

**Borough of King's Lynn & West Norfolk
Site Specific Allocations and Policies
'Issues and Options' Consultation Document**

Preliminary Sustainability Appraisal

September 2011

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1. Introduction

This preliminary report has been produced to accompany the Site Specific Allocations and Policies 'Issues and Options' Development Plan Document (SSA&P). The documents should be read in conjunction with each other.

2. Purpose of the Sustainability Appraisal

The SA will play an important part in demonstrating if the SSA&P is sound by ensuring that it reflects sustainability objectives. The results of the SA will contribute to the reasoned justification of the preferred options for site allocation, and the Site Specific and Development Management policies identified in the SSA&P.

It should be noted that an SA report is not formally required until the 'Preferred Options' stage (the next stage) of the process, but undertaking a preliminary SA at this stage ensures cohesion running through the DPD process.

This report will provide an indication to stakeholders and the general public of how the Borough Council has incorporated sustainability issues throughout the process to date, and help to indicate the contribution that the policies and allocations could make to the sustainability of the Borough.

3. Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

The Planning and Compulsory Purchase Act (2004) requires Sustainability Appraisals (SA) be carried out on all Development Plan Documents (DPD). In addition there is a requirement for DPDs to undergo a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC.

SEA and SA are processes by which the environmental, social and economic effects of a strategic action (a plan or a programme) are considered during its preparation. The aim of these processes is to identify the likely effects of a plan or programme in advance so that adverse effects can be minimised and beneficial effects can be maximised. The findings of SA should be reflected in the adopted plan / document to help ensure that it maximises its contribution to future sustainability. There is a large amount of overlap between the SEA and SA processes, and it is possible to satisfy the requirements of both pieces of legislation through a single approach process; an approach which has been taken here.

A Scoping Report for the SA of the King's Lynn & West Norfolk Borough Local Development Framework (LDF) was produced in November 2005. The Scoping Report used an approach that addressed the requirements of the SEA (which are listed in table 1 at Appendix 1) and SA simultaneously by giving full consideration to environmental issues whilst also addressing the spectrum of socio-economic concerns. The Scoping Report identified sustainability issues affecting the borough (these are listed at Appendix 2). The analysis of the sustainability issues led to the development of a set of twenty sustainability objectives. These objectives covered both SA and SEA requirements and these are listed in table 2 at Appendix 3.

4. Relationship between the SSA&P with the Core Strategy

The Core Strategy

The Core Strategy (the principle DPD), which was adopted in July 2011, has already established the 'big' issues such as the hierarchical approach to development by settlement type (see Core Strategy Policy CS02) and the amount of housing needed in the borough (see Core Strategy Policies CS01 and CS09).

The position of a settlement in the hierarchy is intended to inform decisions about where it is more appropriate to locate future development. As such the hierarchy has a significant influence upon the SSA&P. The sustainability impacts of the hierarchy have previously been assessed against findings of the Scoping Report.

The settlement types, outlined in the Core Strategy, are: 'sub-regional centre' (King's Lynn), 'main towns' (Downham Market, Hunstanton and Wisbech fringe), 'settlements adjacent to King's Lynn and the main towns', 'Key Rural Service Centres', 'Rural Villages' and 'smaller villages and hamlets'),

The table below shows the number of new housing allocations required per settlement type as laid out in Policies CS01 and CS09 of the Core Strategy.

Settlement Type	Number
King's Lynn (including adjacent settlements: Sth. Wootton, Nth. Wootton, South East Lynn (West Winch and North Runcton area) and North East Lynn (adjacent to Knights Hill))	5,070
Other main towns:	
Downham	390
Hunstanton	220
Wisbech fringe	550
Key Rural Service Centres	660
Rural villages	215
TOTAL	7,105

The Site Specific Allocations and Policies 'Issues and Options' DPD

The SSA&P DPD is one of the documents that will make up the King's Lynn & West Norfolk Local Development Framework (LDF). The SSA&P, in its final form, will set out the main proposals for where development should occur (in line with the Settlement Hierarchy) and key areas that should be protected from development. It does this by 'allocating' specific sites on a map and by putting forward some place specific policies as well as more general development management policies. These policies are:

