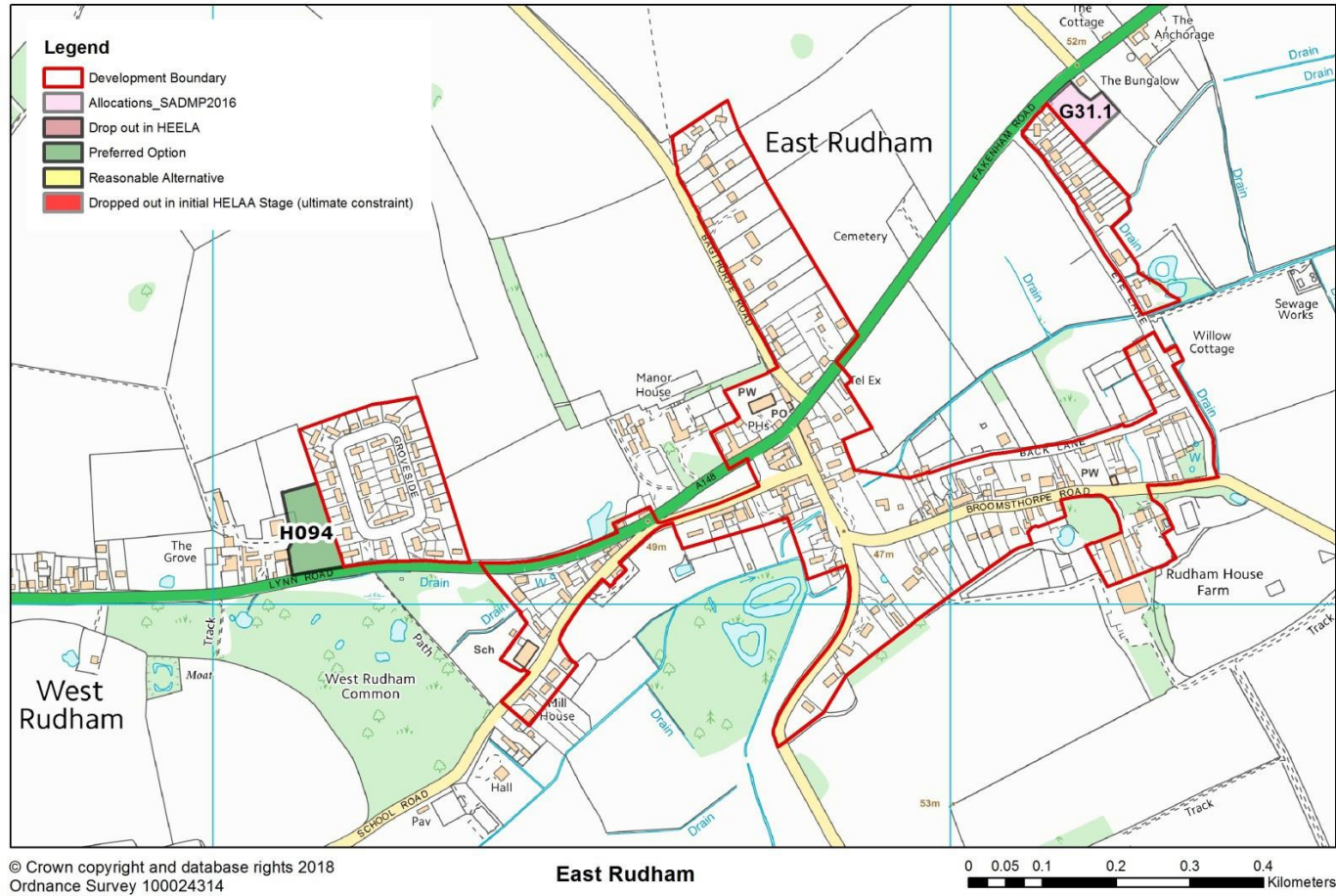
Downham Market

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Downham Market Town Council is in the process of preparing a Neighbourhood Plan for their Area. The Downham Market Neighbourhood Plan Area was formally designated by the Borough Council 27/01/2016 and corresponds with the boundaries of Downham Market Parish.

The Town Council is currently preparing a draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan will assess sites and allocate sites to meet the agreed identified need for the Town.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Town Council for their consideration in their Neighbourhood Plan.

East Rudham - Sustainability Appraisal – Site Map



East Rudham – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
	+	+	O	X	+	#	#	#	#	O

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

East Rudham - Sustainability Appraisal – Site Commentary

H094 (23-11-20164778) – The Site is at the western edge of the settlement boundary, on the northern side of Lynn Road. To the north are agricultural fields, to the east is a residential estate style development of approximately 60 dwellings. To the south, across the main road, is mature vegetation which makes up a part of West Rudham Common. To the west is a complex of agriculturally related buildings. The site is currently used for agricultural purposes as grazing land; it is classed as grade 3 agricultural land (note that this is a constraint upon the whole settlement). The site is relatively close to the primary school and other facilities currently on offer within East Rudham. The site is adjacent to the development boundary for East Rudham, however much like a number of the properties on the adjacent estate, the site falls with the Parish of West Rudham. The site is located within Flood Zone 1, so there is a low risk here. In terms of impacts upon the historic environment, West Rudham Conservation Area is at a distance from the site and masked by Grove-side estate and West Rudham Common. Grove Farm House is a Grade II listed building, this can be found to the west of the site, however it is masked by the multiple farm related buildings and barns. It is therefore considered that impacts will be limited and could reasonably be mitigated if need through measures such as good design, layout, massing and materials. In terms of the natural environment as mentioned West Rudham Common lies to the south of the site, this is a County Wildlife Site. NCC Landscape and Green Infrastructure team also state the Hearse Pit Common is to the south, they believe that impacts of development of this site could be reasonably mitigated. If the site was to be developed it could be viewed as part of the settlement as along Lynn Road at West and East Rudham development is experienced and as this site is between existing development encroachment upon the countryside would be limited. Access can be achieved onto Lynn Road; this section of the road is 30 mph, NCC as the local highway authority considers that constraints can be overcome through development of the site and that any potential impact on the functioning of local road could be reasonably mitigated.

SADMP Allocation

G31.1– This site is allocated by the SADMP for a residential development of at least 10 dwellings.

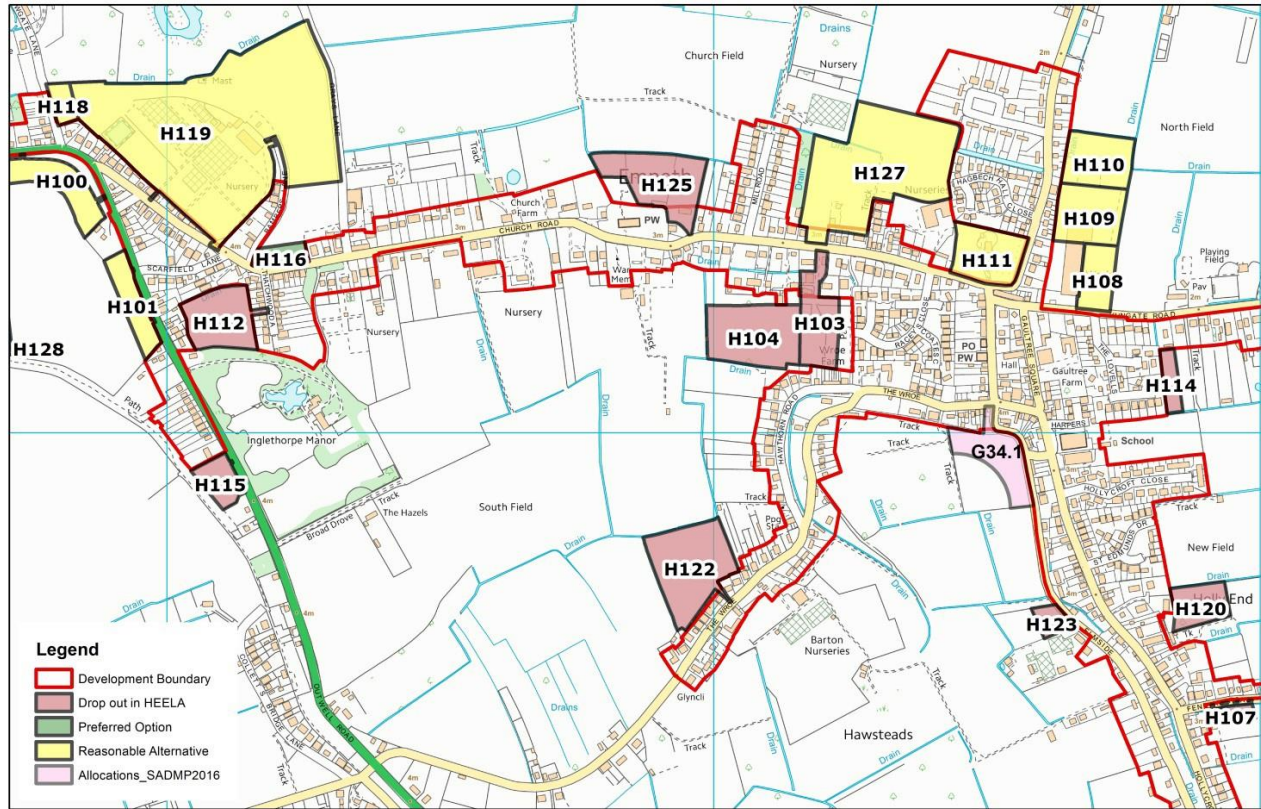
East Rudham - Sustainability Appraisal – Site Discussion

The sustainability appraisal indicates that Site H094 is a sustainable site for residential development, with an overall positive score. Access is achievable and it is considered that there would be a limited impact overall, which could be mitigated as part of the development of the site. The promotor of the site suggests that the site is capable of accommodating 10 dwellings, and indicatively suggests that this could be a mix of terraced, semi-detached and detached properties. The Borough Council concurs that the site is capable of delivering 10 dwellings.

East Rudham – Sustainability Appraisal – Site Conclusion

- Site H094 is proposed for residential allocation of at least 10 dwellings

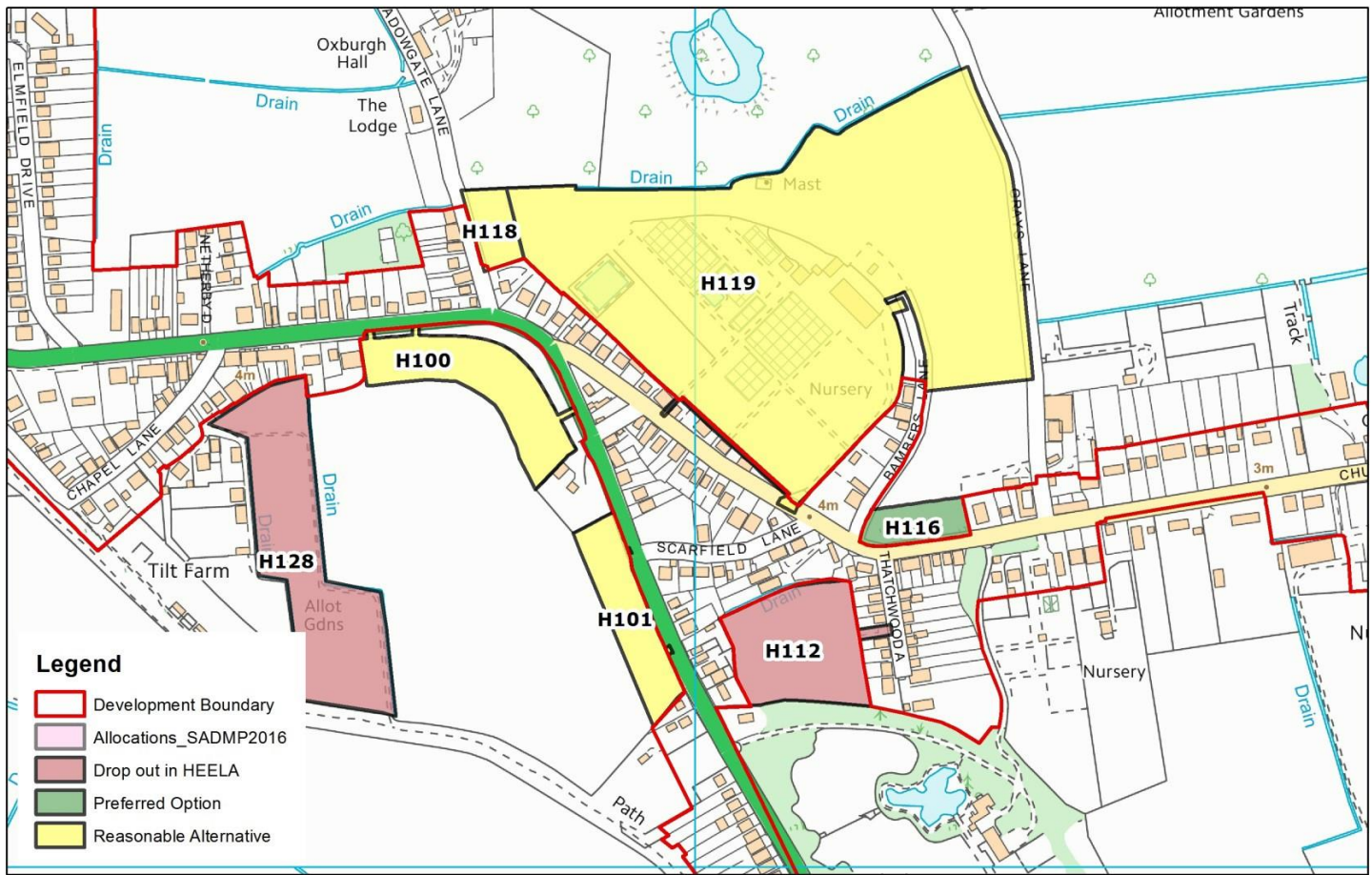
Emneth - Sustainability Appraisal – Site Map



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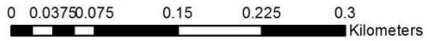
Emneth

0 0.05 0.1 0.2 0.3 0.4
 Kilometers



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Emneth



Emneth – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H100	+	+	+	XX	+	o	#	o	o	#
H101	+	+	+	XX	+	o	#	o	o	#
H108	++	+	+	XX	+/x	o	#	?	o	#
H109	++	+	x	+	+/x	o	#	?	o	#
H110	++	+	+	XX	+/x	o	#	#	o	#
H111	++	+	+	XX	+	?	#	o	o	#
H116	+	+	+	XX	+	o	#	o	o	#
H118	+	+	+	XX	+	#	#	o	o	#
H119	+	+	+/x	XX	+	#	#	#	o	#
H127	++	+	+	XX	+/x/xx	#	#	#	o	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Emneth- Sustainability Appraisal – Site Commentary

H100 (27-11-20161354A) – The site is located to the west of the village, to the south of Elm High Road. The site’s location results in a positive score for ‘access to services’ although the site is not as close to village centre (and the services on offer there) as some of the other sites proposed. Development of the site could provide additional housing including affordable housing and provide a degree of support to the local economy through the construction phase and also the uplift in population using local services, hence the positive score for ‘economy A business’. The site is classed as Grade 1 Agricultural Land, and although this is true for all of site options proposed for Emneth the site promoters state that the site is currently in agricultural use, the score for ‘economy B food production’ reflects this. The site scores positively in the factor ‘flood risk’ as the site is located within Flood Zone 1 (low risk). It is considered that development of the site would have a neutral impact with regard to ‘heritage’, ‘landscape & amenity’ and ‘natural environment’. NCC HA state that there are potential access constraints on the site, but

these could be overcome through development; likewise they believe that any potential impact on the functioning of local roads could be reasonably mitigated. This results in a dependant on implementation score for 'highways & transport'. To the west of the site is residential housing, across Elm High Road to the north and east is residential housing, the majority of housing in this vicinity is ribbon in nature.

H101 (27-11-20161354B) – This site is positioned to the south-east of Site H100 and consequently the sustainability appraisal scores are similar. The site is currently in agricultural use according to the site promotor. To the south and across Outwell Road is ribbon style development which comprises residential housing. NCC HA state that there are potential access constraints on the site, but these could be overcome through development. This results in a dependant on implementation score for 'highways & transport'.

H108 (28-11-20164231) – The site is situated in the northern section of the village, to the north of Hungate Road. To the east is land which has outline planning permission for a residential development of 44 dwellings (15/01532/OM), to south is existing residential estate and ribbon style housing. To the west is an area of employment. The site's location results in a highly positive score for 'access to services' with the village centre, shops and school close by. Development of the site could provide additional housing including affordable housing and provide a degree of support to the local economy through the construction phase and also the uplift in population using local services, hence the positive score for 'economy A business' The land is associated with the employment site adjacent appears separate from this and not in the same use. The site is classed as Grade 1 Agricultural Land and so the site scores poorly for this in the factor 'economy B food production'. In terms of 'flood risk' the site is located mainly within Flood Zone 1 and there is a small portion of the south western extent of the site which is within Flood Zone 2. The LLFA state that the Risk of Surface Water Flooding (RoSWF) mapping indicates that the site is at risk of surface water flooding, there is an area of surface water pooling covering 50% of the site and that there is a watercourse adjacent (possibly connected) to the site in the north east corner. They consider that mitigation for these constraints and significant information would be required at the planning stage. In terms of 'heritage' and 'natural environment' it is considered that there would be a neutral impact. NCC HA state that there are potential access constraints on the site, but these could be overcome through development. They also state that it is believed that any potential impact on the functioning of local roads could be reasonably mitigated and that footpath improvements would be required. This results in a dependant on implementation score for 'highways & transport'. In terms of 'landscape & amenity', whilst the employment element aside the area is predominantly residential, it is unclear how the development would be compatible with the adjacent employment site which could lead to amenity issues for future residents.

H109 (28-11-20163110) – The site is immediately to the north of Site H108, consequently they share many of the same aspects and characteristics which result in similar scores in the sustainability appraisal. Access could be achieved through land to the south, through Site H108 or through the land to the west with existing planning permission (15/01532/OM). The site although classed as agricultural Grade 1 land, appears not to be being used for this as it forms part of a current employment site. The site promoters suggest that there is an opportunity to locate the business elsewhere therefore facilitating the development of this brownfield site; however no further details regarding this have been provided. The Borough Council would not want to lose an existing

local employment site, unless the criteria in Core Strategy Policy CS10 could be met. This results in a positive score for 'economy B food production', it results in a negative score for 'economy A business' this is because an employment site would be lost, there is the potential for employment to be generated through the development / construction of the site although this would relatively short term, the uplift in population from the new development could potentially support the local economy, however on balance it is currently considered that the loss of the employment site would outweigh the benefits, based on current information. The site is mainly located within Flood Zone 1; there is a small part of the north eastern section of the site covered by Flood Zone 2. The LLFA state that RoSWF mapping indicates that there are areas at risk from surface water ponding covering the southern and western part of the site (1 in 1000 year rainfall event). There is a watercourse on the eastern boundary of the site. They suggest that mitigation for these constraints and significant information would be required at the planning stage. Anglian Water state that off-site mains reinforcement would be required. Given that the site's current industrial use, the Borough Council Environmental Protection Team consider that there is the potential for contamination. The score of 'landscape & amenity' is uncertain as it is unclear as to how future housing would be compatible with the remaining element of employment land, this could potentially cause amenity issues for future residents.

H110 (28-11-20163195) – The site is to the north of Sites H108 & H109 consequently the sustainability appraisal scores for some categories are similar. Access could potentially be achieved through the sites to the south onto Hungate Road or through the site to the east with planning permission (15/01532/OM) again onto Hungate Road, NCC as the local highway authority consider that there are potential access constraints on the site. They also state that any potential impact on the functioning of local roads could be reasonably mitigated and that footpath improvements would be required. In terms of 'flood risk' the majority of the site is located within Flood Zone 1, with a small portion along the sites eastern boundary within Flood Zone 2. The LLFA state that there is a watercourse on the eastern and northern boundaries of the site. They suggest that mitigation for these constraints and significant information would be required at the planning stage.

H111 (28-11-20167363) – Another site located in the northern section of the settlement, this one is north of Church Road. The site therefore scores highly positively for the factor 'access to services'. The site is classed as Grade 1 Agricultural Land, although it is noted that the site comprises a dwelling and land described as garden by the site promotor. There is a positive score for 'flood risk' as the site is located within Flood Zone 1 (low risk). The score for 'heritage' is unknown as the site is adjacent to the Grade 2 listed building (6 & 8 Church Road). The agent for the site also suggests that there is potentially archaeology within the former moat area of the site. NCC HA consider that there are potential access constraints on the site, but these could be overcome through development. They also state that any potential impact on the functioning of local roads could be reasonably mitigated and that footpath improvements would be required. This leads to a dependent upon implementation score for 'highways & transport'. Anglian Water consider that there are mains on site which may require diversion.

H116 (22-11-20164510) – The site is in the western part of the village, north of Church Road. The area is predominantly residential with the settlement pattern being ribbon along Church Road, Thatchwood Avenue, Scarfield Lane and Bambers Lane. This location results in a positive score for ‘access to services’. There are also positive scores for ‘community & social’, ‘economy A business’ and ‘flood risk’. As with all of the site options the land is classed as Grade 1 agricultural land hence the negative score for ‘economy B food production’. It is considered that there would be a neutral impact for ‘heritage’, ‘landscape and amenity’ and ‘natural environment’. NCC HA state that there are potential access constraints on the site, but these could be overcome through development. They also consider that any potential impact on the functioning of local roads could be reasonably mitigated. This results in a dependent upon implementation score for the ‘highways & transport’ factor. Part of the site already benefits from outline planning permission for two dwellings (16/00242/O / 16/01248/O); one of these dwellings has full planning permission (16/02108/F). This reduces the dwelling capacity of the site for allocation purposes, the HELAA and the agent for the site suggest that the site could accommodate a further 5 dwellings.

H118 (18-11-20162868) – This site is located in the west of the village, to the east of Meadowgate Lane. The location ensures a positive score for ‘access to services’. There are also positive scores for ‘community & social’, ‘economy A business’ and ‘flood risk’. It is considered that there would be a neutral impact for ‘landscape and amenity’ and ‘natural environment’. The site promoter states that the site is currently in agricultural use, it also classed as Grade 1 Agricultural Land; this results in a negative score for ‘economy B food production’. NCC HA state that there are potential access constraints on the site, but these could be overcome through development. They also consider that any potential impact on the functioning of local roads could be reasonably mitigated and that footpath improvements would be required. This results in a dependent upon implementation score for the ‘highways & transport’ factor. Development of the site could have a detrimental impact on designated heritage assets or their setting, the impact could be mitigated through design of the scheme. To the north of the site is the Oxborough Hall complex which comprise of 4 Grade 2 listed buildings. Therefore there is a ‘#’ for ‘heritage’.

H119 (18-11-20165382) – The site is relatively large and situated next to Site H118. The location ensures a positive score for ‘access to services’. There are also positive scores for ‘community & social’ and ‘flood risk’. It is considered that there would be a neutral impact for ‘natural environment’. Development of the site could have a detrimental impact on designated heritage assets or their setting, the impact could be mitigated through design of the scheme. To the north of the site is the Oxborough Hall complex which comprise of 4 Grade 2 listed buildings. Therefore there is a ‘#’ for ‘heritage’. The score for ‘economy A business’ is both positive and negative this is because the site is currently used as a commercial horticultural business. The Borough Council would not want to see this local employment site lost unless the requirements of Core Strategy policy CS10 The Economy are met, currently information to this effect has not been supplied. The development of the site would result in some employment generation albeit relatively short term and the uplift in residents could support the local economy, on balance it is currently considered that the loss of the site would outweigh the benefits. The land is classed as Grade 1 Agricultural Land this results in a negative score for ‘economy B food production’. Given the sites current use there are vehicular access points already in existence, these could be upgraded according to the site agent to accommodate the suggested use of residential. NCC HA state that there are

potential access constraints on the site, but these could be overcome through development. They also consider that any potential impact on the functioning of local roads could be reasonably mitigated and that footpath improvements would be required. This results in a dependent upon implementation score for the 'highways & transport' factor. The score for 'landscape and amenity' is dependent upon implementation, as the site is relatively large and borders a number of existing residential properties situated on the surrounding roads. Given the use the Borough Council Environmental Protection Team suggest that there is the potential for contamination. Anglian water state that there are mains on site, that may require diversion.