- King's Lynn Economy
- King's Lynn Town Centre Expansion
- King's Lynn Green Infrastructure
- Downham Market Economy

- Downham Market Green Infrastructure
- Hunstanton Economy
- Hunstanton Green Infrastructure
- DM 1: Replacement Dwellings and Extensions to Dwellings in the Countryside
- DM 2: Removal of Agricultural Occupancy Conditions
- DM 3: Houses in Multiple Occupation
- DM 4a: Town Centre Areas
- DM 4b Retail Frontages
- DM 5: Gaywood Clock Area
- DM 6: Holiday and Seasonal Occupancy Conditions
- DM 7: Static Holiday Caravan Sites and Touring, Camping and Caravan Sites
- DM 8: Flood Risk Coastal Hazard Zones
- DM 9: Disused Railway Trackbeds
- DM 10: Corridors of Movement
- DM 11: Protection of Existing Green Infrastructure and Open Space
- DM 12: Boroughwide (Rural Areas and Coastal Areas) Green Infrastructure

Key roles of the SSA&P will be to decide upon the best means of distributing housing between the settlement types and the best (most sustainable) locations within each settlement for development.

5. How SA will be used in development site specific allocations and development management policies

SA will be an integral part of the decision making process in developing policies within the SSA&P. It will be used to identify preferred options through comparison to other options.

To develop preferred options for the Preferred Options DPD (the next stage in the process), the SA will be used in conjunction with other factors including:

- Responses to consultation (questionnaires, written and via the web);
- Workshops with Parish Councils, District Councils, public stakeholders, and residents of the borough where they were briefed on the various stages of the SSA&P; and
- Local, Regional and National strategies.

As well as highlighting the likely positive impacts of implementing the plan, the appraisal process also helps to identify any potential negative impacts, and in formulation of the SA mitigation measures for alleviating adverse impacts may be proposed together with potential indicators for monitoring the plan's implementation.

The SEA process, and planning legislation, focuses on the assessment of alternative policy options.

DPDs should be guided by sustainable development principles and be in general conformity with the Core Strategy, national and regional policy objectives. This limits the range of policy options that are available and the Borough Council did not consider policy options that were:

- Unacceptable because they were in conflict with planning guidance;
- Unacceptable because they undermined sustainable development principles;
- Unreasonable in their scope;
- Inappropriate to dealing with local conditions or priorities; or
- Impractical to implement through the legislative scope of the LDF.

Therefore, whilst various options have been considered through evidence gathering and consultation, only options that were realistic, appropriate and in accordance with the Core Strategy, national and regional policies were considered and appraised.

6. Appraisal Methodology

Introduction

The SSAP DPD contains essentially two types of 'policy'. Firstly it deals with potential options for various development types which could ultimately result in allocations of land being made in subsequent versions of the plan. Secondly there are policy approaches being written, with possible alternative options, to deal with particular subject areas and applying across the Borough.

For the **policy / options** approaches the use of SA / SEA is relatively straightforward. The aspects of the relevant policy are assessed against the individual SA objectives, and the potential effect on those objectives is scored, and a narrative comment is also given for the social, environmental and economic factors. The matrices where the assessments are given are included at Appendix 4, and a summary of the findings is given in Section 7.

However for the **assessments of individual sites** a different approach has been used. The following section outlines how the sustainability appraisal has been integrated into the site assessment process through which all the potential sites have been taken.

Site Appraisal Methodology

The initial task of the site appraisal process was to use the SA Objectives established in the Scoping Report to inform the formulation of the Site Assessment Criteria.

This section of the report explains how the sites were assessed and how the SA was embedded in this process.

A large number of sites were suggested to the Borough Council as having potential for development, however not all of those sites were suitable. The Borough Council, as part of the Strategic Housing Land Availability (SHLAA), assessed the sites in order to make choices about which sites could potentially be suitable for allocation prior to drafting of the SSA&P. All of the sites from the SHLAA have been included in the consultation SSA&P as either: acceptable, partially acceptable or rejected sites.

The Development Proposals were appraised in the SHLAA using the SA Objectives established in the Scoping Report as a basis of the "Site Assessment" criteria. The results of individual site appraisals were used to identify specific issues facing a site and to inform decisions on the selection of sites. In some cases it identified issues that could then be further investigated and mitigation measures sought if required. In other cases it identified issues that resulted in the site being considered unsuitable for allocation.

The following diagram gives an overview of the process that has been used.

Twenty SA Objectives



The SHLAA assessment criteria has been designed to reflect the SA objectives



SHLAA site assessment criteria



Used to sieve out the less sustainable sites



Suitable sites shown in the consultation document



Less sustainable 'rejected' sites listed in Appendix 1 of the document

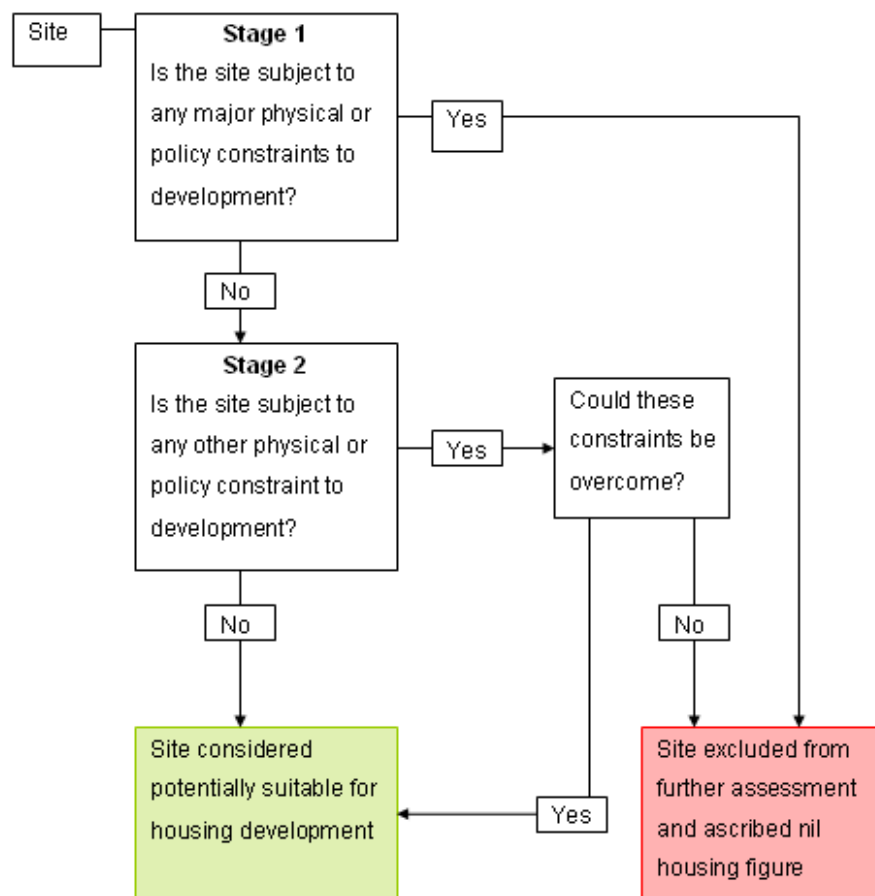


Sites considered to pass the 2 stage assessment are considered to have been subject to the SA process

The Core Strategy policies were also used to inform site choices. The Core Strategy was subject to a Sustainability Appraisal based on these SA Objectives throughout its preparation and contains a series of policies to guide development in the borough, as well as setting out the broad location and scale of new housing development in the borough. The SSA&P has been drafted in conformity with the Core Strategy. This limits the options available to be considered but ensures that its general context is sustainable. For example, the SSA&P will not be proposing allocating sites in non-selected settlements that have few facilities.