H127 (24-11-20163839) – The site is located within the northern area of the village and is located within close proximity to the village centre where the bulk of the local services are located. This results in a highly positive score for 'access to services'. The site scores positively for 'community & social' and 'economy a business'. The site agent states that the site is currently in agricultural use and it is classed as Grade 1 Agricultural Land so the score for 'economy b food production' is highly negative. Approx. 50% of the site is located within Flood Zone 2 and a small portion is within Flood Zone 3. The LLFA state that there is watercourse apparent within the centre of the site that then is directed to the north. RoSWF mapping indicates that there are areas of ponding on the south west area of the site. Accordingly heavy mitigation would be required for these constraints and significant information required at the planning stage. The score for heritage is '#' as contained within the site is a Grade 2 listed heritage asset. Dovecote, 30 Church Road, Emneth. NCC HA state that there are potential access constraints on the site, but these could be overcome through development. They also consider that any potential impact on the functioning of local roads could be reasonably mitigated and that footpath improvements would be required. This results in a dependent upon implementation score for the 'highways & transport' factor. The score for 'landscape & amenity' is also '#' as a number of existing properties border the site.

SADMP Allocation

G34.1 – This site is allocated by the SADMP for a residential development of at least 36 dwellings.

Emneth - Sustainability Appraisal – Site Discussion

- It should be noted that a number of sites have been submitted which fall within the Parish of Emneth which are separated from the village of Emneth by the A47. These sites are considered to be more closely related to the Town of Wisbech and as are considered to be part of the Wisbech Fringe Area.
- Currently at Emneth a variety of sites in terms of size, location and characteristics have been submitted for consideration. A number of sites are located further away from the centre of the village and therefore are not as close to the local services and facilities on offer. (Sites H100, H101 & H118)
- Several sites have been submitted that would lead to the loss of current employment sites, which would need to be stratified in Core Strategy Policy CS10 The Economy in order / the equivalent in the Local Plan review to come forward. Based upon current information these sites cannot be considered further. (Sites H108, H109, H110 & H195). Site H111, the impact upon the historic environment if developed is unclear as is how the site could be developed if the existing property was to remain. Site H127 is well located in terms of access to services however approx. 50% of the site is located within Flood Zone 2 and a small portion within Flood Zone 3. With regard to all of the sites mentioned within this bullet point further investigation and information relating to the constraints identified would be required for these sites to be reconsidered.
- Site H116 is relatively constraint free and if developed could be described as an infill development and would appear to fit in with the immediate surroundings which mainly comprise ribbon style residential development. The site is within Flood Zone 1 and access can be achieved from Church Road

Emneth – Sustainability Appraisal – Site Conclusion

- On balance and after careful consideration it is considered appropriate to allocate Site H116 for a residential development of at least 5 dwellings.

Feltwell and Hockwold cum Wilton

Whilst a number of sites were submitted for consideration in the Local Plan review via the 2016 'Call for Sites and Policy Considerations' consultation for Feltwell and Hockwold cum Wilton, these were assessed through the HELAA and no sites were considered potentially appropriate for further consideration.

Gayton, Grimston & Pott Row

Gayton, Grimston & Pott Row are three settlements which together form a Key Rural Service Centre.

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area.

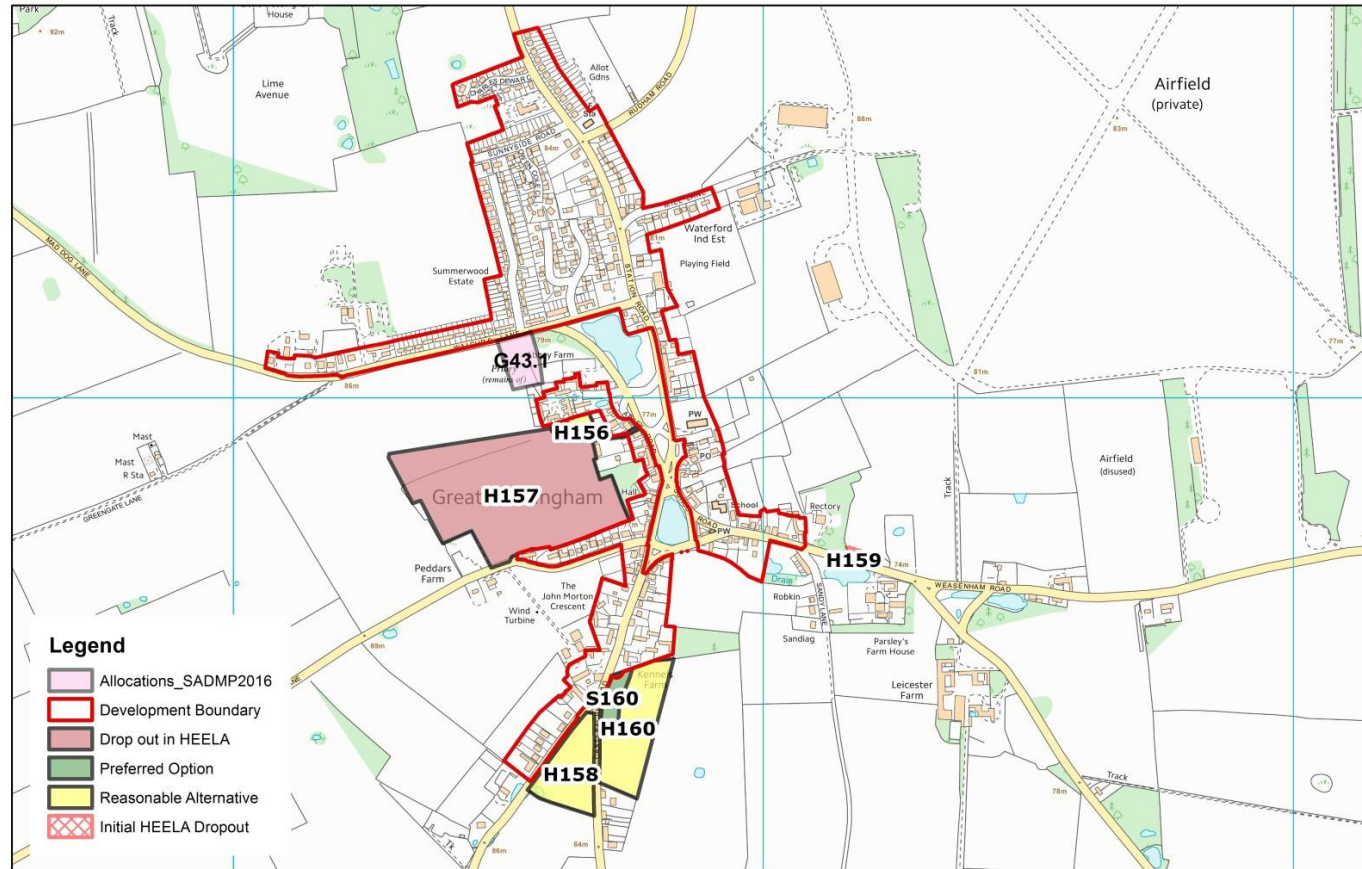
Gayton Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Gayton Neighbourhood Plan Area was formally designated by the Borough Council 08/05/2017 and corresponds with the boundaries of Gayton Parish.

The three Parishes of Grimston, Roydon & Congham are jointly preparing a Neighbourhood Plan for their Area. This Neighbourhood Plan Area was formally designated by the Borough Council 05/10/2017 and corresponds with the boundaries of the three Parishes.

The Parish Councils are currently preparing draft versions of their Neighbourhood Plans for consultation. Their Neighbourhood Plans will assess sites and allocate sites to meet the agreed identified need.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Councils for their consideration in their Neighbourhood Plans.

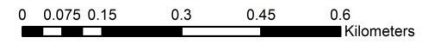
Great Massingham - Sustainability Appraisal – Site Map

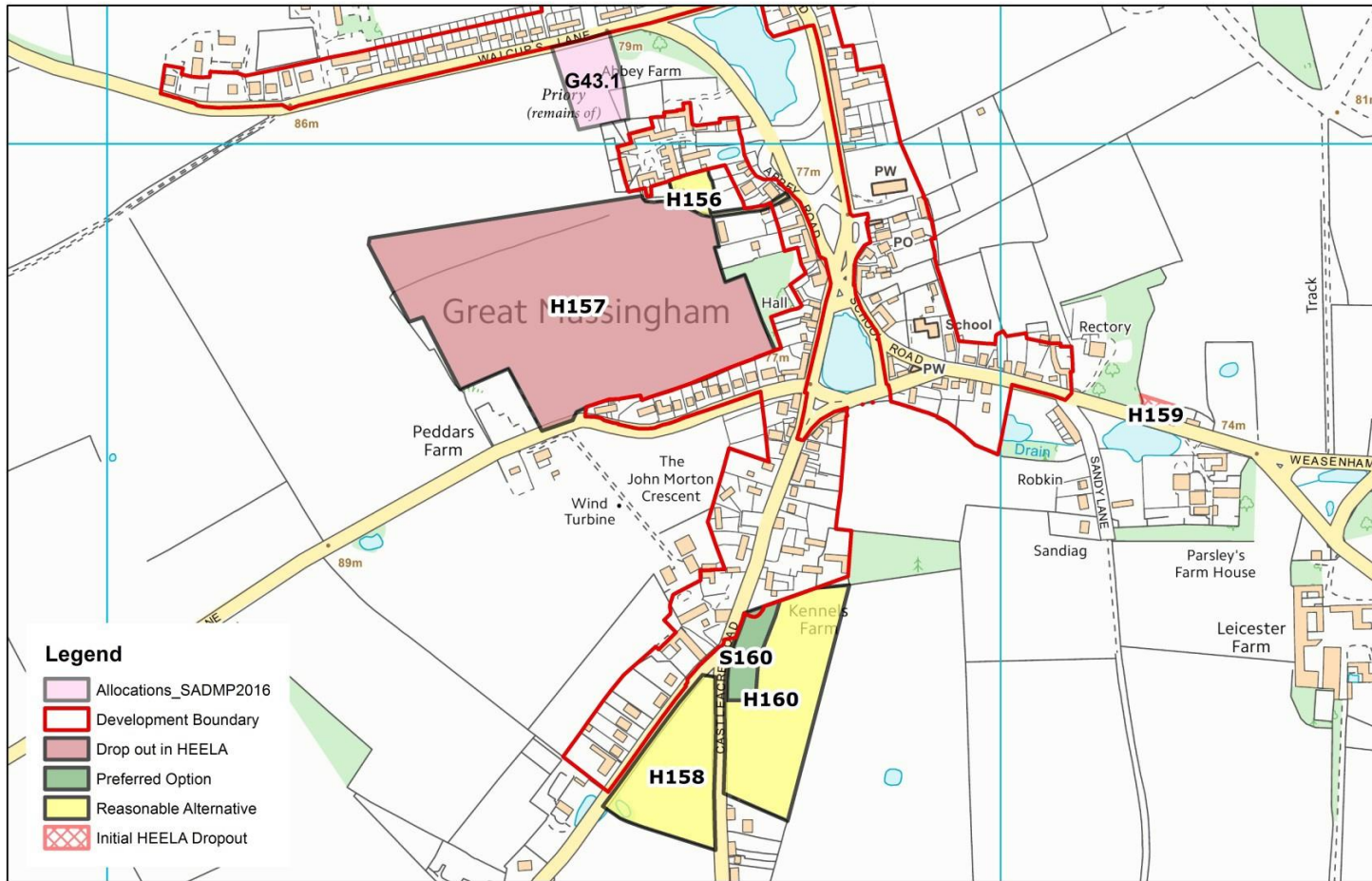


- Legend**
- Allocations_SADMP2016
 - Development Boundary
 - Drop out in HEELA
 - Preferred Option
 - Reasonable Alternative
 - Initial HEELA Dropout

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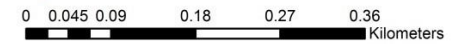
Great Massingham





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Great Massingham



Great Massingham – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H156	++	+	O	X	+	#	#	#	O	#
H158	++	+	O	X	+	#	#	#	O	#
H160	++	+	O	X	+	#	#	#	O	#
S160	++	+	O	X	+	#	#	#	O	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Great Massingham - Sustainability Appraisal – Site Commentary

H156 (14-11-20164821) – This site is located in the centre of village; this ensures a highly positive score with regard to ‘access to services’. The site promoters state that the site is currently vacant and has in past been associated with a farm yard, the land is classed as grade 3 agricultural land, although doesn’t appear to be in agricultural use. The risk of flooding is low, with the site being within Flood Zone 1. In terms of heritage impacts the site is adjacent to the Great Massingham Conservation Area and therefore any design scheme will have to respond to this asset, known for its historic and architectural value, accordingly. The site has previously been subject to a pre-application and NCC HES commented that there is the potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site. Access is proposed off Abbey Road where there is an existing access road to the site which was upgraded to serve converted barns adjacent to the site (10/01433/F). NCC HA consider that potential access constraints can be overcome through development and that potential impact on the functioning of local roads can also be reasonably mitigated. The site is boarded by existing residential development on three sides and agricultural fields to the south west, development here will also need to respond to this setting accordingly. Great Massingham Foot Path 7, a public right of way passes through the sites and follows the southern boundary. NCC Landscape & GI team consider that this should be incorporated into green corridors / open space if possible and that some enhancement may be required. The Borough Council Environmental Protection team state that there is a backfilled pond on site and the

site has been associated with Abby Farm so there is the potential for contamination and as part of the pre-app mentioned earlier full desk study was recommend should a formal application come forward.

H158 (28-11-20164460A) – The site is triangular in shape and boarded by Castle Acre Road and Drunken Drove, it is located in the south of the village. Whilst the site isn't as central as other options it is still within a reasonable distance to services and facilities on offer at Great Massingham. The site is currently in agricultural use according to the site promoters, and is classed as Grade 3 Agricultural Land. The risk to flooding is low, with the site being within Flood Zone 1. The Great Massingham Conservation Area is adjacent to the site and therefore any design scheme will have to respond to this asset, known for its historic and architectural value, accordingly. The site is at the entrance to the village if approached from the south and the Conservation Area. There existing properties opposite (approx. 8) the site along Drunken Drove and a few (approx. 3) along Castle Acre Road, the aspect to the south and mainly to east is that of open countryside / agricultural land. Any scheme for this site will also need to respond to the setting as it appears to be the edge of the settlement as it transition towards the countryside. The site is clearly visible from the public realm both in the short and longer distance from the local road network and footpaths. Development of the site could alter the character of the local area.

H160 (28-11-20166499) – This site is to the east of Site H158 separated by Castle Acre Road, consequently it displays many of the characteristics and therefore the scores are similar. Whilst the site isn't as central as other options it is still within a reasonable distance to services and facilities on offer at Great Massingham. The site is currently in agricultural use according to the site promoters, and is classed as Grade 3 Agricultural Land. The risk to flooding is low, with the site being within Flood Zone 1. The Great Massingham Conservation Area is adjacent to the site and therefore any design scheme will have to respond to this asset, known for its historic and architectural value, accordingly. The site is at the entrance to the village if approached from the south and the Conservation Area. To the north, south and partial western aspects are existing properties; to the east is open countryside/ agricultural fields. Any scheme for this site will also need to respond to the setting as it appears to be the edge of the settlement as it transition towards the countryside.

S160 (Part of H160 (28-11-20166499)) – S160 is a smaller portion of H160. As such the sites display many of the same characteristics and the scores in the sustainability appraisal are similar. One impact that would be less is the impact upon the landscape as the site is smaller. Whilst site isn't as central as other options it is still within a reasonable distance to services and facilities on offer at Great Massingham. The site is currently in agricultural use according to the site promoters, and is classed as Grade 3 Agricultural Land. The risk to flooding is low, with the site being within Flood Zone 1. The Great Massingham Conservation Area is adjacent to the site and therefore any design scheme will have to respond to this asset, known for its historic and architectural value, accordingly. The site is at the entrance to the village if approached from the south and the Conservation Area. To the north, south and partial western aspects are existing properties; to the east is open countryside/ agricultural fields. Any scheme for this site will also need to respond to the setting as it appears to be the edge of the settlement as it transition towards the countryside.

SADMP Allocation

G43.1– This site is allocated by the SADMP for a residential development of at least 12 dwellings.

Great Massingham - Sustainability Appraisal – Site Discussion

All of the sites considered in the sustainability appraisal scored the same, meaning that based on the scores alone no one site is clearly better than the other.

H156 is a relatively small site and is not capable on its own to deliver the growth originally sought for the village, through the Borough Council's preferred method, of 6 dwellings.

H158 given its shape and prominence in the approach to village is considered to have a slightly greater impact on the area if developed than part of H160.

H160 is too large for the growth sought and development of the entire site rather than a smaller portion would clearly have a greater impact on the area.

S160 is a smaller portion of H160 and is capable of accommodating the 6 dwellings sought, it scores well in the sustainability appraisal and is considered to have slightly less of an impact upon the area if developed. The shape has been chosen as it is considered to accord better with the existing development boundary and built environment of the village. The entire frontage has not been selected as it is considered that and sense of openness, although slightly reduced, would still be retained and a view, albeit a slightly reduced one, from Castle Acre Road would be retained in some capacity.

It may be appropriate to develop the remainder of the frontage or indeed the larger site in a future Local Plan or Neighbourhood Plan.

Great Massingham – Sustainability Appraisal – Site Conclusion

- After careful consideration and on balance it is considered appropriate to allocate Site S160 for the residential development of at least 6 dwellings

Heacham

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Heacham Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Heacham Neighbourhood Plan Area was formally designated by the Borough Council 19/05/2017 and corresponds with the boundaries of Heacham Parish.

The Parish Council is currently preparing a draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan will assess sites and allocate sites to meet the agreed identified need for the village.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration in their Neighbourhood Plan.

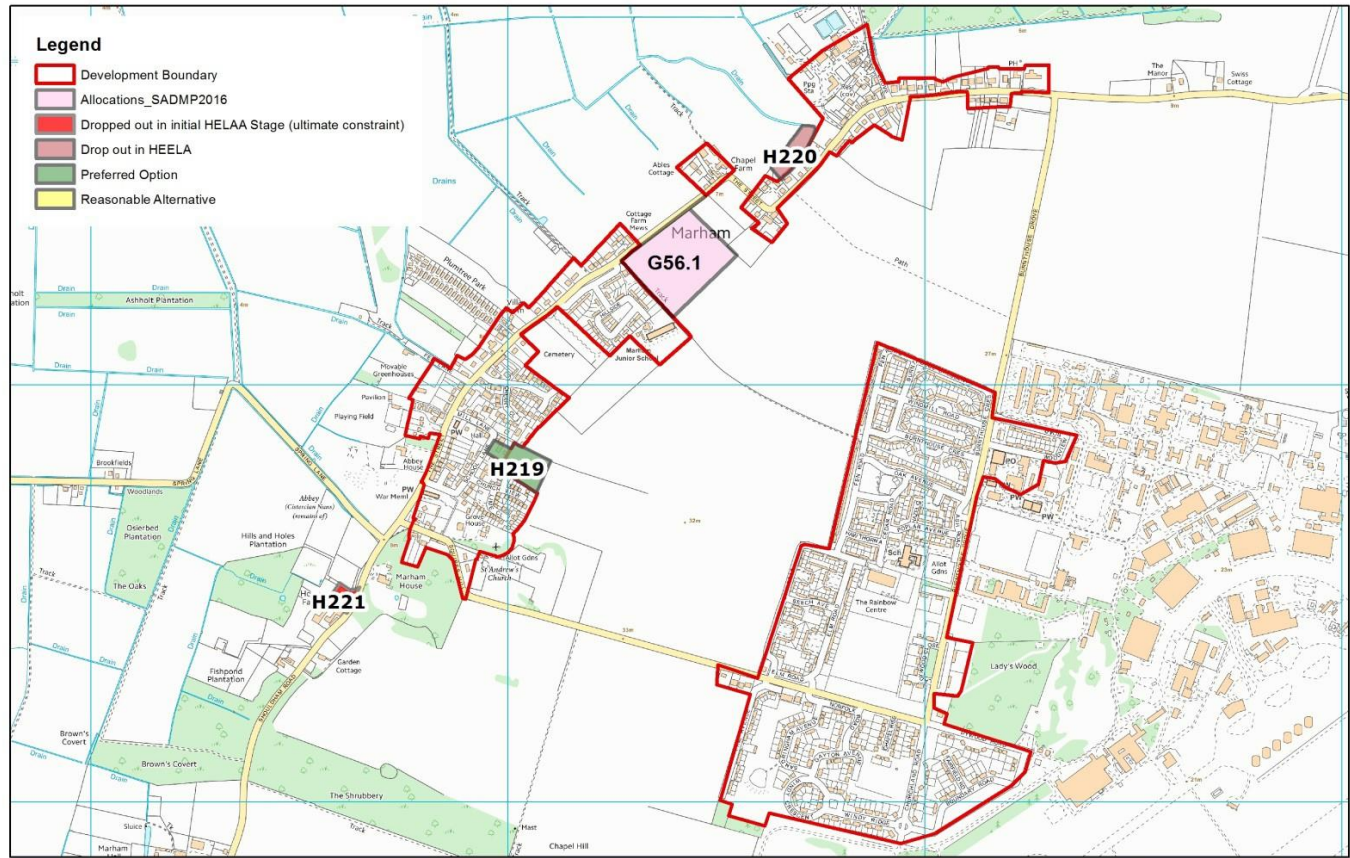
Hunstanton

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Hunstanton Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Hunstanton Neighbourhood Plan Area was formally designated by the Borough Council 05/02/2013 and corresponds with the boundaries of Hunstanton Parish.

The Town Council is currently preparing a draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan will assess sites and allocate sites to meet the agreed identified need for the village.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration in their Neighbourhood Plan.