The site appraisal methodology used in the SHLAA was developed in conformity with the key sustainability objectives outlined in the Borough Council's Sustainability Appraisal Scoping Report 2005. The original sustainability objectives were developed as a set of measurable criteria which are used to appraise plans and policies in the Local Development Framework to determine whether they promote environmental, economic and social sustainability. The original sustainability objectives are quite broad in scope which necessitated the development of more specific, measurable suitability criteria for the purpose of the SHLAA and the Site Allocations DPD.

A two stage assessment has been used to inform site selection this is illustrated in the following diagram and the methodology is described in detail in the following section.



Stage 1: Absolute Constraints - This excludes sites from further consideration which contain absolute constraints such as being within a non-selected settlement, flood zones or an area designated for nature conservation.

Site Assessment Criteria – Stage 1					
Site Assessment Criteria		Scoring system			Reasoned explanation
		+	+/-	-	
Policy	Is the site well related to existing settlements?	Yes	N/A	No	Any site that is further than 25m from a settlement boundary (as designated on the Proposals Map in the 1998 Local Plan) of the higher order settlements (listed on page 15-16) is not considered to be well related to an existing settlement. Developing housing in locations further than 25m from a settlement is likely to encourage car use rather than promote use of sustainable forms of transport, could contribute to urban sprawl and is more likely to encounter difficulties when connecting to existing infrastructure.
Flood Risk	Is the site at risk of flooding? (flood zones tidal and fluvial 2 or 3 and hazard zone, predicted scenario 2115)	No	part of site	Yes	In accordance with the sequential test in PPS25, areas which are not at risk of flooding were considered preferentially, over areas with a designated risk of flooding. Any site which is wholly in flood zone 2 or 3 and/or the hazard zone were excluded in stage 1 of the assessment, this ensures that development is directed to the least constrained areas of settlements. In instances where whole settlements are at risk of flooding, all sites in those settlements were excluded from the SHLAA. However, the imperative for development in these settlements will be considered in the Site Specific Allocations and Policies and some sites which have been excluded from the SHLAA may be reconsidered in that document. Exception was taken to sites in King's Lynn, because of the imperative for growth and regeneration in this settlement.

Site Assessment Criteria – Stage 1					
Site Assessment Criteria		Scoring system			Reasoned explanation
Natural Environment	Is the site within international or national designated protected areas? (National Nature Reserve, Ramsar, Special Protection Areas SPA, Special Areas of Conservation SAC, Sites of Special Scientific Interest SSSI)	No	N/A	Yes	To prevent harm to environmentally protected areas, any site within or partially within designated areas has been excluded from the assessment in Stage 1. In accordance with existing policy on the Breckland SPA (protecting Stone Curlews), sites within Feltwell and Hockwold cum Wilton which are surrounded by built development on all sides have progressed to stage 2 of the suitability assessment.
Historic Environment	Will the development impact upon identified areas of heritage value? (Ancient Monuments, Parks and Gardens of Historic Interest)	No	N/A	Yes	In order to protect areas of historic importance, any site that falls within a designated area of heritage value has been excluded from the assessment at Stage 1.

Stage 2: Measurable Criteria - This scores sites against measurable site assessment criteria which were adapted from the Regulation 25 Site Specific Allocations and Policies Development Plan Document (DPD) which was subject to public consultation in May 2009 and based on the SA objectives. The criteria have been developed to address all other constraints to development which were not considered in stage 1.

Site Assessment Criteria - Stage 2				
Site Assessment Criteria		Scoring system		
		+	+/-	-
Scale of development	Is the scale of development on the site appropriate to the type of town/village identified in the settlement hierarchy?	yes	No – only part of site appropriate	No
Brownfield / Greenfield	Is the site brownfield land (previously developed land)?	Yes	Part of site	No
Safeguarded areas	Is the site located in a safeguarded area? (airfield safeguarding zone, preferred site for minerals or waste development)	No	yes - part of the site	Yes
Height / Shape	Is the height and shape of the land suitable to develop upon?	Yes	Yes - part of site	No
Historic Environment	Could development of the site potentially have an impact on the historic environment? (Listed Building/Archaeologically Sensitive Area/Conservation Area)	No	Yes - part of site	Yes
Highways	Could development impact negatively on the local highways network?	No	Potentially	Yes