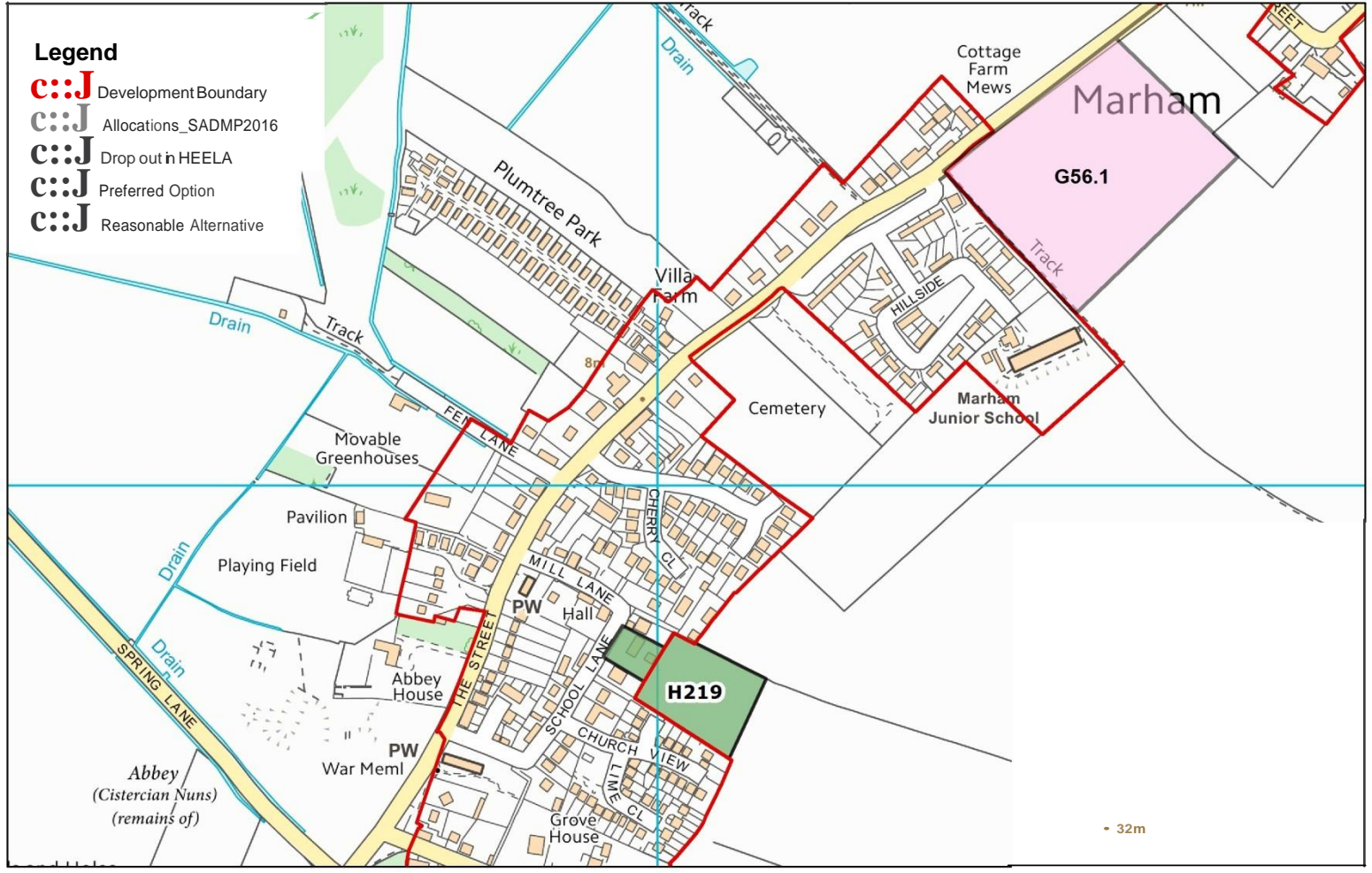
Marham - Sustainability Appraisal – Site Map



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Marham

0 0.075 0.15 0.3 0.45 0.6
Kilometers



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Marham

0 0.0375 0.075 0.15 0.225 0.3
 Kilometers

Marham – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
	+	+	+	XX	+	o	#	o	o	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Marham- Sustainability Appraisal – Site Commentary

H219 (11-11-20166123) – This site scores positively for the factor ‘access to services’ as the site is located within a reasonable distance to a number of local facilities including the village hall, church, and primary school. The site is located within Flood Zone 1 (low risk), the LLFA consider that standard information would be required at the planning stage and that there are little to no constraints, hence there is a positive score for ‘flood risk’. There is also a positive score for ‘economy A business’ as not only would there be an economic benefit from the construction and associated industries, an increase in the local population could support local services and facilities, and with RAF Marham close by could provide off-base housing for those directly or indirectly employed by one the Borough’s largest employers. It could also provide affordable housing close to RAF Marham hence the positive score for ‘community and social’.

There would be a neutral impact upon ‘heritage’, ‘landscape & amenity’ and ‘natural environment’. The site is located to east of the village, to north, south and west of the site is existing residential housing in an estate style layout, to the east and north east is countryside, however development of the site would be seen in the context of the existing built environment from either short distance views from the adjacent road/foot path network or limited longer distance views that may be possible from the road network and local footpaths.

There is a negative recorded for the factor ‘economy B food production’ as the site is located in area classed as Grade 2 / Grade 3 Agricultural Land, however this is a constraint upon the settlement. It is noted that the current owners state that site is currently used as a horse paddock. There is no objection from NCC as the local highway authority who consider that potential access constraints could be overcome through development and that development will not have a detrimental impact on the functioning of trunk or local roads. Access could be achieved from either School Lane or Church

View. Accordingly a '#' is awarded for the factor 'highways and transport'. The score for 'infrastructure, pollution & waste' is dependent upon implementation.

SADMP Allocation

G56.1 – This site is allocated by the SADMP for a residential development of at least 50 dwellings.

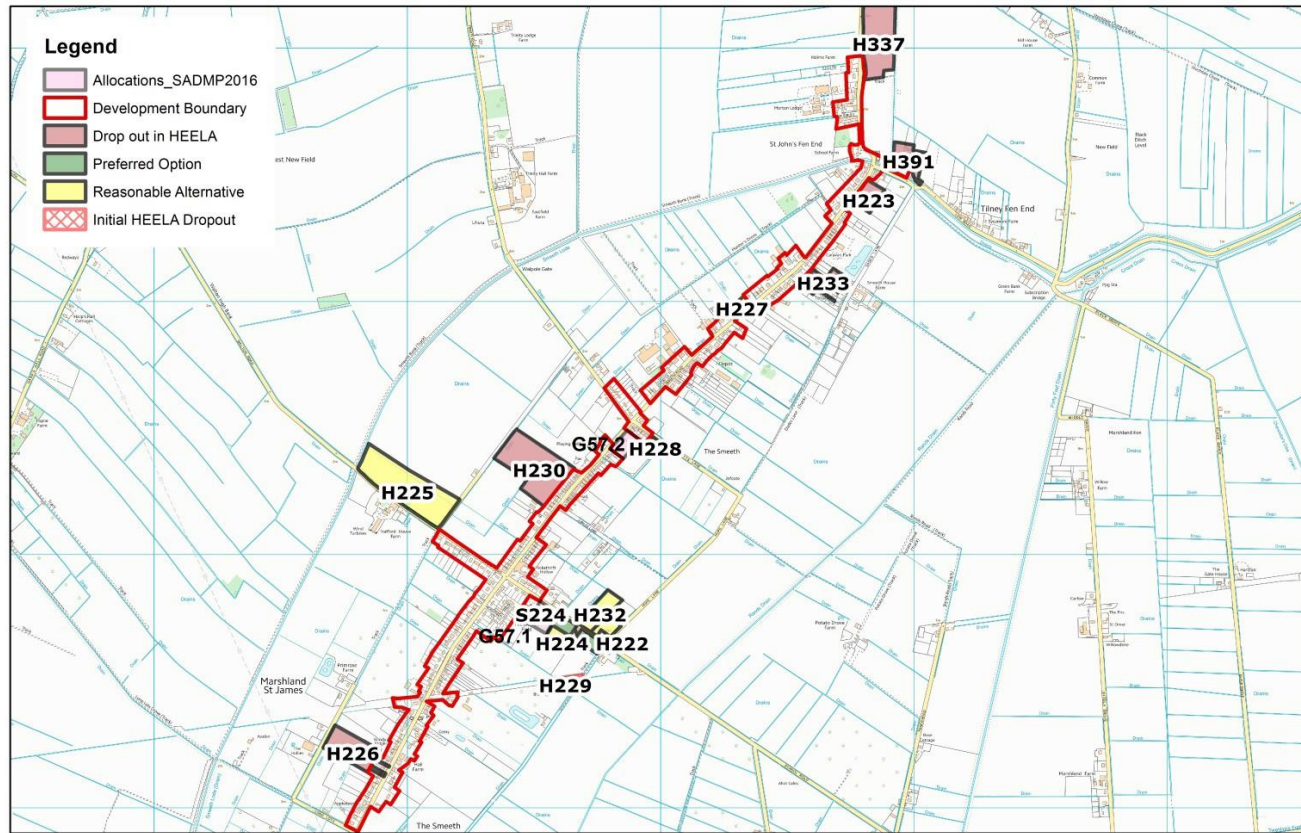
Marham - Sustainability Appraisal – Site Discussion

- Overall the sustainability appraisal indicates that Site H219 would be potentially suitable for allocation given that it scores positively overall, it is relatively constraint free, and it is currently the only site which has been put forward for consideration that was not rejected as part of the HELAA assessment process.
- The site has previously been considered for allocation as part of the SADMP process, and was considered to be a preferred option at the Preferred Option Stage, however at that time an additional site came forward which was considered more sustainable and therefore G56.1 was allocated by the SADMP.
- The Local Plan review's growth strategy seeks to support Marham and its role in the local and national economy as it play's home to RAF Marham. Accordingly dwelling are sought for allocation and Marham is classed as a Growth Key Rural Service Centre. Unfortunately, at this stage, only one site has been proposed which is considered to be a realistic option for development and this site is not capable due to its size to provide sufficient dwellings to meet the total sought.
- The HELAA indicates that Site H219 could accommodate in the region of 21 dwellings, previously as part the SADMP process the site was considered suitably for the allocation of 38 dwellings, and the current site owners consider that the site could deliver 25 dwellings.

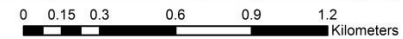
Marham – Sustainability Appraisal – Site Conclusion

- After careful consideration and on balance given that Site H219 scores positively overall, would assist in achieving the Local Plan review's growth strategy in supporting Marham and RAF Marham, and that is currently the only realistic site option, it is considered appropriate to propose the allocation of Site H219 for at least 25 dwellings.

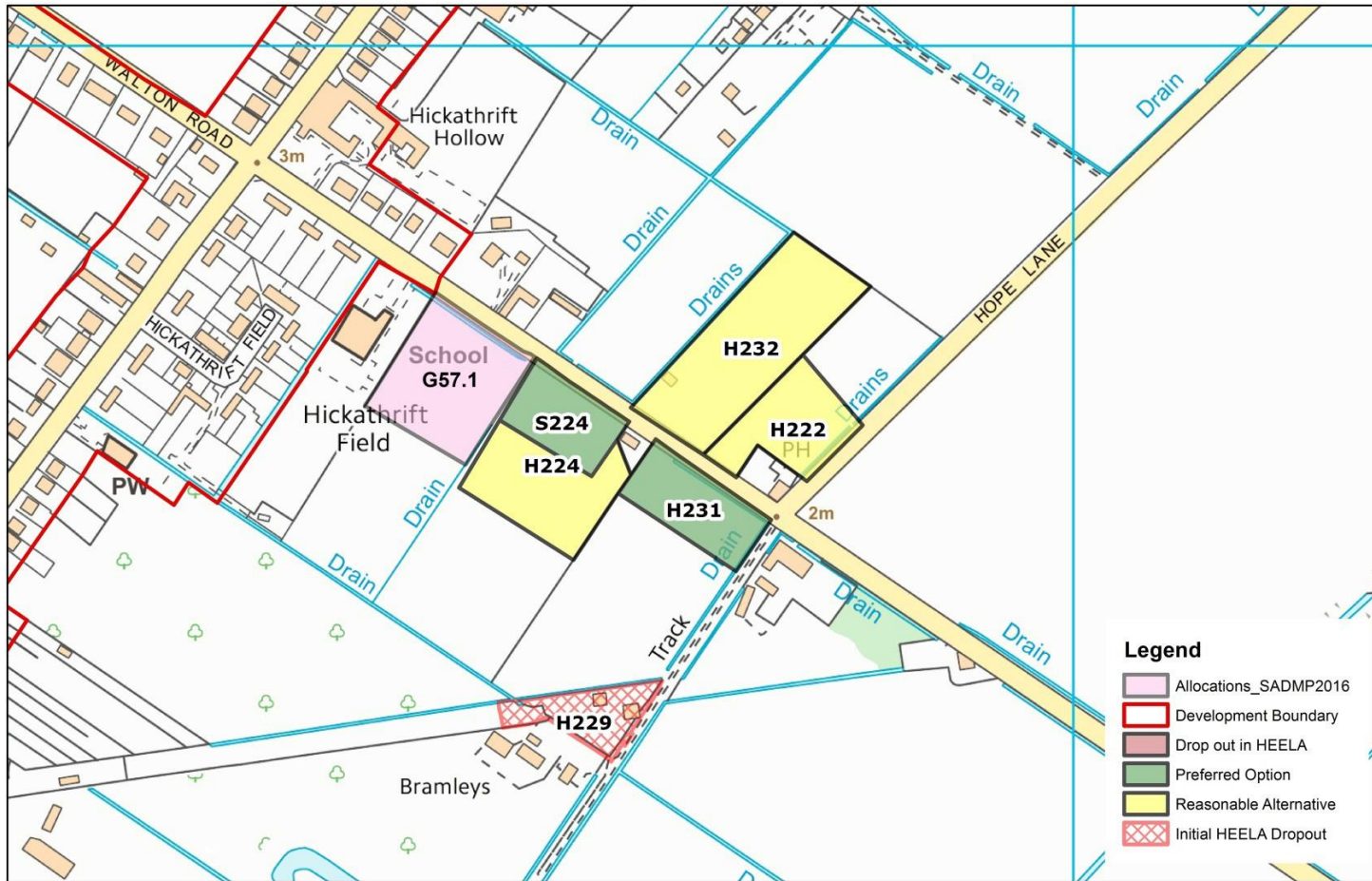
Marshland St James / St. John's Fen End with Tilney Fen End- Sustainability Appraisal – Site Map



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Marshland St James / St John's Fen End with Tilney Fen End



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Marshland St James / St John's Fen End with Tilney Fen End

Marshland St James / St. John's Fen End with Tilney Fen End – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H222	++	+	O	XX	+	O	#	O	O	O
H224	++	+	O	XX	+	O	#	O	O	O
S224	++	+	O	XX	+	O	#	O	O	O
H225	+	+	O	XX	XX	O	#	O	O	#
H227	+	+	O	XX	XX	O	#	O	O	O
H231	++	+	O	XX	+	O	#	O	O	#
H232	++	+	O	XX	+	O	#	O	O	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Marshland St James / St. John's Fen End with Tilney Fen End- Sustainability Appraisal – Site Commentary

H222 (07-11-20168123) – The site fronts on to School Road and Hope Lane, it warps around the village public house the Marshland Arms. Although the character of the settlement is predominantly linear which results in services and facilities being spread, as well as being close to the village pub, the site is close to the school. Norfolk County Council as the local highway authority consider that there are potential constraints to access but that these could be overcome through development, they also indicate that if this site was to come forward for allocation they would want to see it come forward in combination with the adjacent site H232, rather than on its own. They also consider that development of the site will not have a detrimental impact on the functioning of trunk roads and / or local roads. This results in a highly positive score for ‘Access to Services’ and a dependent upon implementation score for ‘Highways & Transport’. Development of this site could result in a mix of housing and tenures and this is reflected by a positive score for ‘Community & Social’. It is considered that there would be a neutral impact for ‘Economy A Business’ although any future residents may support the very local economy such impact would be limited. The Site is classed as Grade 2 Agricultural Land and to reflect this a highly negative score is attributed to the factor ‘Economy B Food Production’, however it should be noted that this is a constraint upon the village and therefore there are no sites which offer development on a

lower grade of agricultural land. The site is located within Flood Zone 1 of the 2018 draft BCKLWN SFRA and therefore scores positively for 'Flood Risk'. The impacts upon 'Heritage', 'Landscape & Amenity', 'Natural Environment' and 'Infrastructure, Pollution & Waste' are all considered to be neutral.

H224 (22-11-20167183) - This site is located adjacent to the SADMP allocation G57.1 on School Road. The site is therefore located close to the School. As part of the planning permission for the allocated site is the inclusion of a foot path at the front of the site along School Road which links the development to the School. Development of this site could offer the opportunity to continue this footpath along School Road. The site scores highly positively for 'Access to Services' and positively for 'Community & Social'. It is considered that development of the site would have a neutral impact upon the factors 'Heritage', 'Landscape & Amenity', 'Natural Environment'. Norfolk County Council as the local highway authority consider that there are potential constraints to access but that these could be overcome through development. They also consider that development of the site will not have a detrimental impact on the functioning of trunk roads and / or local roads. This results in a dependent upon implementation score for 'Highways & Transport'. The score for 'Infrastructure, Pollution & Waste' is dependent upon implementation as it appears that there are some overhead cables on the site. The scores are highly negative for 'Economy B Food Production' and 'Flood Risk', as the site is classed as Grade 2 Agricultural Land. The site is located within Flood Zone 1 of the 2018 draft BCKLWN SFRA and therefore scores positively for 'Flood Risk'.

S224 (22-11-20167183) – This is smaller portion of Site H224. This has been selected and assessed separately as it would create a frontage style development which is reflective of the overall settlement pattern, but not all of the site may be required to meet the housing need. As the site is a smaller version of the larger site the score in the sustainability appraisal are broadly the same. Rather than repeat the text in full it can be viewed above.

H225 (24-11-20161788) - The site located on the northern side of Walton Road, development of the site would extend the built environment of the village westwards. The site scores positively for 'Access to Services' and positively for 'Community & Social'. It is considered that development of the site would have a neutral impact upon the factors 'Heritage', 'Landscape & Amenity', 'Natural Environment'. Norfolk County Council as the local highway authority consider that there are potential constraints to access but that these could be overcome through development. They also consider that development of the site will not have a detrimental impact on the functioning of trunk roads and / or local roads. This results in a dependent upon implementation score for 'Highways & Transport'. The score for 'Infrastructure, Pollution & Waste' is dependent upon implementation as Anglian Water state that off-site mains would need reinforcement and that there are mains on site and these may require diversion. The scores are highly negative for 'Economy B Food Production' and 'Flood Risk', as the site is classed as Grade 2 Agricultural Land and is within Flood Zone 3a of the 2018 draft BCKLWN SFRA.

H227 (25-11-20162342) – Site H227 is located on the north western side of Smeeth Road, in the northern portion of the settlement. This location results in a positive score in relation to ‘Access to Services’. It also scores positively for ‘Community & Social’. It is considered that development of the site would have a neutral impact upon the factors ‘Heritage’, ‘Landscape & Amenity’, ‘Natural Environment’. Norfolk County Council as the local highway authority consider that there are potential constraints to access but that these could be overcome through development. They also consider that development of the site would not have a detrimental impact on the functioning of trunk roads and / or local roads. This results in a dependent upon implementation score for ‘Highways & Transport’. No constraints have been identified with regard to the indicator ‘Infrastructure, Pollution & Waste’. The scores are highly negative for ‘Economy B Food Production’ and ‘Flood Risk’, as the site is classed as Grade 2 Agricultural Land and is within Flood Zone 2 and 3a of the BCKLWN SFRA.

H231 (26-11-20169617) – The site is located on the southern side of School Road and is adjacent to Site H224 (separated by a detached bungalow). Consequently has similar characteristics and therefore the site scores very similarly to Site H224. The site scores highly positively for ‘Access to Services’ and positively for ‘Community & Social’. It is considered that development of the site would have a neutral impact upon the factors ‘Heritage’, ‘Landscape & Amenity’, ‘Natural Environment’. Norfolk County Council as the local highway authority consider that there are potential constraints to access but that these could be overcome through development. They also consider that development of the site will not have a detrimental impact on the functioning of trunk roads and / or local roads. This results in a dependent upon implementation score for ‘Highways & Transport’. The score for ‘Infrastructure, Pollution & Waste’ is dependent upon implementation as it appears that there are some overhead cables on the site. The scores are highly negative for ‘Economy B Food Production’ and ‘Flood Risk’, as the site is classed as Grade 2 Agricultural Land. The site is located within Flood Zone 1 of the 2018 draft BCKLWN SFRA and therefore scores positively for ‘Flood Risk’.

H232 (28-11-20166539) – This site is located on the northern side of School Land adjacent to Site H222 and opposite Sites H224 and H231. The site scores highly positively for ‘Access to Services’ and positively for ‘Community & Social’. It is considered that development of the site would have a neutral impact upon the factors ‘Heritage’, ‘Landscape & Amenity’, ‘Natural Environment’. Norfolk County Council as the local highway authority consider that there are potential constraints to access but that these could be overcome through development. They also consider that development of the site will not have a detrimental impact on the functioning of trunk roads and / or local roads. This results in a dependent upon implementation score for ‘Highways & Transport’. The score for ‘Infrastructure, Pollution & Waste’ is dependent upon implementation as Anglian Water state that off-site mains reinforcement would be required. The scores are highly negative for ‘Economy B Food Production’ and ‘Flood Risk’, as the site is classed as Grade 2 Agricultural Land. The site is located within Flood Zone 1 of the 2018 draft BCKLWN SFRA and therefore scores positively for ‘Flood Risk’.

SADMP Allocations

G57.1 – Marshland Saint James – Land adjacent to Marshland Saint James Primary School – Land amounting to 0.8 hectares is allocated by the SADMP for at least 15 dwellings.

G57.2 – Marshland Saint James - Land adjacent 145 Smeeth Road, Marshland Saint James – Land amounting to 0.62 hectares is allocated by the SADMP for at least 10 dwellings.

Further Information / Terrington St. John Neighbourhood Plan

St. Johns Fen End falls within the Parish of Terrington St. John. The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Terrington St. John with St. Johns Highway / Tilney St. Lawrence combined form a Key Rural Service Centre. Terrington St. John is one Parish which includes St. Johns Highway and St. John's Fen End. Tilney St. Lawrence is a separate Parish.

Terrington St. John Parish Council is in the process of preparing a Neighbourhood Plan for their area. The Terrington St. John Neighbourhood Plan Area was formally designated by the Borough Council 02/12/2015 and corresponds with the boundaries of Terrington St. John Parish. The Parish Council is currently preparing draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan will aim to meet the agreed identified need for settlement of approx. 10 dwellings.

Whilst those sites within the Parish of Terrington St. John submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration.

Marshland St James / St. John's Fen End with Tilney Fen End- Sustainability Appraisal – Site Discussion

- The sites which are considered in the sustainability appraisal are located within relatively close proximity to one another. This means that most of the sites display similar characteristics and therefore the scores for the majority of the factors are similar.
- Flood Risk results in Site H225 and H227 cannot be considered any further as the other sites are all within Flood Zone 1. Additionally they are a little further away from services within the settlement than others proposed. H225 and may not sit as well with the existing settlement given that it would direct growth further west.
- Sites H222, H224, H231 and H232 are all located on School Road and within Flood Zone 1. Overall none of these sites score better than the other, and there is not one outstanding candidate for allocation.
- However, Site H224 is adjacent to Site G57.2 which is allocated within the SADMP for at least 15 dwellings and benefits from an outline and reserved matters planning application for 17 dwellings. The planning applications detail a footpath at the front of the site which links to the adjacent school. The allocation and development of Site H224 could result in the extension of the footpath, thereby ensuring that future residents could walk to the school and, as this links to the wider footpath network, other areas of the village. The HELAA indicates that Site H224 could accommodate in the region of 20 dwellings which is too many. Currently approximately 10 dwellings are sought it is believed that the best way to achieve this is to allocate part of H224 (Site S224) which would provide 5 dwellings and the adjacent parcel of land Site H231 which could also accommodate at least 5 dwellings. This would create frontage style development along the southern side of School Road, which would be in keeping with the overall settlement pattern of residential development. A foot-path could also potentially be created to the school. The remainder of the land in the vicinity could be allocated in future Local Plans or a Neighbourhood Plan.

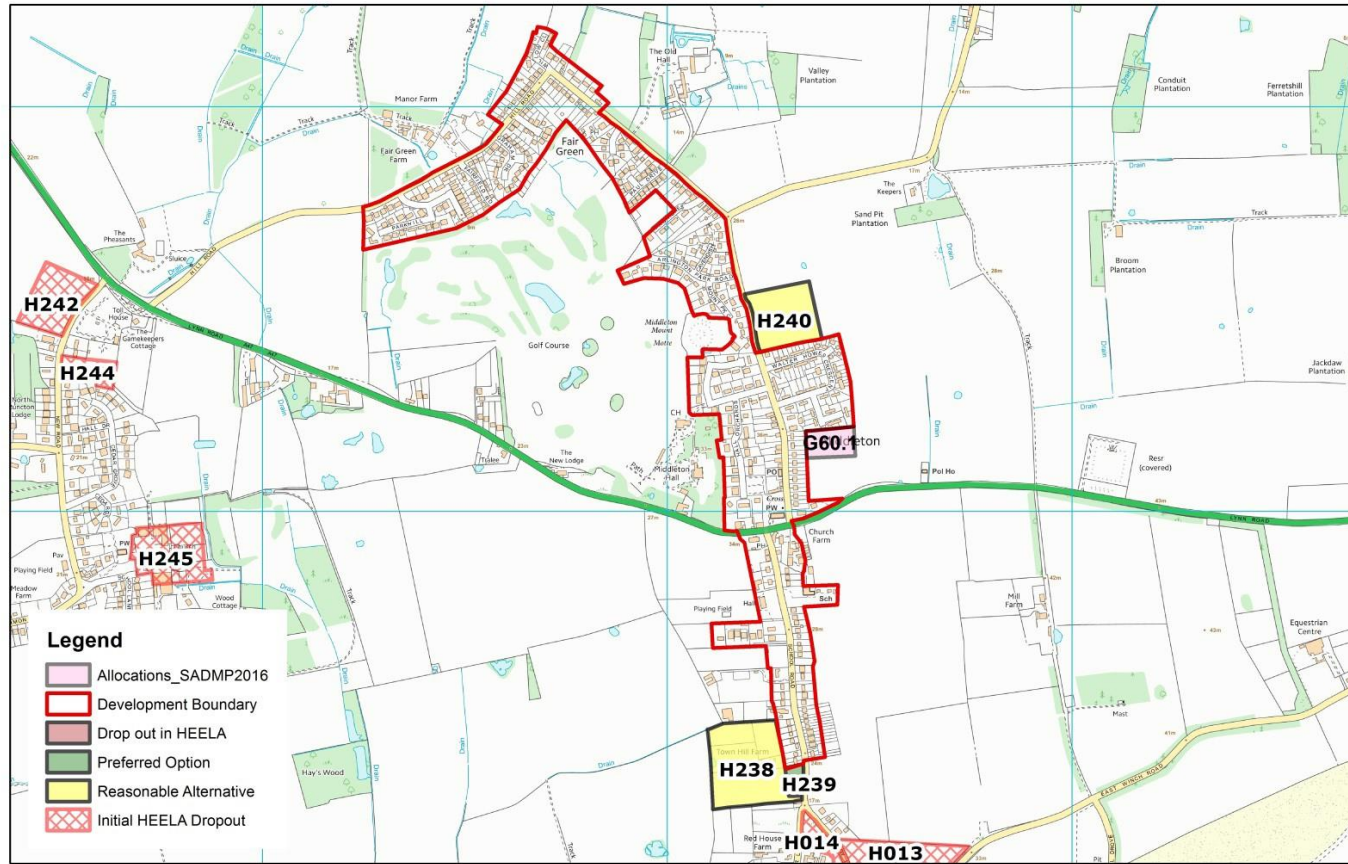
Marshland St James / St. John's Fen End with Tilney Fen End – Sustainability Appraisal – Site Conclusion

- After careful consideration and on balance it is proposed that Site S224 is allocated for at least 5 dwellings. And that Site H231 is also allocated for at least 5 dwellings.

Methwold and Northwold

Whilst a number of sites were submitted for consideration in the Local Plan review via the 2016 'Call for Sites and Policy Considerations' consultation for Methwold and Northwold, these sites were initially assessed through the HELAA and no sites were considered potentially appropriate for further consideration.

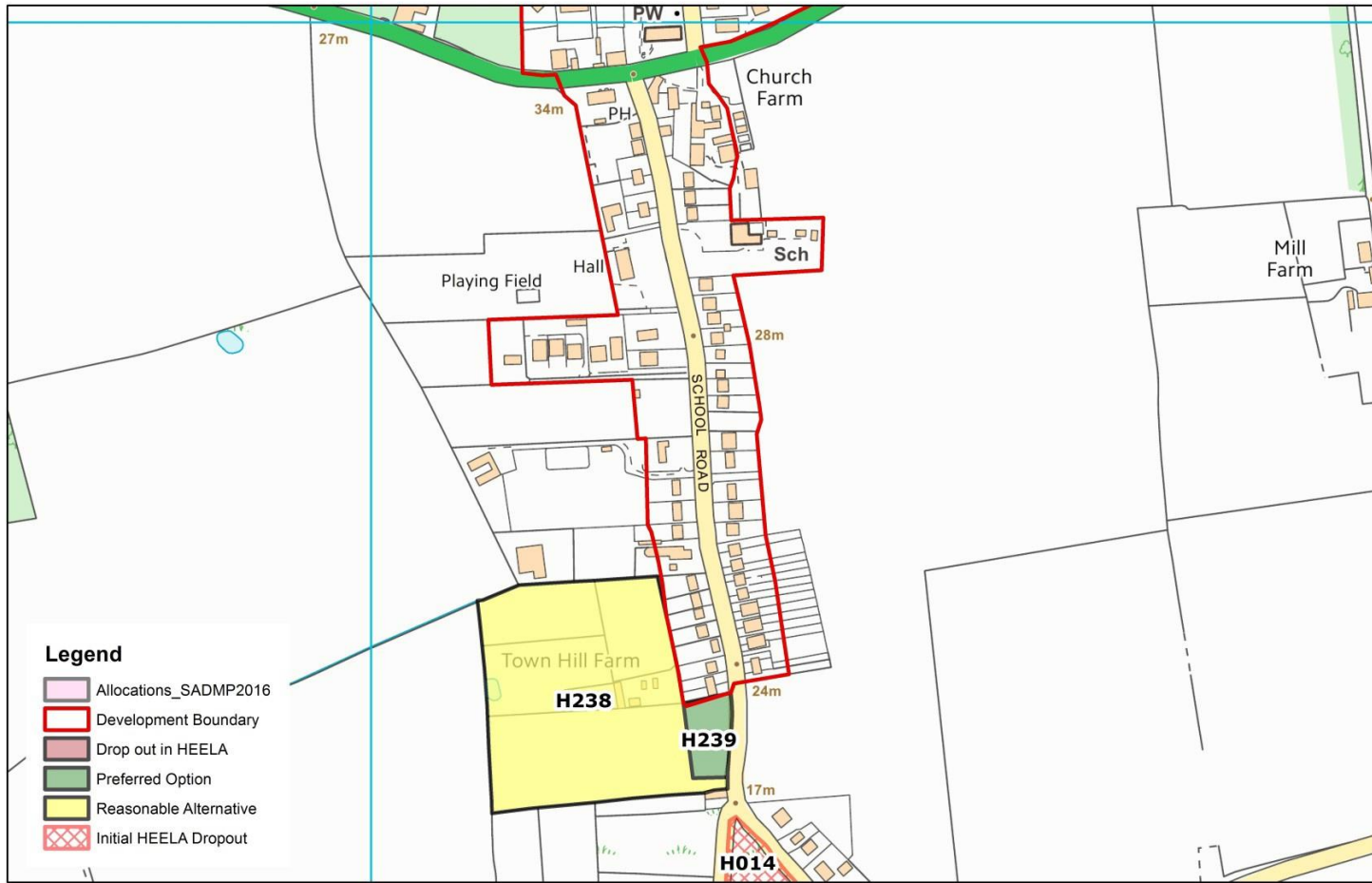
Middleton - Sustainability Appraisal – Site Map



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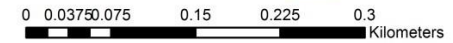
Middleton

0 0.1 0.2 0.4 0.6 0.8
 Kilometers



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Middleton



Middleton – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H238	++	+	O	x	+	O	#	x	O	#
H239	++	+	O	x	+	O	#	#	O	#
H240	+	+	O	x	+	?	?	#	O	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Middleton - Sustainability Appraisal – Site Commentary

H238 (25-11-20161514) – This site is allocated in the south of the settlement, on the western side of School Road. The promoters of the site state that it is currently vacant grassland and has in the recent past been used for agricultural purposes. The land is classed as Grade 3 Agricultural Land and is within Flood Zone 1 (low risk). Access is proposed from School Road and NCC HA considers that potential constraints could be overcome through development and likewise any potential impacts on the functioning of local roads could be reasonably mitigated. The site is relatively large and is mainly surrounded by open countryside, with some residential ribbon development along school road to the north / east. Development on this site would encroach upon the countryside and would not appear to be consistent with settlement pattern at this locality; it could also have some impact upon the settlement of Blackborough End to the south of the site. For the reasons mentioned the score for ‘landscape & amenity’ is a negative.

H239 (25-11-20163931) – Site H239 is adjacent to site H238 and consequently shares many of the same characteristics and therefore scores in the sustainability Appraisal. The key difference between the sites is the shape and size, development of this site would constitute an extension of the existing residential ribbon development along the western side of School Road. This would very much be in keeping with local settlement pattern and limit the impact upon the wider countryside and the settlement of Blackborough End. The site is located within Flood Zone 1 (low risk) and is classed as grade 3 agricultural land, the site promoter states that it is currently vacant grass land. Access(s) are available from School Road and NCC as the local highway authority considers that potential access constraints can be overcome through development and that any potential impacts on the functioning of local roads could be reasonably mitigated. The primary school is located a short distance north from the site and there is an existing footpath on the eastern side of School Road.

H240 (25-11-20164051) – This site is located in the north eastern portion of Middleton, on the eastern side Station Road. To the south of the site is an estate style development known as Walter Howes Crescent, to the west is another estate style development known as Arlington Park. The two remaining aspects are open countryside although the local road network dissects the open nature to the north. NCC HA considers that the local road network is unsuitable mainly with regard to the staggered junction involving Station Road and the A47. A smaller part of this site was subject to a pre-application enquiry in 2017, in which NCC HA considered that development of the site could be acceptable if the existing SADMP allocation was not to happen and providing that no further significant development took place north of the A47 due traffic movement on the junction and they also highlighted concern as the school is located to the south of the A47. NCC HES also provided comments; these stated that there is the potential for buried archaeological remains on site and that the site is located top the east of Middleton Mount motte and bailey castle which is a scheduled monument, there are also earthworks and cropmarks to the north and to the north east is another set of crop marks which are associated with moated site of Scales Hall manor house at Middleton Towers (a scheduled monument). NCC HES recommended that any archaeological buried remains could be dealt with by a programme of archaeological migratory works at the application stage. They also recommended that a heritage statement would be required to establish the impact upon the setting of Middleton motte. Middleton motte is tightly surrounded on three aspects by modern housing in an estate pattern. Some of this housing and Station Road separate the site from this scheduled monument, from the road and the site the motte is not visible as it masked by the housing and a variety of mature vegetation which boards the road and forms part of the housing estate. According the factors ‘heritage’ and ‘highways & transport’ are awarded an uncertain score. Anglian water state that a sewer is present on site and this will need to be taken into account and possible may require diversion.

SADMP Allocation

G60.1– This site is allocated by the SADMP for a residential development of at least 15 dwellings.

Middleton - Sustainability Appraisal – Site Discussion

Three sites have been assessed in the sustainability appraisal for their potential as growth options for Middleton. Anglian Water state that the foul sewerage network capacity is constrained and that any development over 10 dwellings it should be assumed some enhancement to capacity might be required.

At present it is difficult to support the allocation of Site H240 given the comments received from Norfolk County Council as the Local Highway Authority and Norfolk County Council Historic Environment Services department. Further information to address these concerns would be required for the site to be re-considered.

Site H238 if developed could have a detrimental impact upon 'landscape and amenity' as it is a relatively large site which encroaches upon the countryside, and could have an impact upon the village of Blackborough End, to the south.

Site H239 overall scores well in comparison to the other growth options. The only negative is in relation to the agricultural land classification; however this is true of all the growth options and is a constraint upon the whole settlement. H239 is modest in size, development would be in keeping with the local settlement pattern, and it doesn't appear to encroach considerably upon the countryside. Given this the site could represent a logical extension to the settlement on the western side of School Road. Also in its favour is that the primary school is located on the south side of the A47, and the east side of Station Road has a footpath which leads from the site to the school.

Middleton – Sustainability Appraisal – Site Conclusion

- After careful consideration and on balance it is considered appropriate to allocate Site H239 for the residential development of at least 5 dwellings.

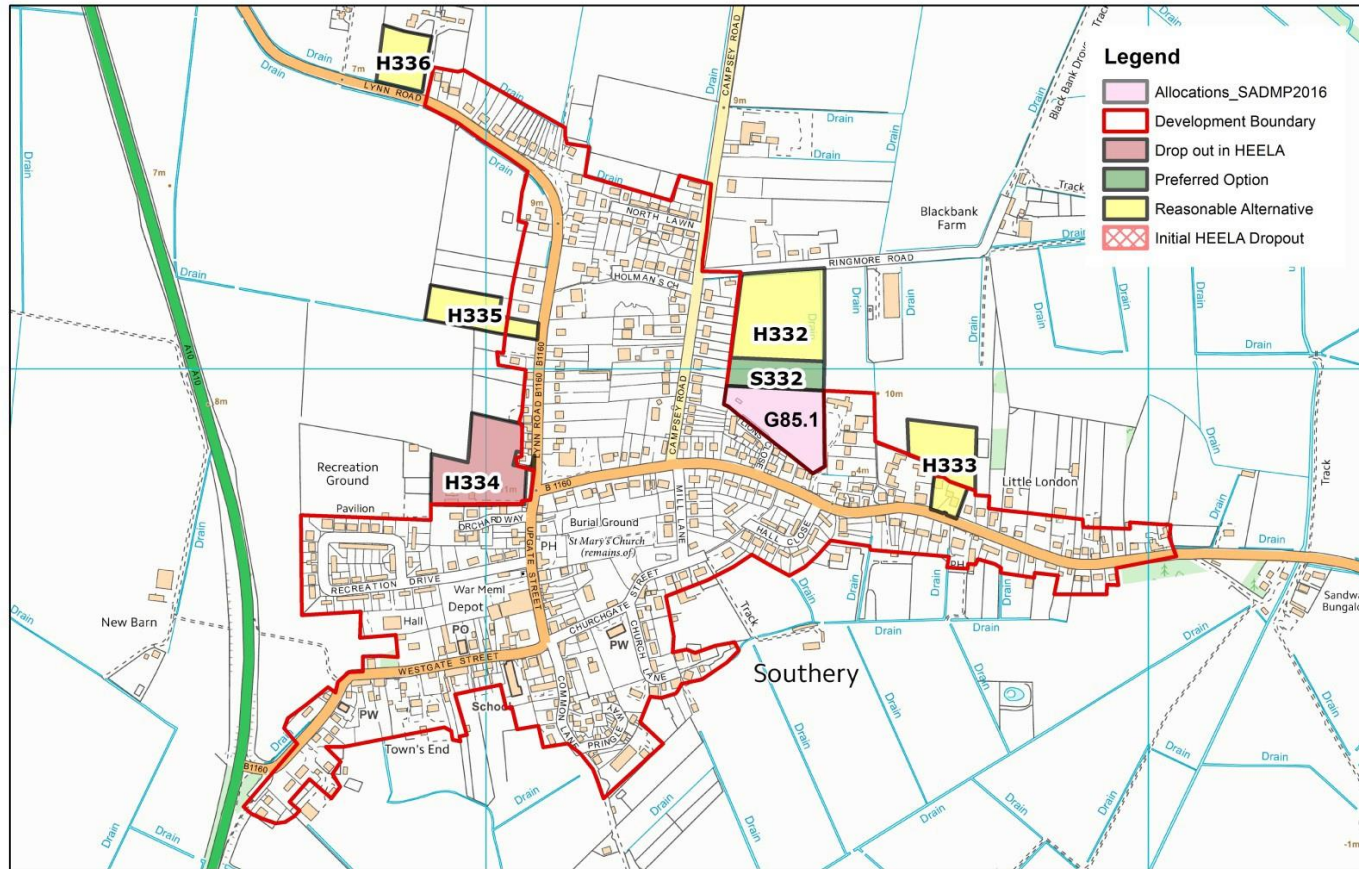
Snettisham

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Snettisham Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Snettisham Neighbourhood Plan Area was formally designated by the Borough Council 14/06/2016 and corresponds with the boundaries of Snettisham Parish.

Their Neighbourhood Plan will assess sites and allocate sites to meet the agreed identified need for the village. The Plan is currently (19/07/2018) at the examination stage and if all goes well it is anticipated that the plan will be made later this year.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration in their Neighbourhood Plan.

Southery - Sustainability Appraisal – Site Map



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Southery

0 0.05 0.1 0.2 0.3 0.4
Kilometers

Southery – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H332	++	+	O	XX	+	O	#	#	O	#
S332	++	+	O	XX	+	O	#	#	O	#
H333	++	+	O	XX	+	O	#	#	O	#
H335	++	+	O	XX	+	O	#	#	O	#
H336	+	+	O	XX	+	O	#	#	O	O

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Southery - Sustainability Appraisal – Site Commentary

H332 (21-11-20162214) - The site is located to the north of the SADMP allocation G85.1 (this benefits from planning permission). Site H323 scores highly positive for the indicator ‘Access to Services’ as it is located within the centre of the settlement. In terms of flood risk the site is low risk (Flood Zone 1). The site performs poorly in relation to the indicator ‘food production’ as development would result in the loss of high quality Grade 2 Agricultural Land however this applies to the majority of the settlement and all the options for growth. Scoring for ‘highways & transport’ is dependent upon implementation; it is proposed to be accessed through the existing SADMP allocation G85.1 which in turn is accessed from Lions Close which is an adopted road. NCC as the local highway authority consider that this could be acceptable and potential constraints could be overcome through development, they also consider that any potential impact on the function of the trunk roads and the local road network could be reasonably mitigated. The score for ‘Landscape & Amenity’ is also dependent upon implementation as although the area is predominantly residential development of the site would border the back of those properties along the eastern side of Campsey Road. HSE state that the site is within the outer zone for the encroachment on the Major Hazard Site Banks Odam Dennick Ltd, Southery. HSE Consider that Housing Development is compatible here inducing development of more than 30 dwellings.

S332 (21-11-20162214) – This site is a smaller portion of Site H332. It has been selected and assessed separately as not all of the larger site may be required currently. This results in the scores in the sustainability appraisal being similar. The text above is relevant and is not reproduced here. The southern section of the site has been selected as this capable of being accessed through the existing allocation, which benefits from planning permission. Development of the site would likely result in a small extension to the allocation with dwellings located either side of the central access road, similar to the layout which has permission.

H333 (25-11-20161467) – Located to the east of Site H332, the location is still considered to be fairly central and so scores highly positive for ‘Access to Services’. In terms of flood risk the site is low risk (flood zone 1). The site performs poorly in relation to the indicator ‘food production’ as development would result in the loss of high quality Grade 2 Agricultural land however this applies to the majority of the settlement and all the options for growth. Access is proposed to be taken from Feltwell Road. Development of a small cul-de-sac or estate would be in keeping with the surrounding settlement pattern. NCC as the local highway authority considers that whilst there may be potential constraints these can be overcome through development and that impacts upon the road network could be suitably mitigated. There is a dwelling on the site; this is proposed to be retained. The new cul-de-sac would potentially back onto existing properties and impact the dwelling on the site already. These factors result in a dependent upon implantation score for ‘Highways & Transport’ and ‘Landscape & Amenity’. The same score is awarded to ‘Infrastructure Pollution & Waste’ as the Borough Council Environmental Protection Team state that the site is a former farm yard and therefore there is the potential for contamination.

H335 (27-11-20163140) – This site is located on the western side of Lynn Road and again is relatively central to the village and so scores highly positive for ‘Access to Services’. In terms of flood risk the site is low risk (Flood Zone 1). The site performs poorly in relation to the indicator ‘food production’ as development would result in the loss of high quality Grade 2 Agricultural Land however this applies to the majority of the settlement and all the options for growth. NCC as the local highway authority considers that whilst there may be potential constraints these can be overcome through development and that impacts upon the road network could be suitable mitigated. Development of the site would create a cul-de-sac or small estate and this could have some impact upon the existing neighbouring properties. Although this type of development is common in Southery, it isn’t so common in this specific locality, hence the score for ‘landscape and amenity’. HSE state that the site is within the outer zone for the encroachment on the Major Hazard Site Banks Odam Dennick Ltd, Southery. HSE Consider that Housing Development is compatible here inducing development of more than 30 dwellings.

H336 (27-11-20167795) – This site is located in the northern sector of the village, along Lynn Road. The site isn’t a close to the village centre and facilities as some of the other sites proposed, however it still scores positively for the criteria ‘Access to Services’. In terms of flood risk the site is low risk (Flood Zone 1). The site performs poorly in relation to the indicator ‘food production’ as development would result in the loss of high quality Grade 2 Agricultural Land however this applies to the majority of the settlement and all the options for growth. NCC as the local highway authority considers that whilst there may be potential constraints these can be overcome through development and that impacts upon the road network could be suitable mitigated. The site is at the

edge of the village, if the site was to be developed, regard would need to be given to the wider countryside, neighbouring residential properties and those buildings relating to local agriculture in close proximity, hence the score for 'Land Scape & Amenity' is dependent upon implementation. No issues in relation to 'Infrastructure, Pollution & Waste' have been identified.

SADMP Allocation

G85.1 – Southery – Land off Lions Close, land amounting to 1.2 hectares is allocated for residential development for at least 15 dwellings.