Site Assessment Criteria - Stage 2				
Site Assessment Criteria		Scoring system		
		+	+/-	-
Major Utilities	Is there any major utilities infrastructure on the site which could compromise housing development? (high pressure gas pipelines, electricity pylons, wind turbines)	No	Yes - part of site	Yes
Environmental Designations	Is the site within a designated environmental protection area? (Local Nature Reserve, County Wildlife Site, Roadside Nature Reserve)	No	Part of site	Yes
Tree Preservation Order (TPO)	Is the site subject to a Tree Protection Order (Woodland, Group, Area or individual TPO)	No	Part of site	Yes
Biodiversity	Could development of the site impact negatively on local biodiversity?	No	Potentially	Yes
Landscape / Townscape	Could development of the site impact negatively on the landscape and/or townscape?	No	Potentially	Yes
HSE Hazard	Is the site within a designated 'Health and Safety Executive Hazard Area'	No	Part of site	Yes
Pollution / Contamination	Is the site contaminated and/or within close proximity of an identified source of pollution? (Cordon Sanitaire, Air Quality Management Area, industrial, light, noise, vehicular)	No	Part of site	Yes

Site Assessment Criteria - Stage 2				
Site Assessment Criteria		Scoring system		
		+	+/-	-
Community Facilities/Open Space	Would housing development on the site result in a loss of community facilities and/or publicly accessible open space	No	Part of site	Yes
Amenity	Would development on the site impact negatively upon the amenity of the existing community or future potential residents?	No	Potentially	Yes
Walking / cycling access to facilities	Are services easily accessible by walking/cycling from the site?	Yes	Yes – but access could be improved	No
Access to open space	Is the site within close proximity of publicly accessible open space	Yes	Part of site	No
Public Right of Way (PROW) / Bridleway	Is there a Public Right of Way and/or Public Bridleway on the site?	No	Part of site	Yes
Employment	Would housing development on the site result in a loss of land for employment uses?	No	Part of site	Yes
Agricultural Land	Is the site designated high quality agricultural land (Grade 1 – 3)?	No	Part of site	Yes

Scoring Sites

The assessment matrix tables utilise symbols to illustrate whether a site is affected by any one criterion. The symbols demonstrate whether the site is wholly constrained, partially constrained or not constrained by identified assessment criteria.

+	Site is unconstrained
+/-	Part of the site is constrained
-	The whole site is constrained

Key Stakeholders

A map of all submitted sites was provided to the key stakeholders listed below for their consideration and comment. The consultation enabled key stakeholders to consider all sites from the outset and to enable them to indicate any issues or even initial preferences for sites in the areas surveyed.

- Anglian Water
- Environment Agency
- Internal Drainage Board (Ely, King's Lynn, Downham Market, Southery)
- Norfolk County Council
- Neighbouring Local Authorities including neighbouring County Councils
- Norfolk Wildlife Trust
- Middle Level Commissioners

Relationship between the Site Assessment criteria and the SA

The SA objectives were reviewed and phrased to make them more relevant to an assessment of the sustainability of potential sites. This proposed approach to sites assessment was subject to consultation in Regulation 25 Site Specific Allocations and Policies Development Plan Document (DPD) in May 2009. The method was further refined as a result of the consultation and following input from Councillors and by establishing a SHLAA Panel. In this way the sites assessment process was integrated with the sustainability appraisal process. The following table shows this integration and demonstrates how the objectives were reviewed.