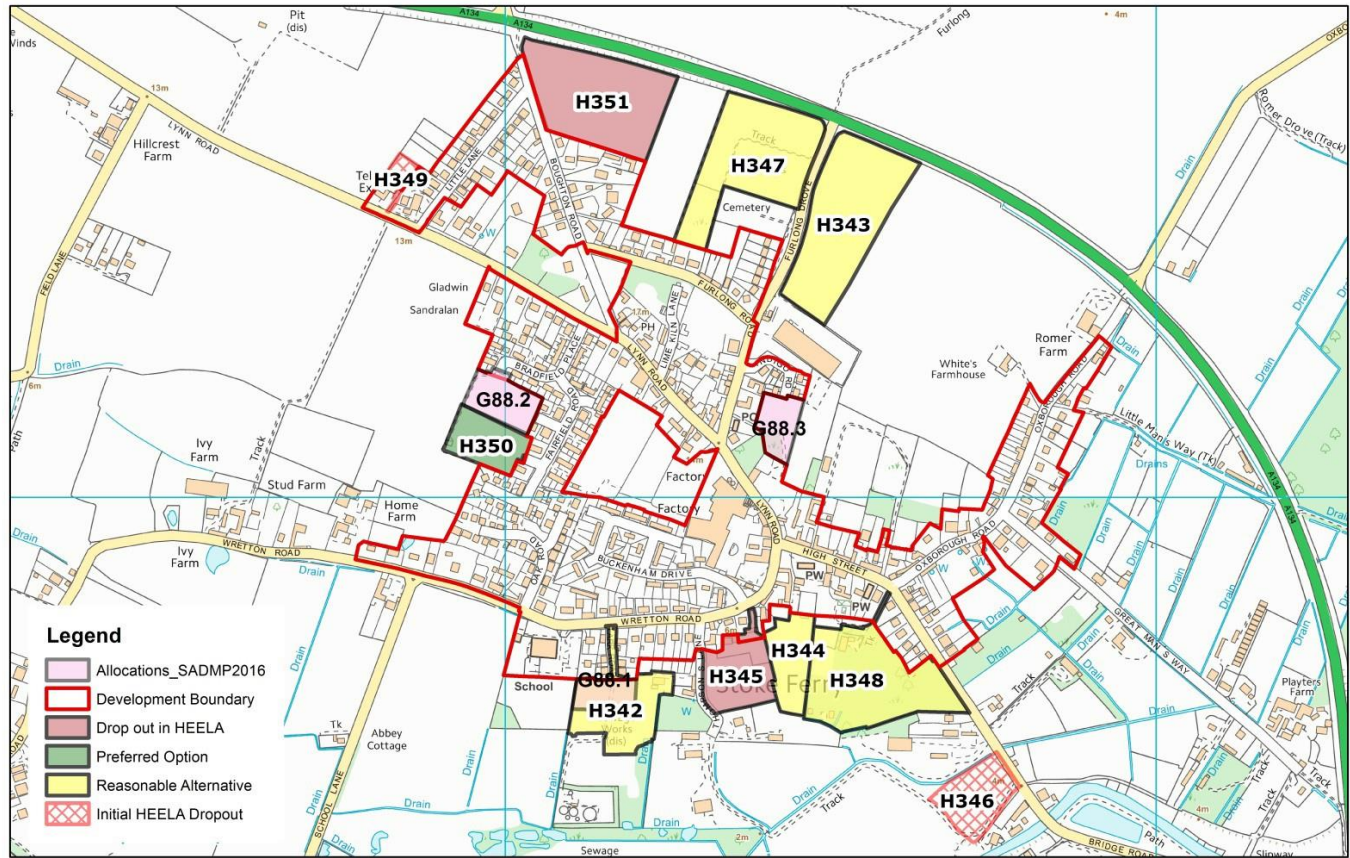
Southery - Sustainability Appraisal – Site Discussion

- All of the sites which are considered in the sustainability appraisal display similar characteristics and consequently the scores for each factor are also similar.
- Site H336 is slightly further away from the centre of the village, facilities and services available. Site H335 and would create a small cul-de-sac development in location where this isn't so common, so could be considered not to conform to the residential settlement pattern here. Site H333 scores well and is only slightly further away from the centre of the village than H332.
- Through the preferred method of housing growth distribution at least 8 dwellings are sought, H332 would appear to be the most suitable location however it is clearly too large. Hence a smaller portion of the site has been assessed separately, as S332 which has the potential to accommodate at least 10 dwellings. The remainder of the large site could be considered for development as part of a future Local Plan or Neighbourhood Plan. Development would likely take the form of an extension to the existing allocation, which benefits from planning permission, with 5 dwellings on either side of a main spine road, with access through the existing SADMP G85.1 allocation onto the adopted Lions Close.

Southery – Sustainability Appraisal – Site Conclusion

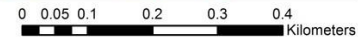
- After careful consideration and on balance it is proposed that Site S332 be allocated for at least 10 dwellings

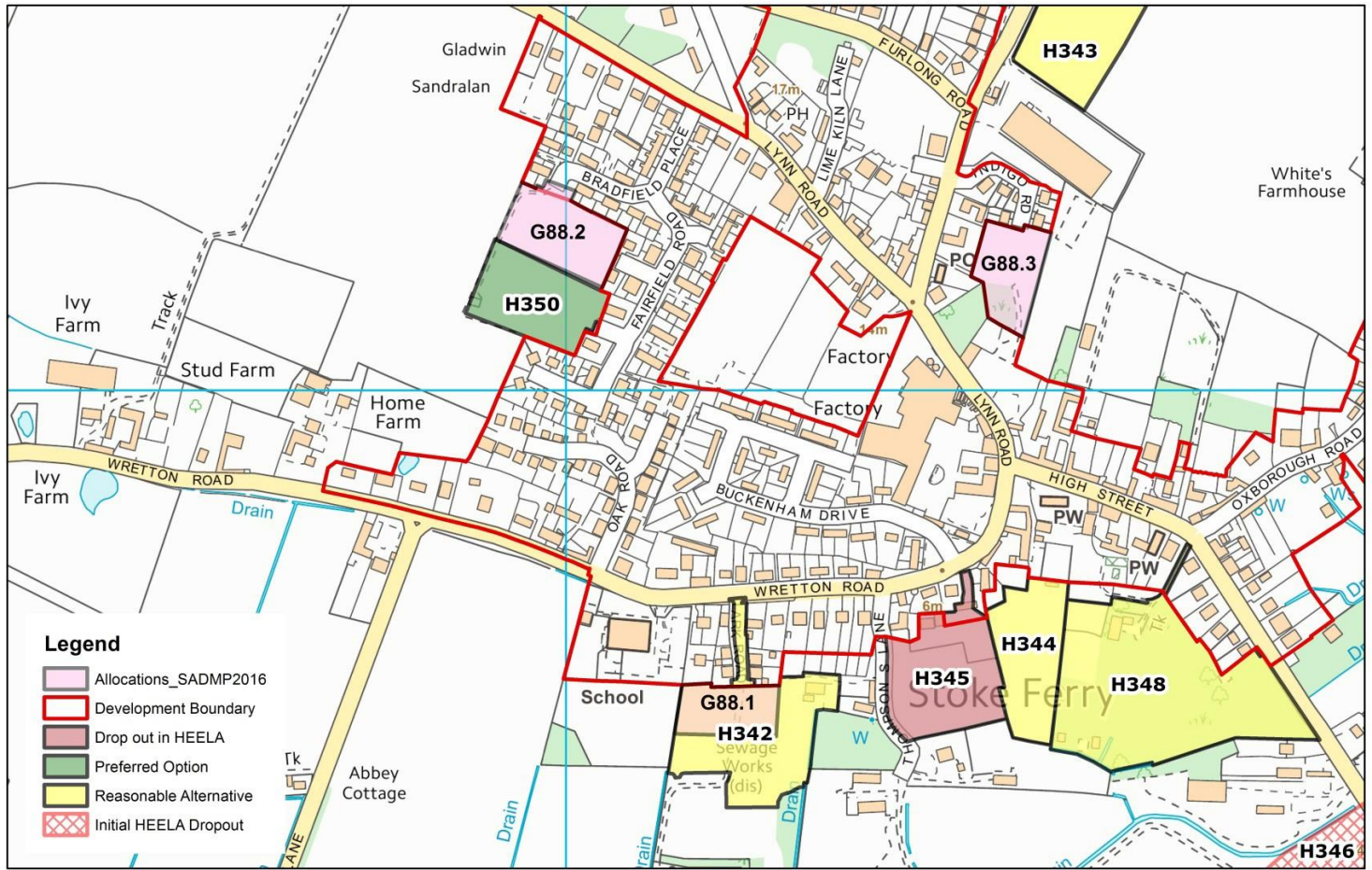
Stoke Ferry - Sustainability Appraisal – Site Map



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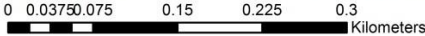
Stoke Ferry





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Stoke Ferry



Stoke Ferry – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H342	++	+	O	x	+	O	?	#	O	#
H343	++	+	O	xx	+	#	#	#	O	#
H344	++	+	O	x	+	#	?	#	O	#
H347	++	+	O	x/xx	+	#	#	#	O	#
H348	++	+	O	x	-/+	#	#	#	O	#
H350	++	+	O	x	+	O	#	#	O	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Stoke Ferry – Site Commentary

H342 (17-11-20163781) – The site is located in the southern section off the village of Wretton Road & Lark Road. Access is proposed through the existing SADMP allocation G88.1. The location is relatively close to services and facilities on offer within the village and is the closest site of those proposed to the school, this results in highly positive score for ‘Access to Services’. NCC as the local highway authority consider that there are potential access constraints on the site, but these could potentially be overcome through development and believe that any potential impact on the functioning of local roads could be reasonably mitigated, subject to offsite footpath improvements. It is not currently clear if Lark Road can be brought up to adoptable standard and if a continuous footpath can be created without the use of third party land, based upon current information an uncertain score is awarded (?). The site is classed as Grade 3 Agricultural Land although it is acknowledged that is not in agricultural use. The site is located within Flood Zone 1. The majority of the site is screened by existing development from the Stoke Ferry Conservation Area. Anglian Water state that that off-site mains reinforcement is required and that a sewer currently crosses the site. The Borough Council Environmental Protection Team state that parts of the site used to be a farm yard, a railway and a sewage works, so there is clearly the potential for contamination. This results in a dependent upon implementation score for ‘Infrastructure, Pollution & Waste’. The site appears to be well screened from other parts of the settlement, a track currently runs through the site to the waste water treatment facility which appears to still be in operation both of these elements will need to be taken into consideration with a scheme proposed. The site has

previously been subject to a planning proposal for up to 32 dwellings. This was deemed to be acceptable by the BCKLWN planning committee at that time (15/01931/OM); however the development ultimately did not gain permission due to failure to complete the S106 agreement in the prescribed time.

H343 (22-11-20163879) – Site H343 is situated in the northern area of the village, to the east of Furlong Drove. The site scores well for access to services given the site's location. NCC as the local highway authority consider that there are potential access constraints on the site, but these could be overcome through development and believe that any potential impact on the functioning of local roads could be reasonably mitigated, subject to offsite footpath improvements. The site scores highly negative in the category 'economy B food production' as it is currently in agricultural use and classed as Grade 2 Agricultural Land. Whilst development of the site would extend the built environment of the village into the countryside it is considered that this could be reasonably mitigated as could the northern part of the site which is close to the A134. On the ground the site very much appears as part of the countryside as the built environment is left behind, with views from Furlong Drove to the wider countryside (albeit dissected by the A134). The Conservation Area would also need to be considered. The promoters of the site have suggested that part of the southern portion of the site could be used as a Doctor's Surgery, however whilst there is little doubt such a scheme would be supported by local residents there is no evidence to suggest that this facility is needed, is viable or any evidence of conversation with health care providers to this effect or those willing to take the site/ facility on. The site appears to be at a reasonable distance from the Conservation Area and it is unlikely development of the site would have a detrimental impact upon landscape and amenity. Anglian Water state that that off-site mains reinforcement is required hence the '#' for 'Infrastructure, Pollution & Waste'. One element for further consideration is that a public right of way runs through the site and this would need to be taken into consideration as part of any scheme.

H344 (23-11-20165297) – This site is located to the south of the village (close to the centre) and access is proposed through a site to the west in the same ownership which benefits from planning permission (15/01622/OM). The site therefore scores highly positively in relation to 'access to services'. As a standalone site, Norfolk County Council as the Local Highway Authority considers that there is no possibility of creating access. Therefore it is therefore considered that the site would need to forward with the consented site to ensure access could be achieved. Whilst the agent promoting the site states that access could be achieved currently there is little evidence to suggest this is possible and in a form acceptable to NCC as the Local Highway Authority, hence the score of '? Uncertain' for 'highways and transport'. The site is classed as Grade 3 Agricultural Land and the agent state that it is currently paddock land. The Stoke Ferry Conservation Area is within close proximity as are a number of individual heritage assets including the Grade 2 listed All Saints Church. Development of the site therefore should conserve and enhance the heritage assets as well as their settings. Anglian Water state off-site mains reinforcement would be required to facilitate the development, there are also some power cables which appear to cross the southern area of the site. Given this the score is '#' for 'Infrastructure, Pollution & Waste'.

H347 (28-11-20166004) – The site is located in the northern sector of the village, opposite Site H343, on the western side of Furlong Drove. Consequently the site scores positively with regard to ‘access to services’. NCC as the local highway authority considers there are potential access constraints on the site, but these could be overcome through development and that any potential impact on the functioning of local roads could be reasonably mitigated. The agent promoting the site has submitted an agricultural land study of the site which shows that the site comprises of Grade 2, Grade 3a & 3b Agricultural Land, the Grade 2 element accounts for approx. 20% of the land. There are also some private allotments which may be lost. The agent states that the site has not been actively farmed for a number of years. The site is within close proximity to the Stoke Ferry Conservation area and therefore the impact of development depends upon implementation, any development should conserve and enhance the Conservation Area and any individual heritage assets as well as their settings. Similarly to Site H343 development of the site will extend the built form of the environment into the countryside and close to the A134 however it is considered that these impacts could be reasonably mitigated. On the ground the site very much appears as part of the countryside as the built environment is left behind, with views from Furlong Drove to the wider countryside (albeit dissected by the A134). As with the majority of the growth options considered Anglian Water state that off-site mains reinforcement will be required.

H348 (549 (24/11/2016)) – The site is located in the south of the village and is relatively central; it is adjacent to Site H344 which lies immediately to the west. This location ensures a highly positive score in relation to ‘access to services’. The south and south west of the sites are located with Flood Zone 2 & 3 of the BCKLWN SFRA 2009 however the latest emerging BCKLWN SFRA (2017) shows the site to be within Flood Zone 1. The site is adjacent to the Stoke Ferry Conservation Area (a small portion is within it) and within close proximity to a number of individual heritage assets including the Grade 2 Listed All Saints Church. Any development of the site will need to take this into consideration in ensuring the development conserves and enhances the heritage assets and their settings. The Borough Council Environmental Protection Team considers that there are a number of farm buildings on the site which have the potential for asbestos and low level localised contamination. As with the majority of the growth options considered Anglian Water state that off-site mains reinforcement will be required. Section of site currently appear rather overgrown and are covered by mature trees and vegetation. As well as various buildings associated with agriculture the promoters of the site state that an electricity sub-station is located on the site, all of these elements will need to be taken into consideration in any scheme.

H350 (BCKLWN8) - H350 is located to the south of SADMP allocation G88.2. Access could be achieved through this allocation onto Bradfield Place and also from Fairfield Road. The score is highly positive for ‘access to services’. The land is currently classed as Grade 3 Agricultural Land; it is at a low risk to flooding being in Flood Zone 1. The site is at a distance from the Stoke Ferry Conservation Area and any individual heritage assets, as well as being masked by existing development; therefore it is considered there would be a neutral impact upon ‘heritage’. NCC as the local highway authority considers that there are potential access constraints on the site, but these could be overcome through development and that any potential impact on the functioning of local roads could be reasonably mitigated. The site is bordered by existing development to the east and south, with the SADMP allocation to the north, however

there is open countryside to the west, whilst it is considered that development of this site could be seen as an infill it will still have to have regard to this edge of settlement setting.

SADMP Allocations

G88.1 – Stoke Ferry – Land South of Lark Road/Wretton Road, land amounting to 0.4 hectares is allocated for residential development of at least 5 dwellings.

G88.2 – Land at Bradfield Place – Land amounting to 0.7 hectares is allocated for residential development of at least 10 dwellings.

G88.3 – Stoke Ferry – Land at Indigo Road/ Lynn Road amount to 0.5 hectares is allocated for residential development of at least 12 dwellings.

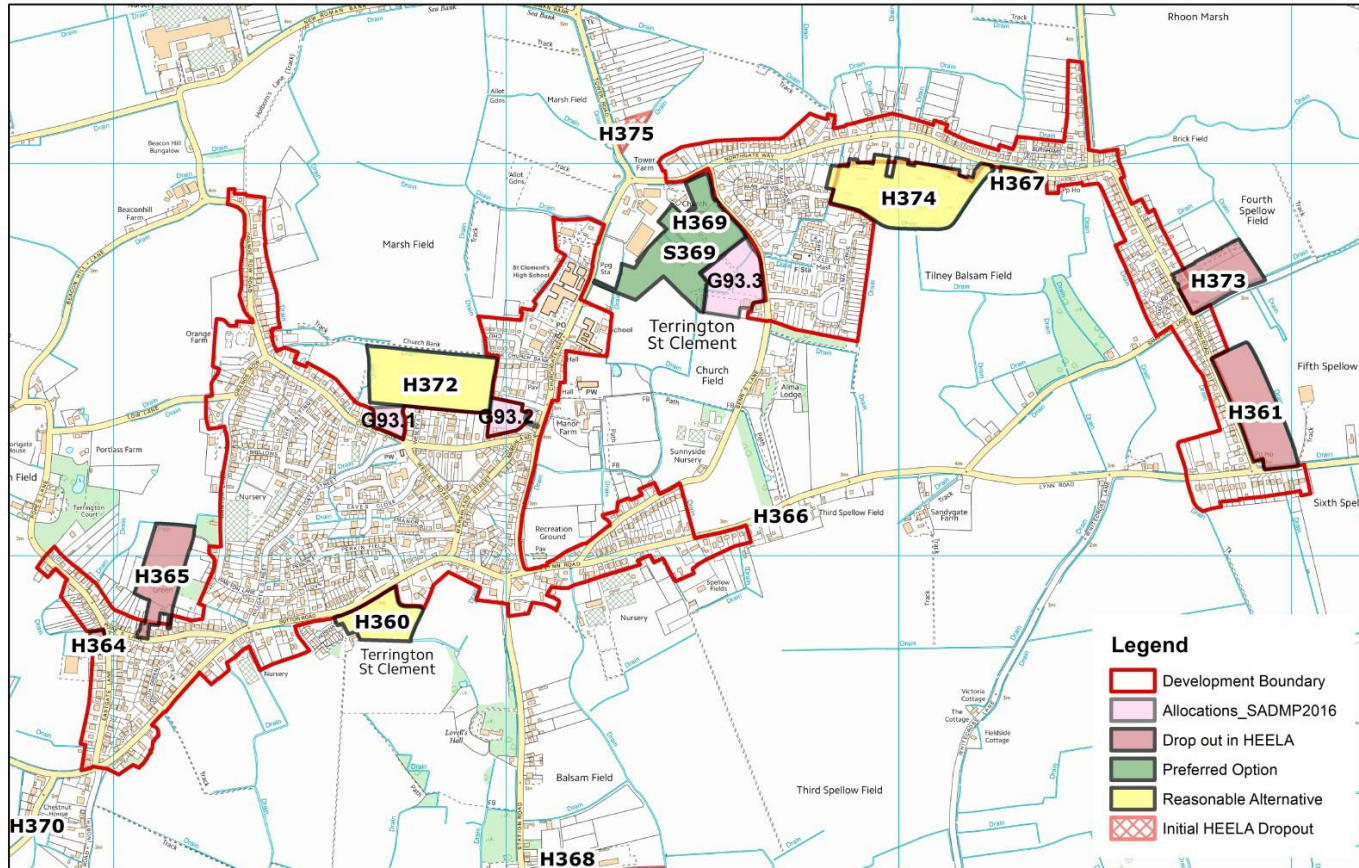
Stoke Ferry - Sustainability Appraisal – Site Discussion

- Stoke Ferry could be described as relatively constraint free settlement, whilst there maybe individual site characteristics which prevent a site coming forward such as highway and access considerations, strategically the settlement is mainly within Flood Zone 1 (low risk), services/facilities are spread across the settlement albeit a centre can be identified. The Settlement does have a rich historic environment including the Stoke Ferry Conservation Area and a significant number of individual heritage assets. These factors have resulted in all of the sites considered within the sustainability appraisal scoring very similarly.
- Site H342 has also been found to score well over all. Part of the site was allocated by the SADMP and therefore has been found previously to be a sustainable. After further investigation is not clear if Lark Road could be brought up to adoptable standard and if any third party land would be required as part of this or for the creation of a continuous footpath. Further information to address these points would be required from the site promotor for the site to be reconsidered. Given this it is currently difficult for the site to be supported currently.

Stoke Ferry – Sustainability Appraisal – Site Conclusion

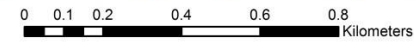
- On balance and after careful consideration it is considered appropriate to propose Site H350 for allocation for at least 15 dwellings. The site is unlikely to have an impact upon the Stoke Ferry Conservation Area or any heritage assets given the distance and screening from the existing built environment. H350 is also unlikely to be contaminated. Access can be achieved from two points and development whilst at the edge of the settlement wouldn't have as great an impact as other growth options. The site is adjacent to the existing SADMP allocation which has previously been found to be a sustainable location and the site would appear to be a logical extension to G88.2.

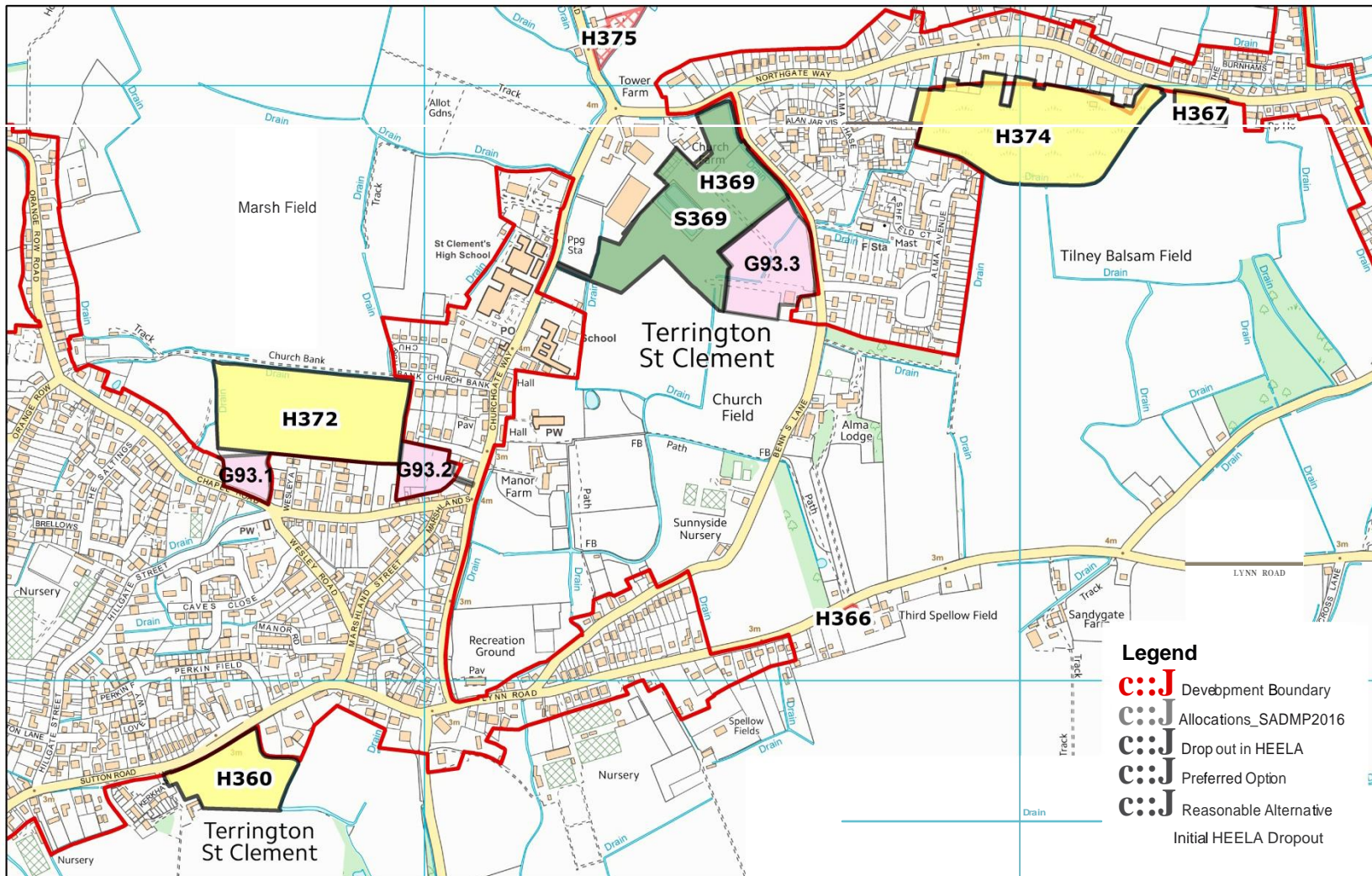
Terrington St Clement - Sustainability Appraisal – Site Map



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Terrington St Clement

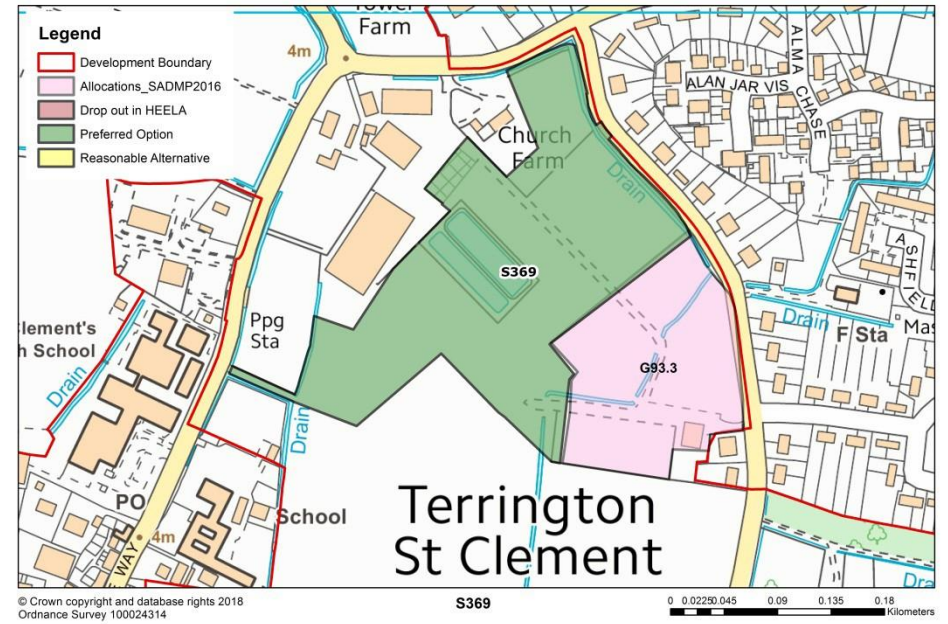
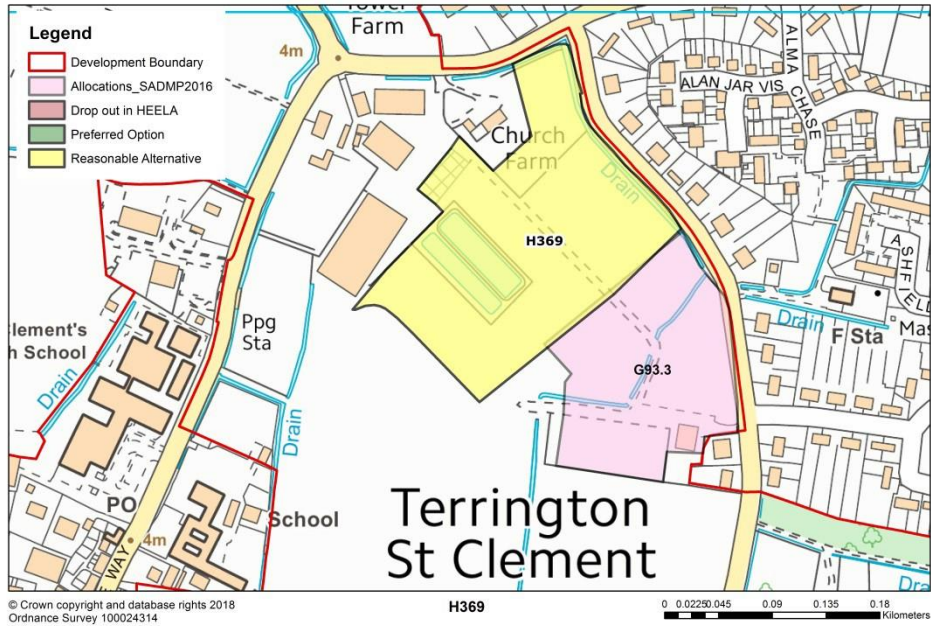




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Terrington St Clement

0 0.1 0.2 0.3 0.4 Kilometers



Terrington St Clement – Sustainability Appraisal – Further Information

A number of sites were rejected in the HELAA due to the concerns regarding flood risk according to the best information available at that time. This was primarily Environment Agency mapping and the 2009 BCKLWN SFRA, which showed pockets of the settlement being with lower risk flood zone than others. Since the HELAA exercise was completed, the BCKLWN have updated their SFRA, this is based upon the latest available modelling and data. The latest SFRA, which looks at all sources of flooding, shows that the entire settlement of Terrington St Clement to be within Flood Zone 3a. There is considered to be no risk from fluvial flooding, the highest risk flooding mechanism is tidal / coastal (1-200 year breach) and the most likely source of flooding is surface water flooding (1 in 30 year event). Most of the settlement is within an area benefiting from flood defences.

With no sites being located within a lower Flood Risk Zone than Flood Zone 3a, those sites which were excluded by the HELAA for flood risk reasons alone have been brought back for further assessment in the sustainability appraisal.

Site H372 was rejected by the HELAA on access grounds, but brought back for further assessment. The final site brought back for further assessment is H369. This is because the site is classed as a Brownfield and there is a clear emphasis within planning and indeed the revised NPPF (2018) upon the re-use of previously developed land.

Terrington St Clement – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H360	++	+	O	XX	XX	#	#	#	O	O
H367	++	+	O	XX	XX	O	#	#	O	O
H369	++	+	O	+	XX	#	x	+	O	#
S369	++	+	O	+	XX	#	#	+	O	#
H372	++	+	O	XX	XX	#	x	#	O	#
H374	++	+	O	XX	XX	O	#	#	O	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Terrington St Clement - Sustainability Appraisal – Site Commentary

H360 (04-12-20161389) – This site, located to the south of the village, south of Sutton Road. The site is a short distance from what could be considered the centre of the village and the services currently on offer here. The site is classed as Grade 2 Agricultural Land and the promoter of sites states that it is in agricultural use. In terms of Flood Risk the site is located within Flood Zone 3a. Although the majority of site is masked existing development the Conservation Area and a number of listed buildings are only a short distance away and these heritage assets and their settings should be taken into consideration through the design of any scheme. NCC HA considers that access can be achieved and any potential constraints can be overcome through development. Likewise they consider that any impact upon the functioning of the local road network could be reasonably mitigated. The site is predominantly surrounded by existing residential development of either a ribbon style or estate style (Perkin Field & Kerkham Close), so development of the site would be in keeping with the localised settlement pattern. It is considered that impact upon the natural environment would be neutral; no negatives have currently been identified with regard to 'Infrastructure, Waste & Pollution'.

H367 (28-11-20162336) – H367 is located to the east of the village on the southern side of Northgate Way. It is still within a reasonable distance to services and facilities but not as close as some of the other sites available. The site is classed as Grade 1 Agricultural Land and the promotor of sites states that it is in agricultural use. In term of Flood Risk the site is located within Flood Zone 3a. NCC HA considers that access can be achieved and any potential constraints can be overcome through development. Likewise they consider that any impact upon the functioning of the local road network could be reasonably mitigated. The site is predominantly surrounded by existing residential development of a ribbon style or estate/ cul-de-sac (The Burnhams) style. If developed the site would most likely be in a frontage ribbon style, the site would therefore be in keeping with the localised settlement pattern. No negatives have currently been identified with regard to ‘Infrastructure, Waste & Pollution’.

H369 (28-11-20165391) – H369 is located in the eastern portion of the settlement and to the north west of SADMP allocation G93.3, which was found to be a sustainable location. The site has brownfield status as it was granted a certificate of lawful use for B2 General Industrial purposes in 2010. In the past the site hosted a horticultural business, it currently comprises a range of semi-derelict structures associated with this. The site has been vacant for some considerable time (almost 10 years), given this and potential for the site to meet the criteria set in Policy CS10 The Economy the impact upon ‘economy A business’ is judged to be neutral. The site isn’t currently and is unlikely to be agricultural land used for farming associated with cattle or crop production; therefore the score for ‘economy B food production’ is a positive. As with all of the growth options for Terrington St. Clement this site is within Flood Zone 3a. The Conservation Area and a number of listed buildings are a short distance away from the site and therefore these and their setting will need to be taken into account should the site be developed and Norfolk Historic Environmental Services team have previously stated that there is the potential for archaeological remains to be present on the site. They state that further investigation would be required and that these can be conditions of planning permission (involving further site investigation). NCC HA consider that Benns Lane is substandard, including the junction with Lynn Road and Northgate Way and will remain substandard despite improvements associated with the development of SADMP allocation G93.1, hence the site receives a negative score for ‘highways & transport’. Given the previous use the BCKLWN Environmental Protection state there is the potential for contamination. Anglian Water state that off-site mains reinforcements may be required. The score for ‘landscape & amenity’ is judged to be a positive, as whilst the scheme will need to take into account existing housing in the local area, it will clearly replace a semi-derelict brownfield site which currently has no practical use and could continue to deteriorate to detriment of the area.

S369 (28-11-20165391) – This site is similar to Site H369. However it is slightly larger and corresponds to the site proposed as a planning application, 18/00940/OM. Through the evolution of the determination process, an alternative access arrangement has been proposed. With access now proposed off Northgate Way. This is considered to be more favourable than having an access off Benn’s Lane, and Norfolk County Council as the Local Highway Authority would raise no objection. Consequently the scores for the site in the majority of the site sustainability factors are similar, with exception of highways and transport which is now awarded a ‘#’ dependent upon implementation. The larger site could also cater for a pedestrian link onto Churchgate Way, close to the school. It is recommended that the text above to Site H369 is consulted, rather than simply repeated in full here.

H372 (28-11-20169444) - This site was originally assessed in the HELAA and discounted as it was believed that there was no possibility of creating access to the site. However, the site promotor states that access can be gained through the existing SADMP allocation G93.1. Indeed a planning application for the site has been put forward and is currently being considered (17/01649/OM); the application is all matters reserved apart from access and the site plan shows the main access road traveling through the site to the land behind the application site, which is Site H372. A gap appears on the map between G93.1 and H372 but in reality there isn't one as the outline application for site G39.1 covers this small gap. NCC HA considers that whilst access may be possible, the local road network is poor and there isn't the ability to achieve any significant improvements. They said yes to G93.1 on the basis that it was less than estate scale and they have stated previously they did not want to see any future development on land to the rear (which would include this site). The site is centrally located to the village with services close by. It is classed as Grade 1 Agricultural Land and appears to be in agricultural use. As with all of the growth options the site is within Flood Zone 3a. Although masked by existing development the Conservation Area is a short distance to east and south of the site. The site is boarded by development to the south and east, with some to the north east and some further to the west. Through the planning application previously mentioned it appears that there is a sewage pipe running across the north western portion of the H372 which would need further consideration.

H374 (BCKLWN1) – Site H374 is located to the south of Northgate Way, in the eastern section of the village. The site is behind frontage development and would fill a gap between this and two housing estates (Alma Chase & Alma Avenue). This site is a reasonable distance from services and facilities, but not as close as other options. NCC HA considers that access can be achieved and any potential constraints can be overcome through development. Likewise they consider that any impact upon the functioning of the local road network could be reasonably mitigated. It is considered that the impacts upon the natural and historic environment would be neutral. Anglian Water state that there is the potential for improvement to the utility capacity to facility development and that off-site mains reinforcement would therefore be required. The BCKLWN Environmental protection team state that there may be the potential for some contamination to be present on site.

SADMP Allocation

G93.1– This site is allocated by the SADMP for a residential development of at least 10 dwellings.

G93.2– This site is allocated by the SADMP for a residential development of at least 17 dwellings.

G93.3– This site is allocated by the SADMP for a residential development of at least 35 dwellings.

Terrington St Clement - Sustainability Appraisal – Site Discussion

- All of the sites score comparably similar through the sustainability appraisal. Whilst some sites score less well in certain factors other sites score better in other factors.
- Site H374 and H367 are greenfield site, they are slightly further away from what can be defined as the centre of the village, where the majority of service and facilities can be found. Site H367 is relatively small and alone is not capable of providing the number of homes sought.
- H372 is a greenfield site in close proximity to two SAMP allocations and the centre of the village, NCC HA would object to the development of the site based upon the nature of the local road network. H360 is a greenfield site and is located well in terms of services.
- H369 whilst has drawn objection from NCC HA merits further consideration as the site is Brownfield. The NPPF places a strong emphasis upon the re-use of previously developed land and states that housing need should be accommodated as much as possible on previously developed / brownfield land (para. 117). It also states that substantial weight should be given to the re-use of such land for homes, and appropriate opportunities should be supported to remediate despoiled, degraded, derelict, contaminated or unstable land (para. 118). S369 is a similar site to H369 albeit slightly larger, planning permission is being sought for the site and apart from this an alternative access arrangement utilising Northgate way has been proposed.
- It is the information provided in the above paragraph that results in the site being proposed for allocation in the Local Plan review, as whilst other sites score overall as well they do not offer the opportunity to develop a brownfield/ previously developed site. As development of the site represents an opportunity to re-develop a brownfield site and bring back in to active use by contributing towards meeting the housing needs of the area. The site is not currently in active economic use, it is difficult to suggest it will be and the future of the site if not used for housing is uncertain. S369 is capable of delivering a slightly higher number of dwellings (76) than sought for allocation through the BCKLWN preferred method of housing distribution (58) and overall scores comparatively well. It may be the case that in some settlements it not possible to make an allocation.
- Some of the remaining sites could be proposed for development in a future a Local Plan or Neighbourhood Plan, if considered appropriate at that time.

Terrington St Clement – Sustainability Appraisal – Site Conclusion

- After very careful consideration and balancing all of the factors, including comments made by those consulted through the HELAA, Site S369 is proposed for the residential development of at least 76 dwellings, which is in-line with planning application, 18/00940/OM.

Terrington St. John with St. Johns Highway / Tilney St. Lawrence

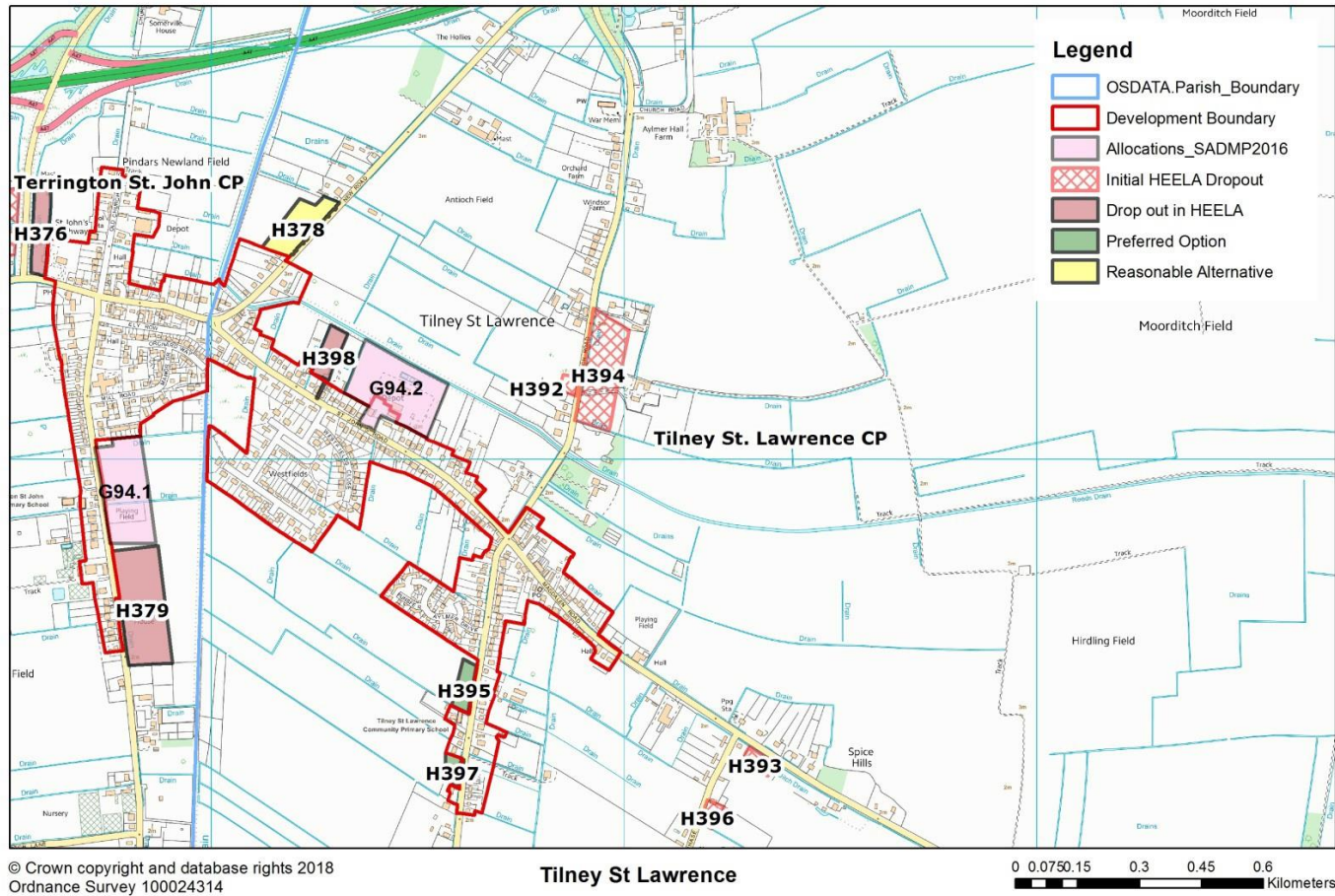
The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Terrington St. John with St. Johns Highway / Tilney St. Lawrence combined form a Key Rural Service Centre. Terrington St. John is one Parish which includes St. Johns Highway. Tilney St. Lawrence is a separate Parish

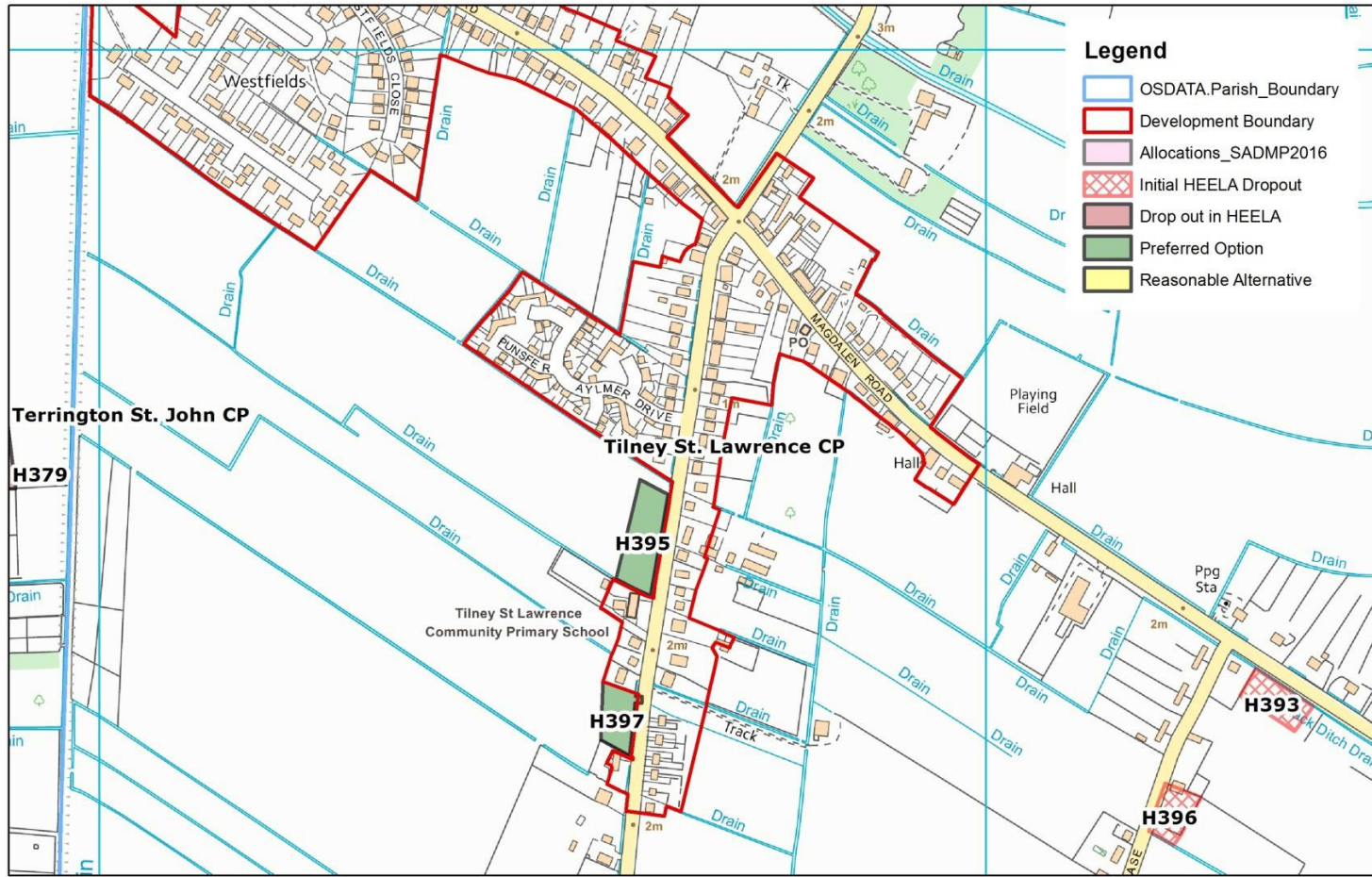
Terrington St. John Parish Council is in the process of preparing a Neighbourhood Plan for their area. The Terrington St. John Neighbourhood Plan Area was formally designated by the Borough Council 02/12/2015 and corresponds with the boundaries of Terrington St. John Parish. The Parish Council is currently preparing a draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan will seek to meet the agreed identified need for settlement of approx. 10 dwellings.

Whilst those sites within the Parish of Terrington St. John submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration.

This leaves a further 15 dwellings to allocate for Tilney St. Lawrence.

Tilney St. Lawrence - Sustainability Appraisal – Site Map





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Tilney St. Lawrence – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H378	++	+	O	xx	xx	O	#	#	#	O
H395	++	+	O	xx	xx	O	#	#	#	#
H397	++	+	O	xx	xx	O	#	#	#	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Tilney St. Lawrence – Site Commentary

H378 (26-11-20162942) – The site is located in the northern section of the village, on the western side of New Road. The site is a short distance from the service and facilities on offer at Terrington St. John, with those at Tilney St. Lawrence a little further away. Accordingly a highly positive score is awarded to the category ‘access to services’. The site occupies agricultural land which is a mixture of Grade 1 and 2, this results in a highly negative score for ‘economy B food production’. The site is located within Flood Zone 3a according to the draft BCKLWN SFRA and accordingly is awarded a highly negative score for this factor. Development of the site is unlikely to have an impact upon the historic environment, affect the economy significantly and no issues with regard to infrastructure, pollution or waste have been identified. NCC as the local highway authority consider that there are potential access constraints on the site, but these could be overcome through development and that any potential impact on the functioning of local roads could be reasonably mitigated. The site is at the edge of the village, with residential ribbon development to the south and some to the north, countryside is to east and west and therefore any development will need to respond to its context.