Site Assessment Criteria		Sustainability Appraisal Objectives																				
		Land & Water Resources			Bio & Geodiversity		Land / Townscape & Archaeology			Climate Change & Pollution			Healthy Communities			Inclusive Communities				Economic Activity		
		A	B	C	A	B	A	B	C	A	B	C	A	B	C	A	B	C	D	A	B	
Stage 1																						
	Proximity to higher order settlements							✓	✓	✓			✓				✓				✓	
	SFRA Fluvial Zone 2								✓			✓										
	SFRA Fluvial Zone 3								✓			✓										
	SFRA Tidal Zone 2								✓			✓										
	SFRA Tidal Zone 3								✓			✓										
	SFRA Hazard Zone								✓			✓										
	NNTR				✓	✓																
	RAMSAR Site				✓	✓																
	SPAC				✓	✓																
	SSSI				✓	✓																
	Stone Curlew				✓	✓																
	Ancient Monument						✓															
	Historic Parks & Gardens						✓															

Site Assessment Criteria		Sustainability Appraisal Objectives																			
		Land & Water Resources			Bio & Geodiversity		Land / Townscape & Archaeology			Climate Change & Pollution			Healthy Communities			Inclusive Communities				Economic Activity	
		A	B	C	A	B	A	B	C	A	B	C	A	B	C	A	B	C	D	A	B
Stage 2																					
Policies	Scale of Development	✓			✓	✓		✓	✓												
	Brownfield / Greenfield	✓						✓	✓												
	Safeguarded Area										✓		✓						✓		
Landform & Heritage	Height / Shape							✓	✓										✓		
	Historic Environment						✓	✓	✓										✓		
Infrastructure	Impact on Highways								✓			✓	✓						✓		
	Impact on Services											✓	✓								
	Major Utilities								✓				✓					✓			
Environmental	Environment Designations				✓	✓	✓														
	TPOs				✓	✓							✓								
	Biodiversity				✓	✓															
	Landscape / Townscape						✓	✓	✓									✓	✓		

Site Assessment Criteria		Sustainability Appraisal Objectives																			
		Land & Water Resources			Bio & Geodiversity		Land / Townscape & Archaeology			Climate Change & Pollution			Healthy Communities			Inclusive Communities				Economic Activity	
		A	B	C	A	B	A	B	C	A	B	C	A	B	C	A	B	C	D	A	B
Stage 2																					
Contamination	HSE Hazard								✓				✓								
	Proximity to Pollution								✓				✓					✓			
Quality of Life	Amenity													✓		✓		✓			
	Loss of open space or community facilities												✓		✓	✓	✓		✓		
	Walking / Cycling access to services												✓			✓	✓	✓	✓		
	Access to open space														✓	✓	✓		✓		
	Public Right of Way / Bridleway														✓	✓					
	Loss of Employment Land proximity to employment									✓											
	Agricultural land	✓																			

NB - 'Land & Water Resources' columns B and C - considered to be design issues that would be covered at Development Management stage.

Conclusion

The selection process for sites takes full account of the sustainability issues associated with future allocation of land. The method used compliments the policies contained within the adopted Core Strategy DPD which has already been subject to SA and is based on sound spatial principles and sets the framework for the Allocations DPD. Development has therefore been steered towards settlements in the borough that are most likely to present opportunities for sustainable development. The site selection process has gone a long way towards avoiding new development being located in areas liable to flooding. The criteria help to minimise impact upon the landscape and reliance on cars whilst reducing the potential for significant effects on environmentally sensitive areas, flora, fauna and geological features.

7. Testing the proposed policies and options against the sustainability objectives – an overview

The matrix shows an overview of the predicted effects of the policies on sustainability objectives. An overview of the assessment of the policies and options can be found in the next chapter. An in depth appraisal of each policy and option against the sustainability objectives can be found in Appendix 4.