H395 (24-11-20166314) – H395 is located to the south of the village on the western side of School Road, Tilney St. Lawrence Primary School is immediately to the south, to the north is a residential housing estate, to the east is residential ribbon development with countryside to the west. Given this development of the site could be seen as an infill development. The site scores highly positive in ‘access to services’ as those services/facilities around the centre of village (around the central cross roads) which including the Buck Public House and the village shop/post office are only a short distance from the site. The site occupies agricultural land which is Grade 2, this results in a highly negative score for ‘economy B food production’. The site is located within Flood Zone

3a and accordingly is awarded a highly negative score for this factor. Development of the site is unlikely to have an impact upon the historic environment, effect the economy significantly. Anglian Water states that off-site mains will need to be reinforced. NCC as the local highway authority consider that there are potential access constraints on the site, but these could be overcome through development and that any potential impact on the functioning of local roads could be reasonably mitigated.

H397 (26-11-20163647) – H397 is also located along School Road, but slightly further south. This means that this site displays many of the same characteristics and therefore the scores are similar. Again the development could be viewed as an infill development as the north east and west is residential ribbon development with countryside to the west. The site scores highly positive in ‘access to services’ as those services/facilities around the centre of village (around the central cross roads) which includes the Buck Public House and the village shop/post office are only a short distance from the site. The site occupies agricultural land which is Grade 2, this results in a highly negative score for ‘economy B food production’. The site is located within Flood Zone 3 and accordingly is awarded a highly negative score for this factor. Development of the site is unlikely to have an impact upon the historic environment, effect the economy significantly. Anglian Water state that off-site mains will need to be reinforced and that there is encroachment upon mains. NCC as the local highway authority consider that there are potential access constraints on the site, but these could be overcome through development and that any potential impact on the functioning of local roads could be reasonably mitigated.

SADMP Allocations

G94.1 - Terrington St. John – Land east of School Road, allocated for at least 35 dwellings.

G94.2 - Tilney St. Lawrence – Land north of St. John’s Road, allocated for at least 40 dwellings.

Tilney St. Lawrence - Sustainability Appraisal – Site Discussion

- All three sites score well overall and display very similar characteristics and therefore the sustainability scores are also similar.
- All three of the site options currently available for growth at Tilney St. Lawrence offer locations which have good access to the local facilities and services, although H395 & H397 are better related to those on offer at Tilney St. Lawrence.
- Development of site H378 would extend the built environment of the village northwards and would encroach upon the countryside to greater degree than Site H395 & H397. These two sites could be seen as infill developments and would fit with the local settlement pattern.
- With regard to Flood Risk the BCKLWN draft SFRA 2018 shows all sites to be located within Flood Zone 3a, therefore no one site is within a flood zone at less risk. There is considered to be no risk from fluvial flooding, the highest flood risk mechanism is tidal / coastal (1 in 200 year event), it should be noted that the village is mostly within an area benefiting from flood defences. The most likely source of flooding is Surface Water (1 in 30 year event) but risk is classed as minimal.

Tilney St. Lawrence – Sustainability Appraisal – Site Conclusion

- After careful consideration and on balance it is considered that Sites H395 & H397 are proposed for residential allocation. This is because the sites are better related to the village of Tilney St. Lawrence. They are very close to the school and only a short distance from other facilities available at the centre of the village.
- Site H395 is proposed for the residential allocation of at least 10 dwellings.
- Site H397 is proposed for the residential allocation of at least 5 dwellings.

Upwell & Outwell

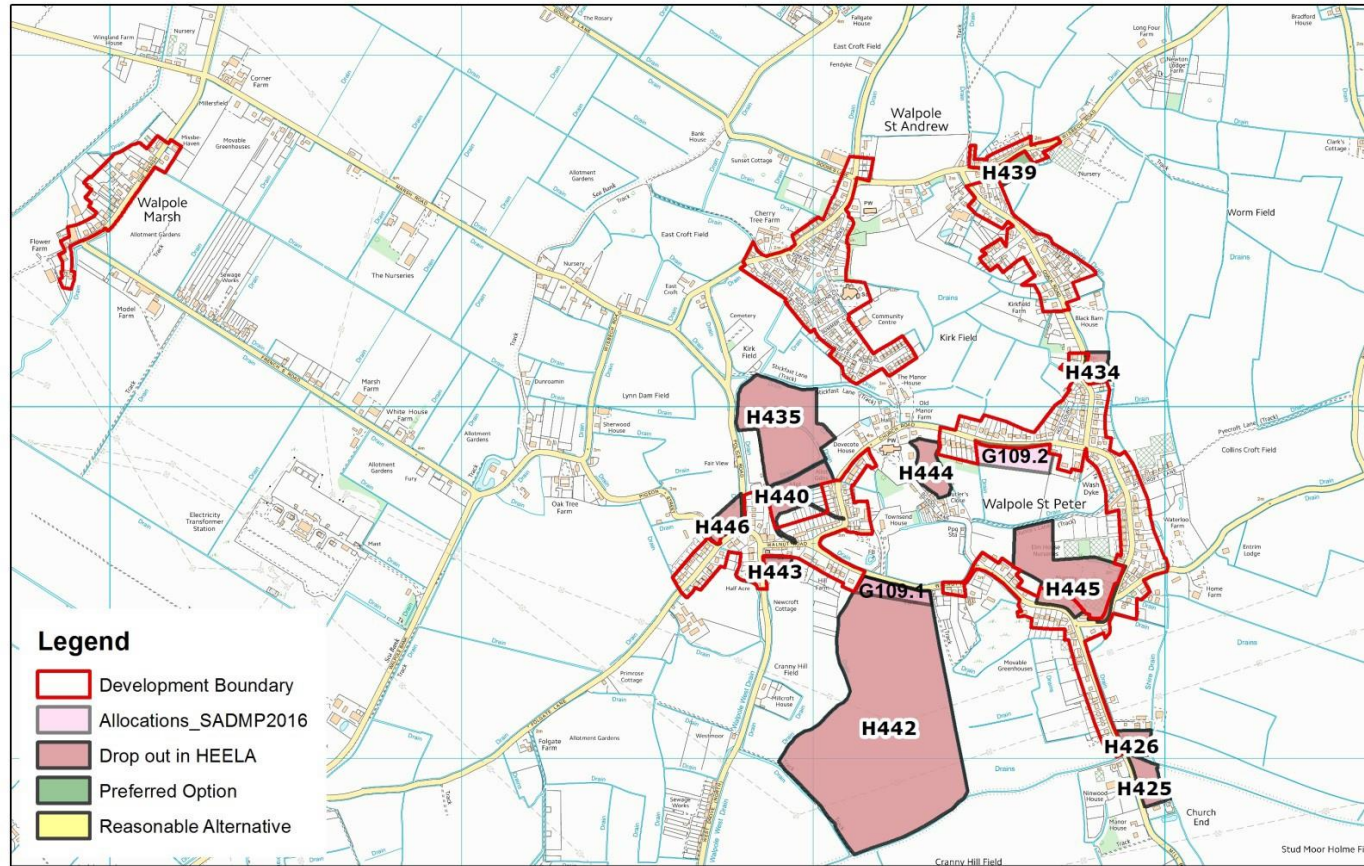
The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Upwell and Outwell together form a Key Rural Service Centre. The two settlements are individual parishes in their own right.

Both Upwell Parish Council and Outwell Parish Council are in the process of preparing Neighbourhood Plans for their Areas. The Upwell Neighbourhood Plan Area was formally designated by the Borough Council 02/12/2015 and corresponds with the boundaries of Upwell Parish. The Outwell Neighbourhood Plan Area was formally designated by the Borough Council 09/10/2017 and corresponds with the boundaries of Outwell Parish.

Both are currently preparing draft versions of their Neighbourhood Plans for consultation. Their Neighbourhood Plans will assess sites and allocate sites to meet the agreed identified need for each settlement.

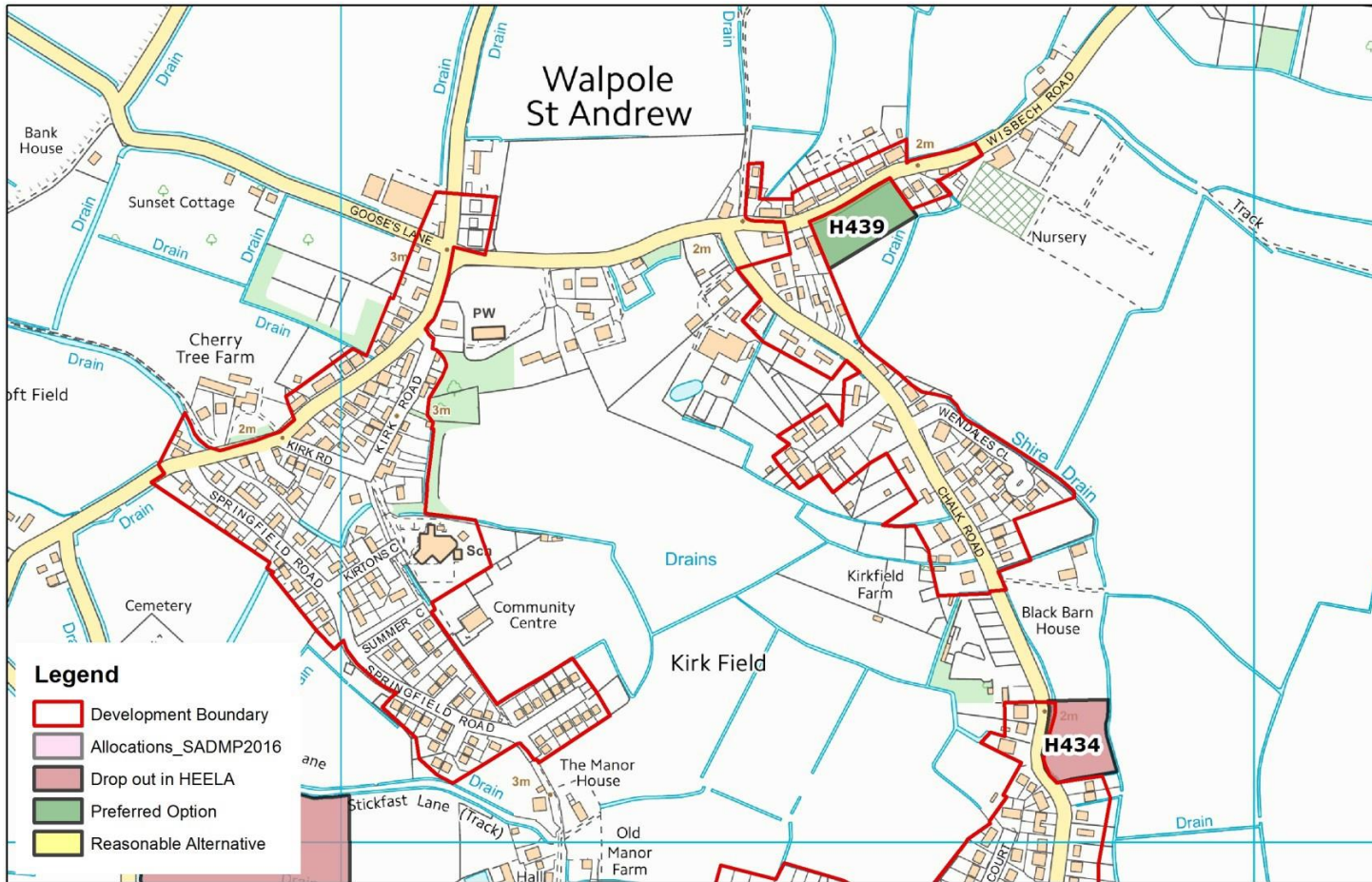
Whilst those sites in both parishes submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Councils for their consideration within their Neighbourhood Plans

Walpole St. Andrew, Walpole St. Peter & Walpole Marsh - Sustainability Appraisal – Site Map



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Walpole St Andrew, Walpole St Peter, Walpole Marsh



Walpole St Andrew, Walpole St Peter, Walpole Marsh

Walpole St. Andrew, Walpole St. Peter & Walpole Marsh – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
	+	+	○	xx	xx	○	#	#	○	○

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Walpole St. Andrew, Walpole St. Peter & Walpole Marsh - Sustainability Appraisal – Site Commentary

The HELAA originally determined that all of the growth options proposed were to be discounted due to constraints, and indeed as part of the HELAA they were. Those sites which were discounted due to flood risk constraints and that alone have been brought back for re-consideration. This is because the vast majority of the settlements are located within the same flood risk zone, Flood Zone 3a. In the line with the flood risk protocol we are able to consider these sites further as growth options for this Key Rural Service Centre. It is worth noting than in the 2009 SFRA the settlement was part Flood Zone 1 and Part Flood Zone 2 Whereas the 2017/18 SFRA shows the settlement to be within Flood Zone 3a.

H439 (552 (24/11/2016)) – Site H439 is located in the north eastern portion of Walpole St Andrew, on the southern side of Wisbech Road. The school is within a reasonable distance to the site (approx. 800 m via the road/ path network) This site had originally been rejected by the HELAA due to flood risk; this was based upon a recent past planning proposal which was refused with one of the reasons being flood risk. However, this decision was correctly reached at that time based upon the 2009 SFRA. This has since been updated to form the 2017/18 SFRA which indicates that no part of the main settlement is at less of a risk to flooding. The other reason for refusal was that the site is located outside of the development boundary for the settlement. The site is well related to the existing settlement with housing opposite the site to the north and housing to the east and west. Given this, development of the site could be seen as infill as the housing mentioned also correlates to the development boundary. If the site was to be developed it would lead to the loss of Grade 1 Agricultural Land, however the entire settlement is classed as either Grade 1 or 2 and therefore the whole settlement is constrained by this. As previously discussed the site is within Flood Zone 3a, NCC LFA do not recommend removal of the site from the Local Plan review process and state *'The site*

is located within Flood Zone 3 and the site is in the area benefiting from flood defences. No flooding is identified on mapping on site. The site lies within Kings Lynn IDB area; the site area is located near an ordinary watercourse. 2 incidents of flooding are recorded 80 m away from the site'. It is considered that development of the site would have a neutral impact upon the historic and natural environment, whilst the impact upon landscape and amenity depends upon the implementation of scheme given the residential properties in close proximity and that the remaining aspect is countryside. NCC HA considers that potential access constraints could be overcome through development. They did however consider as part of the HELAA that the local road network was unsuitable but as part of an application on the site (16/00449/O) NCC HA raised no objection subject to standard conditions, stating that development here would create an urban feel, this would likely aid in compliance with existing speed limit, therefore creating a safer environment. They also wanted to see a footpath at the front of site and linkage to the wider footpath network.

SADMP Allocation

G109.1 – This site is allocated by the SADMP for a residential development of at least 10 dwellings.

G109.2 – This site is allocated by the SADMP for a residential development of at least 10 dwellings.

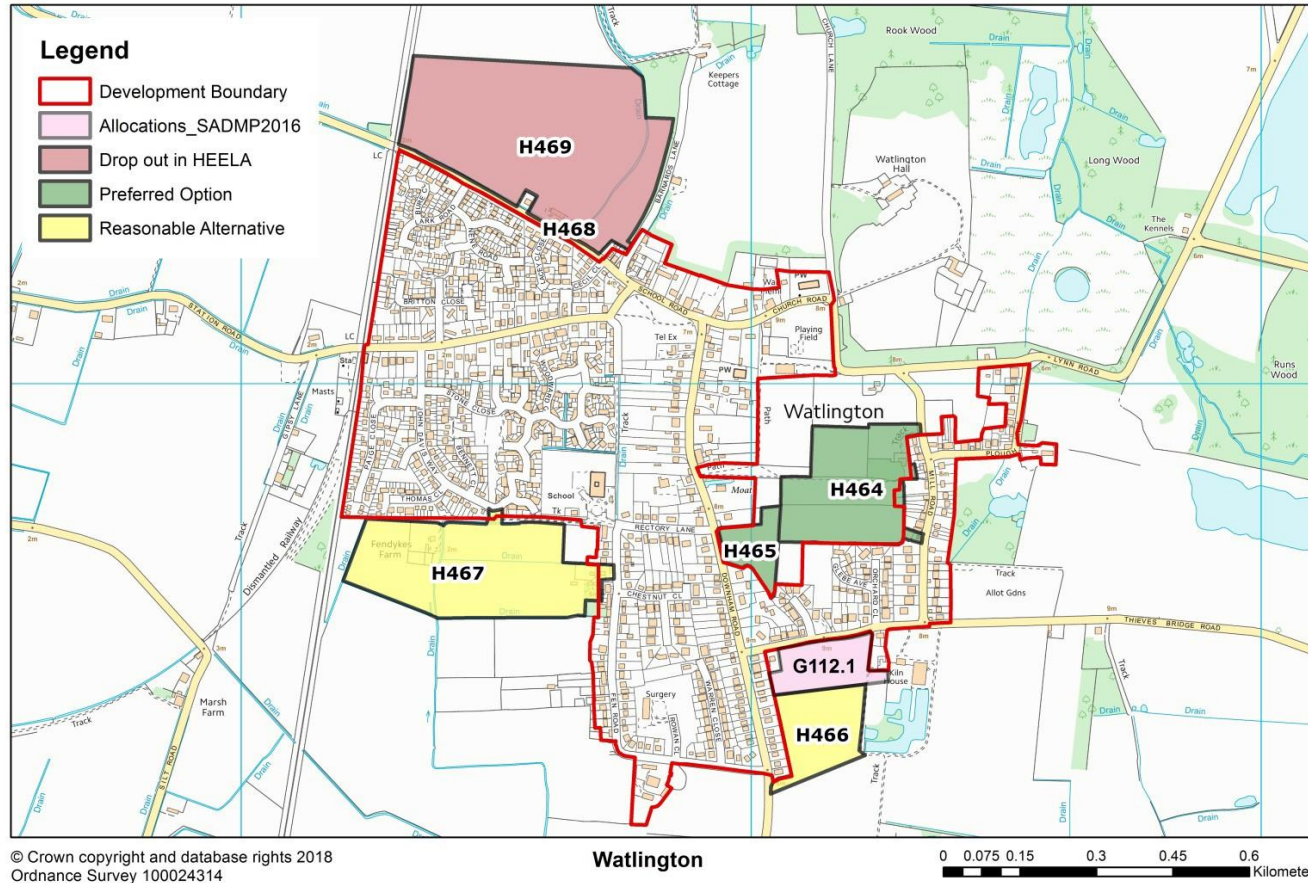
Walpole St. Andrew, Walpole St. Peter & Walpole Marsh - Sustainability Appraisal – Site Discussion

- So far only one site, H439, is considered to be acceptable. The HELAA indicated that approximately 10 dwellings could be accommodated on the site, however to ensure that development is in keeping with the surroundings and the local settlement pattern, it is recommended that the site is allocated for 5 dwellings in a ribbon style similar to that of the previous planning application. The factors in which the site scores poorly in are constraints upon the settlement and therefore no other sites are likely to score more positively. Development of the site will not encroach upon the countryside significantly and could be seen as an infill plot given that the site is boarded by existing development and the development boundary.

Walpole St. Andrew, Walpole St. Peter & Walpole Marsh – Sustainability Appraisal – Site Conclusion

Site H439 is allocated for the residential development of at least 5 dwellings.

Watlington - Sustainability Appraisal – Site Map



Watlington – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H464	++	+	+	XX	+	#	#	#	o	#
H465	++	+	+	XX	+	#	+	o	o	#
H464 & H465	++	+	+	XX	+	#	+	#	o	#
H466	++	+	+	XX	+	o	+	#	o	#
H467	++	+	+	XX	x/xx	o	x/#	#	o	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Watlington - Sustainability Appraisal – Site Commentary

H464 (23-11-20162122) – The Sustainability Appraisal shows the site is well related to the services available at Watlington. This includes the primary school, health care centre, village shop, public house, village hall, social club, church and train station. As with all of the sites proposed development of this site would lead to the loss of high grade agricultural land, in this case Grade 2 & Grade 3. It is noted that the site has been last used as paddock and pasture land, according to the site promoters. The site is located within Flood Zone 1 (low risk) of the BCKLWN SFA, NCC as the LLFA consider that there are relatively few to no constraints and accordingly standard information would be required at the planning application stage.

Whilst there are no designated heritage assets within the site, there are several listed buildings nearby. These include the Grade I listed Church of St Paul and Peter and a Grade II listed Manor House to the north, along with a Grade II listed house to the west. The Church is prominently positioned and so development of this site will need to be sensitively considered. Historic England advise that a site specific heritage impact assessment is undertaken so the impacts upon the historic environment and the setting of these assets can be better understood.

Part of this site was subject to a planning application, for 40 dwellings, which was granted subject to the completion of a S106 agreement. However this was not completed within the given timescales (15/01575/OM). NCC as the local highway authority state that they did not consider that they could substantiate a highway recommendation for refusal to the proposed development off Mill Road with some minor improvements to the south. However, they consider that the highway network to the north would remain sub-standard; it would be their view that the site should not be allocated when there are other sites elsewhere in Watlington that they could support. However if this site was brought forward in conjunction with Site H465 (25-11-2016040) with an access from Downham Road, it would be considered more favourably.

Development of this site would extend the settlement into an area classed as countryside. To the south and east are existing residential developments in either ribbon or small estate / cul-de-sac arrangements. To the north are the village hall / social club and playing fields. To the west is ribbon development along Downham Road. There are a number of TPO's and TPO areas close to or bordering the site, careful consideration of these will be required in the design of any scheme. There is a Public Right of Way (Watlington Foot Path 6) that crosses through the site, which should be incorporated within any scheme and could encourage future residents to walk to local facilities rather than rely upon a car.

H465 (25-11-20161040) – In comparison to other sites on offer at Watlington, the site scores well. The site is located adjacent to Site H464 (23-11-20162122) and therefore scores for many of the sustainability factors are similar, with exception of 'Highways and Transport' which NCC state that access could be achieved from Downham Road. The site also scores more favourably in the 'Landscape' category as it wouldn't intrude as much into the countryside and could be seen more as infill. Development here would therefore not appear incongruous with the settlement pattern at this locality. The flood risk is the same, being in Flood Zone 1 and again NCC as the LLFA consider that there are relatively few to no constraints and accordingly standard information would be required at the planning

application stage. The Impact upon 'Heritage' is considered to be similar as development of this site is likely to impact upon the listed buildings and their setting. Historic England advises that any development of this site will need to preserve the listed buildings and their settings. They believe that this could be achieved through mitigation measures such as appropriate design, massing landscaping/planting and setting the development back from the listed buildings.

H464 (23-11-20162122) & H465 (25-11-20161040) – As mentioned, these two sites are next to each other and therefore score similarly in the appraisal. At Watlington the Strategic Direction of Growth indicates that in the region of at least 90 dwellings are being sought. The HELAA indicates that these numbers could be achieved on H464 alone, however NCC Highway Authority indicate a preference for the two sites to come forward together with access from Downham Road. As stated part of Site H464 was the subject of planning application for 40 dwellings, this detailed an access off Mill Road which was considered acceptable. So there is the potential for two access points to be created to serve the site should the two come forward as one comprehensive site. It is believed that any potential impact on the functioning of local roads could be reasonably mitigated.

As discussed the site is well located in terms of the services and facilities on offer and is located within Flood Zone 1 (low risk). There is an existing footpath which travels through the site (east – west) this provides a pedestrian link to Mill Road, Downham Road and Church Road, this should be incorporated within any design and potentially upgraded. The foot path also links to Route 11 of the National Cycle Network which runs close to the site. If the site was to come forward regard would have to be given to the historic environment, Historic England advise that any development would need preserve the listed buildings and their settings. Accordingly mitigation measures would be required as would a heritage impact assessment which establishes that development will enhance and preserve the listed buildings and their settings. Over all the site scores well, although it is acknowledged that mitigation would be required with regard to the historic environment.

H466 (28-11-20166553) – In comparison to other sites on offer at Watlington, the site scores well. The site is immediately to the south of the site allocated via the SADMP, G112.1. The site is still within reasonable distance to the facilities and services on offer in Watlington, including the health centre and primary school. Access to the site is envisaged through the G112.1 and taken from Thieves Bridge Road. NCC as the local highway authority made no objections to the site subject to the delivery of a safe access; it is believed that any potential impact on the functioning of local roads could be reasonably mitigated. The site is at a low risk to flooding being in Flood Zone 1 of the BCKLWN SFRA, the LLFA state there are relatively few or no constraints, and that standard information would be required at the planning application stage. As mentioned to the north is the SADMP allocation, to east is mainly countryside, to the south is open countryside, and to the west is established housing in a ribbon pattern along Downham Road. Given the site edges would either be next to open countryside, existing housing or future housing, suitable landscaping and boundary treatments would be required. Given the distance of the site from historic assets in relation to some other sites it is considered that there would be a neutral impact upon the historic environment. The site promoters have stated that the site is in current agricultural use, the site is classed as Grade 2 Agricultural Land however this is constraint of the settlement.

H467 (28-11-20169043) - This site is located in the south west of the settlement. To north of the site is the primary school and a large built up area of residential housing in estate style arrangements. To the east is also residential housing of a slightly older style and arrangement, to the south is open countryside and to the immediate west is the railway line with countryside beyond this. Like other site options H467 scores well for access to services and it is also believed to have a neutral impact upon the historic environment, however overall in comparison to the other site options it scores poorly. This is due to flood risk, access and the local road network. In terms of flood risk a proportion (approx. 40%) of the site is in Flood Zone 3a and Flood Zone 2 (high risk) of the emerging BCKLWN SFRA (2017). On the 2009 BCKLWN SFRA approx. 30% of the site is within Flood Zone 2. NCC LLFA having reviewed the EA maps state that a large proportion of the site is in Flood Zone 3, and some in Flood Zone 2, they consider that significant mitigation would be required and significant information would need to be provided at the planning stage. There are site options available which are at less of a risk of flooding being within Flood Zone 1, although it is acknowledged that the housing element of the development could be provided on the portion of the site located within Flood Zone 1.

NCC as the local highway authority considers that that some development here if accessed from John Davis Way would be acceptable. If however, a larger development was considered two access points would be needed but they consider Fen Road to be substandard and with no footpath so therefore the allocation of this site would not be supported. They continue to say that as there is already a significant amount of development off a single point of access (John Davis Way), some development of between 10 -20 houses may be considered acceptable.

The site is therefore constrained by flooding issues, access/local road network issues and whilst may be acceptable for a small development, it may be that the number of houses which could potentially achieved here are better located at a less constrained and therefore larger site which could meet the aspiration of the growth strategy.

SADMP Allocation

G112.1 – This site is allocated by the SADMP for a residential development of at least 32 dwellings.

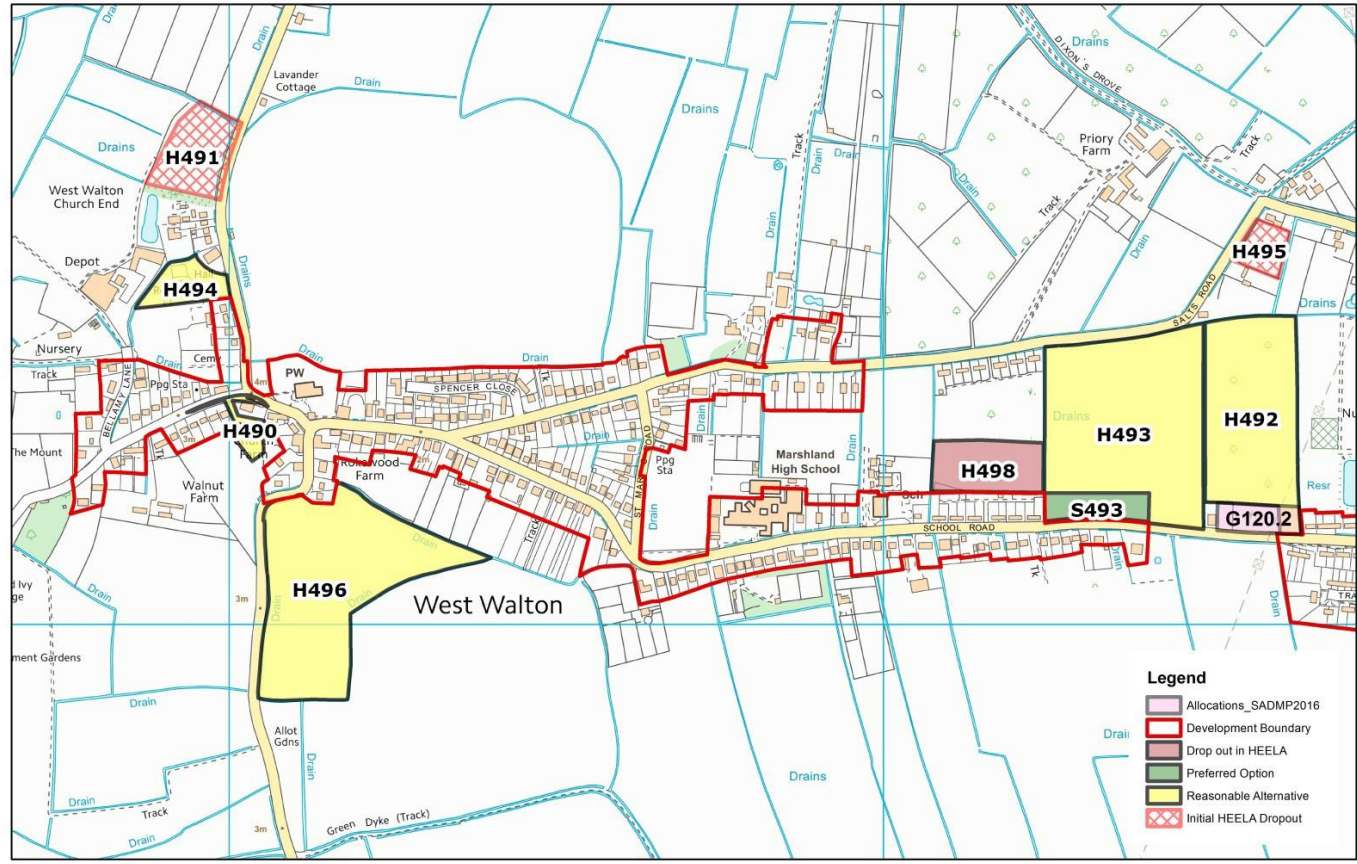
Watlington - Sustainability Appraisal – Site Discussion

- In terms of 'Access to Services' all of the sites are considered to be within a reasonable distance to the services and facilities on offer at Watlington. This includes the primary school, health care centre, train station, village shop, public house, church, playing fields, village hall and social club. Anglian Water has not identified any constraints with the sites in terms of connecting to the network or any on or near site constraints in relation to assets.
- In terms of constraints all of the sites in Watlington which are over 1 ha are underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on the sites will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' in relation to mineral resources. All of the sites are classed as either Grade 2 or 3 Agricultural Land.
- The Sustainability Appraisal indicates that site H467 would not be suitable for allocation due to flood risk and access/local road network constraints. There are other site options which are at less of a risk to flooding, could provide suitable access and have an impact on the local road network which could be suitably mitigated according to NCC as the local highway authority. Although a small amount of development may be acceptable at this site, it may be appropriate to apportion this to a larger/ less constrained site in order to achieve the growth ambitions for Watlington.
- Site H466 scored well overall and is considered to be relatively constraint free. It is located immediately to the south of the existing SADMP allocation. However, the site is not sufficiently large enough to achieve the growth ambitions for Watlington on its own.
- Site H465 scored well also, although some mitigation will be required with regard to the historic environment. Site H464 scored similar to Site H465 as they are next to each other; although there may be suitable access arrangement for both sites individually NCC as the local highway authority considers that a comprehensive approach which would see both sites brought forward in combination would be beneficial.

Watlington – Sustainability Appraisal – Site Conclusion

- Sites H464 in combination with H465 to form one comprehensive site and H466 have been identified as reasonable growth options for Watlington. On balance these sites perform well overall in the sustainability appraisal and would be able to contribute towards the growth ambitions for the settlement. The sites score well overall with positive impacts recorded for ‘access to services’, ‘community & social’, ‘flood risk’ and ‘highways & transport’. There would be a neutral impact upon ‘economy A business’, ‘heritage’ and ‘natural environment’ the impact upon ‘landscape & amenity’ and ‘infrastructure, pollution & waste’ would be dependent upon implementation. Whilst a negative was scored for ‘economy B food production’ this was the case for all the options put forward. It is also considered that would be a neutral impact on ‘heritage’ for Site H466.
- Site H464 & H465 are in close proximity to a number of listed buildings and Historic England consider that mitigation would be appropriate along with a heritage impact assessment which establishes that development will enhance and preserve the listed buildings and their settings.
- The Settlement Hierarchy classes Watlington at as a Growth Key Rural Service Centre and the strategic direction of growth for the Local Plan places an emphasis upon the A10 and main railway line to Cambridge/London area as a growth corridor. Accordingly at least 90 dwellings are sought through the Local Plan review allocation process. The HELAA indicates that Site H464 could deliver 95 dwellings, Site H465 20 dwellings, Site H466 43 dwellings and Site H467 20 dwellings. Having discounted H467 for reasons discussed above these leaves three sites in contention. H464 could deliver the number sought alone however as mentioned earlier this would not be supported by NCC as the local highway authority on its own, if H464 was to come forward they would favor it doing so in combination with H465. H464 and H465 in combination could deliver a total of 115 dwellings.
- Given this there is currently not the need to allocate Site H466 as the number provided would be too high in combination with other sites (H464 & H465). The allocation of Sites H465, H466 and H467 could potentially account for 85 dwellings, however as discussed previously H467 is not considered as suitable as other sites. It is also believed that one comprehensive site would be a better approach than 3 separate individual sites.
- After careful consideration and on balance is it considered appropriate to:
 - Propose both Site H464 & Site H465 in combination as one comprehensive site allocation within the Local Plan review for at least 115 dwellings.

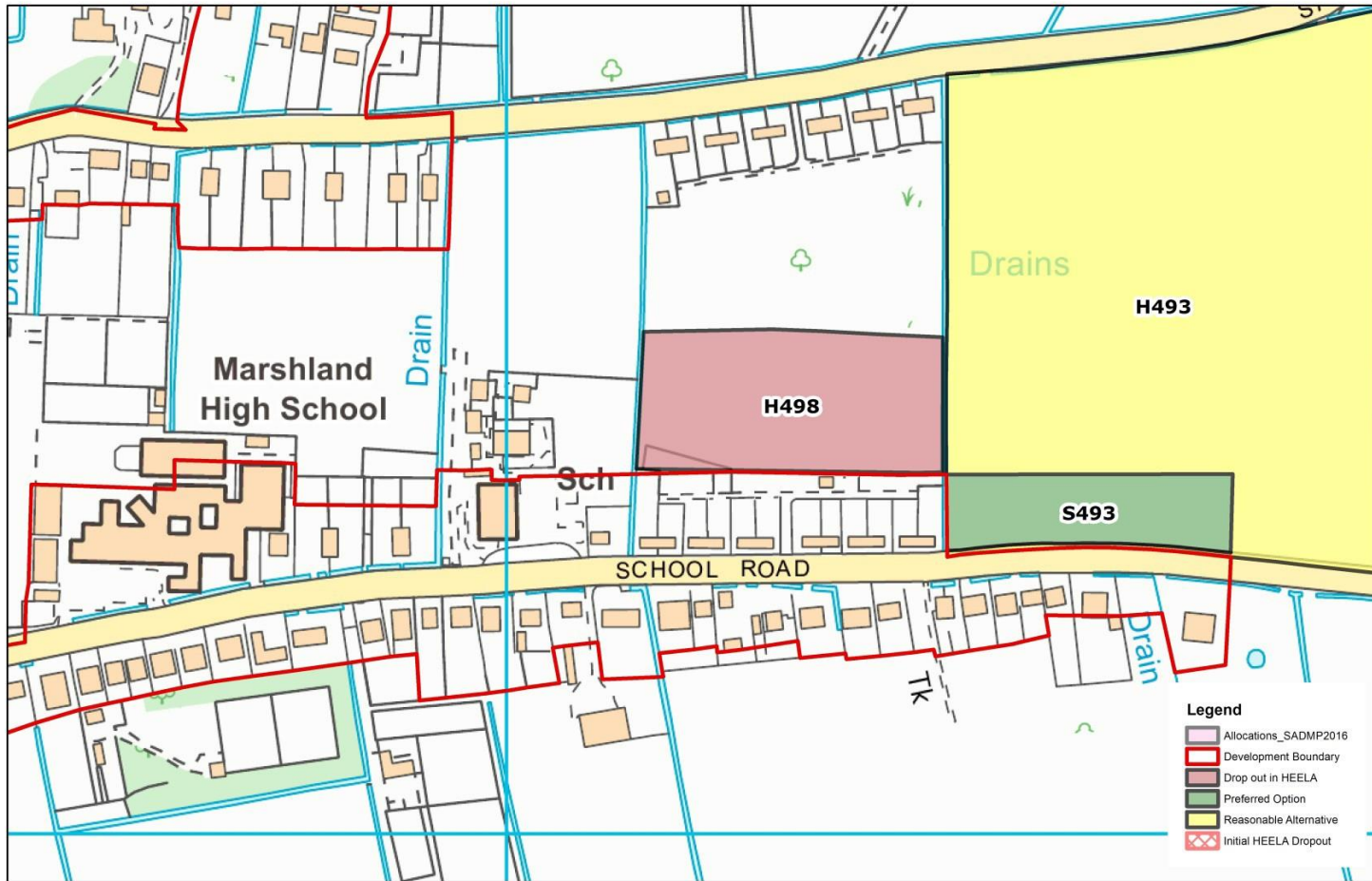
West Walton - Sustainability Appraisal – Site Map



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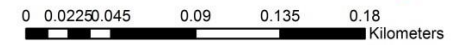
West Walton

0 0.05 0.1 0.2 0.3 0.4
Kilometers



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West Walton



West Walton – Sustainability Appraisal – Site Scoring Matrix

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
H490	+	x	O	xx	xx	#	?	x	O	#
H492	+	+	O	xx	xx	O	#	#	O	#
H493	++	+	O	xx	xx	O	#	#	O	#
S493	++	+	O	xx	xx	O	#	#	O	#
H494	+	+	O	O	xx	?	#	x	#	#
H496	+	+	O	xx	xx	O	#	#	O	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

West Walton - Sustainability Appraisal – Site Commentary

The HELAA originally determined that all of the growth options proposed were to be discounted due to constraints, and indeed as part of the HELAA they were. Those sites which were discounted due to floor risk constraints and that alone have been brought back for re-consideration. This is because the vast majority of the settlement is located within the same flood risk zone, Flood Zone 3a.

H490 (23-11-20164953) – This site is located in the western portion of the village, to the south of River Road. There is existing residential development to the north and east of the site, with services and facilities within a reasonable distance. Development of the site would result in the loss of agricultural land classed as Grade 1, however all of the settlement is classed as either Grade 1 or 2 and therefore no sites are at less a value. With regard to flood risk the site is within Flood Zone 3a of the 2017/18 SFRA which is a constraint upon the settlement. The site is mainly masked by development from St. Mary’s Church and the Bell Tower which are both Grade 1 listed, and a number of other structures associated with the Church which are Grade 2 listed, however these

should still be considered in the design of any scheme. NCC HES have previously commented that there have in the past been buried archaeological finds within the site boundary and there are likely to be further buried archaeological remains. An outline application (16/01475/O) was refused on the site in October 2016. This proposal was for 4 dwellings with access off River Road. It was refused as it was outside of the development boundary; the block plan was considered of poor design and layout, and flood risk. Given the size and the shape of the site and based upon current information it is difficult to see how the concerns with regard to layout and design could be overcome if the site was to be allocated for 5 dwellings. This results in a negative score for 'landscape and amenity' as the development the site could impact upon the townscape in a negative way. The site has been/ is associated with a farm and the BCKLWN environmental protection team consider that as a result of this there is the potential for contamination. The application raised objection from the Parish Council who were concerned about highway safety and that the development constitutes rear-fill / backland development. NCC HA commented upon the application that further drawings needed to be submitted to allow for an assessment of the site with regard to access, viability splays and turning (amongst other detail) and these were not provided at that time or since. This results in an uncertain score for the 'highways & transport' indicator.

H492 (24-11-20165118) – Site H492 is located to the east of the settlement and it could be argued that the site is probably relates more closely to Walton Highway than West Walton. It is to the immediate north of the SADMP allocation G120.2 which is on the northern side of School Road. G120.1 already has outline planning permission (16/00482/OM) and a reserved matters application (17/01360/RMM) is currently pending decision, this indicates that access could potentially be achieved to H492. Development of the site would lead to the loss of Grade 2 Agricultural Land, however all of the settlement is classed as either Grade 1 or 2 and therefore no sites are at less a value. The site is located within Flood Zone 3a of the 2017/18 SFRA which is a constraint upon the settlement. The impact upon the landscape would depend upon the design of the scheme as it encroaches upon the countryside and is a relatively large site which sits between Walton Highway and West Walton; clearly how much of the site is developed will also have an impact. There is considered to be a neutral impact upon the historic and natural environment.

H493 (24-11-20167238) – H493 is located in the east of the settlement, on the northern side of School Road; it is the closet site which passed the HELAA to Marshland High School. The site is relatively large and also borders Salts Road. There are existing residential properties along both side of School Road and the Southern side of Salts Road in close proximity to the site. Development of the site would lead to the loss of Grade 2 agricultural land, however all of the settlement is classed as either Grade 1 or 2 and therefore no sites are at less a value. The site is located within Flood Zone 3a of the 2017/18 SFRA which is a constraint upon the settlement. The impact upon the landscape would depend upon the design of the scheme as it encroaches upon the countryside and is a relatively large site which sits between Walton Highway and West Walton; clearly how much of the site is developed will also have an impact. Should the whole site be developed it would close the gap between the two settlements and link them together. There is considered to be a neutral impact upon the historic and natural environment. There is a backfilled pond and ditch on the site. NCC HA considers that potential constraints with access and functioning of the local road network could be overcome through development.

S493 (part of H493 (24-11-20167238)) – S493 is a smaller portion of H493. Not all of the area of H493 is required to meet the current growth needs of West Walton hence a section of the site which is considered capable of meeting the need has been selected and assessed. This smaller site area and shape has been chosen as not only is capable of accommodating the desired dwelling number it is also relevant to the existing extent of the village development boundary to the east. It would not therefore close the gap between the two settlements overall. It would also allow for future development if deemed required in a future Local Plan or Neighbourhood Plan of the wider site as originally submitted. Site H493 is the closest to the high school, S493 as a smaller portion of H493 displays many of the same characteristics as the larger site and therefore the scores in the sustainability appraisal are similar. One difference is the by developing a smaller area the impact upon the landscape is lessened.

H494 (25-11-20163914) – Site H494 is situated in the north west of the settlement on the southern side of Mill Road. The site currently pays host to The Old Rectory a substantial residence and grounds. The development boundary is to the south of the site along Mill Road, the site is almost enclosed by existing buildings be they residential or farm/agriculturally related. It is unclear from the site submission if The Old Rectory is to remain or not, either way there will clearly be an impact upon the building although it is not listed. The site contains and is bordered by a number TPO's and these would need to be carefully considered in any design. The site is clearly not in currently not agricultural use. The site is located within Flood Zone 3a of the 2017/18 SFRA which is a constraint upon the settlement. The score for 'landscape and amenity' is considered negative as development of properties in the grounds (which appear to comprise mature trees and vegetation) of the Old Rectory may not be ideal given potential negative impact upon The Old Rectory and the grounds themselves.

H496 (28-11-20163508) – This site is located in the south western portion of the villages and is relatively large. To the north of the site is residential properties which are along the southern side of School Road. The site is currently in agricultural use according to promotor of the site and its development would lead to the loss of Development of the site would lead to the loss of Grade 2 Agricultural Land, however all of the settlement is classed as either Grade 1 or 2 and therefore no sites are at less a value. The site is located within Flood Zone 3a of the 2017/18 SFRA which is a constraint upon the settlement. Access could be achieved from Wisbech Road to the west; NCC HA considers that potential constraints with access and functioning of the local road network could be overcome through development. The impact upon the landscape would depend upon the design of the scheme as it encroaches upon the countryside and as previously mentioned is a relatively large site which would extend the settlement southwards, clearly how much of the site is developed will also have an impact. There is considered to be a neutral impact upon the historic and natural environment.

SADMP Allocation – There are two allocations for the settlement when it was previously considered a joint Key Rural Service Centre with Walton Highway. Both the allocations are at Walton Highway.

West Walton - Sustainability Appraisal – Site Discussion

- All of the sites proposed for West Walton score similar in the Sustainability Appraisal. There is not one outstanding candidate. All of the sites are located within Flood Zone 3a, which is a constraint upon the settlement and most sites result in the loss of high grade agricultural land, this too is practically unavoidable as the whole settlement is either Grade 1 or Grade 2 on the agricultural land classification.
- Site H492 scores relatively well in comparison to other sites but is deemed to better relate to Walton Highway than West Walton. H496 is a relatively large site and its development or indeed a portion of the site would extend the settlement southwards, which in time may not be too much of a concern but on balance it is considered that the encroachment upon the wider countryside site at this time should be avoided.
- With regard to Site H490 concerns have arisen as part of an outline application which was refused and based upon current information it difficult to suggest how these can be addressed. Site H494 whilst not agricultural land does pose questions as to impact upon the existing Old Rectory and associated grounds.
- Site H493 scores relatively well in the Sustainability Appraisal and is the closet site to the schools. The whole site could accommodate much more growth than is sought hence a smaller portion of the site has been considered further, as Site S493.
- Site S493 if developed would take a similar form to that already seen along School Road. This would not sterilise the land which makes up the rest of the larger site which could be accessed through or to the side of this site. The remainder could be developed if need in the future in a subsequent Local Plan or Neighbourhood Plan if deemed appropriate.
- The size and shape of the site has been selected as it accords with the existing development boundary limits to the south and corresponds with field boundaries of the adjacent field to the west.

- The site is considered capable of accommodating in the region of 10 – 12 dwellings depending upon how it is built, i.e. which housing styles are selected. The site measure 0.6 Ha ($0.6 \times 0.9 \times 24 = 12$) and the density calculation shows 12 dwellings could be possible. Plot sizes along School Road vary using some of these demonstrates that 10 dwellings could be comfortable accommodated.

West Walton – Sustainability Appraisal – Site Conclusion

After careful consideration and on balance it is considered appropriate for Site S493 to be allocated for the residential development of at least 10 dwellings.