SA Objective	King's Lynn Economy			King's Lynn Town Centre Expansion			King's Lynn Green Infrastructure			Downham Market Economy			Downham Market Green Infrastructure			Hunstanton Economy			Hunstanton Green Infrastructure		
	AW	O1	O2	AW	O1	O2	AW	O1	O2	AW	O1	O2	AW	O1	O2	AW	O1	O2	AW	O1	O2
1	--	+/-	--	++	++	++	+	+	+/-	-	+/-	--	+	+	+/-	--	+/-	--	+	+	+/-
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	+	0	-	+	+	+	+	-	+/-	+	+	-	+	-	+/-	+	0	-	+	-	+/-
4	+	-	-	0	0	0	+	+/-	0	+	-	0	+	+/-	0	+	0	0	+	+/-	0
5	0	-	-	0	0	0	+	+/-	+/-	-	-	-	+	+/-	+/-	0	-	-	+	+/-	+/-
6	+	-	-	+	+	+	0	0	0	+	-	-	0	0	0	+	-	-	0	0	0
7	+	-	-	+	+	+	++	-	-	+	-	-	++	-	-	+/-	-	-	++	-	-
8	+	-	+/-	+	++	+	++	+	+/-	+	-	+/-	++	+	+/-	+	-	+/-	++	+	+/-
9	+	+/-	-	+	+	+	++	-	+/-	+	+/-	-	++	-	+/-	+	+/-	-	++	-	+/-
10	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	++	-	+/-	0	0	0	++	-	+/-	0	0	0	++	-	+/-
12	+/-	+/-	0	0	0	0	++	~	+/-	+	-	0	++	~	+/-	+/-	0	0	++	~	+/-
13	+	+/-	-	+	+	+	0	0	0	+	+/-	-	0	0	0	+	-	-	0	0	0
14	0	0	0	0	0	0	++	~	+/-	0	0	0	++	~	+/-	0	0	0	++	~	+/-
15	0	0	0	++	++	++	++	-	+/-	0	0	0	++	-	+/-	0	0	0	++	-	+/-
16	-	+/-	0	+	+	+	++	-	+/-	+	+/-	+/-	++	-	+/-	+	+/-	-	++	-	+/-
17	0	0	0	+	-	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	+	-	+	+	-	+/-	0	0	0	+	-	√	0	0	0	+	-	+/-
19	+	+/-	++	+	+	+	0	0	0	+	-	+	0	0	0	+	-	++	0	0	0
20	+	-	++	+	++	+	+	-	+/-	+	-	++	+	-	+/-	+	-	++	+	-	+/-
Total Effect	Positive effect	Mixed effect	Mixed effect	Positive effect	Positive effect	Positive effect	Positive effect	Mixed effect	Mixed effect	Positive effect	Mixed effect	Mixed effect	Positive effect	Mixed effect	Mixed effect	Positive effect	Mixed effect	Mixed effect	Positive effect	Mixed effect	Mixed effect

SA Objective	DM1		DM2				DM3			DM4a		DM4b					DM5			DM6	
	AW	O1	AW	O1	O2	O3	AW	O1	O2	AW	O1	AW	O1	O2	O3	O4	AW	O1	O2	AW	O1
1	++	++	++	-	+	--	0	0	0	0	0	0	0	0	-	-	0	+	0	++	-
2	+	+	0	0	-	++	~	~	++	0	0	0	0	0	0	0	0	0	0	0	0
3	+	+	+	+/-	+	-	+	-	++	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	+	0	0	0	0
7	++	++	+	--	+	-	+	-	++	++	+/-	++	+/-	++	--	+/-	++	--	-	++	-
8	+	++	+	--	+/-	+/-	++	--	++	+	+/-	++	+/-	+/-	+/-	+/-	++	--	-	++	--
9	++	+	++	--	+	-	0	0	0	+	+/-	+	+/-	0	+/-	+/-	++	--	-	++	--
10	0	0	++	+/-	-	++	~	~	~	0	0	0	0	0	0	0	0	0	0	0	0
11	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	--
12	+	+	+	0	0	-	+	--	+	0	0	0	0	0	0	0	++	--	--	++	--
13	0	0	++	0	-	+	+	-	+	+	+	+/-	++	-	++	++	-	+	+	--	+/-
14	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	+	+	0	0	0	-	0	0	0	++	-	++	+/-	0	+/-	+/-	++	-	-	+	+/-
16	+	+	0	0	0	0	+	+/-	--	+	-	++	--	-	--	-	++	-	-	0	--
17	++	++	++	--	++	--	+	+/-	--	0	+	-	+	-	+	+	-	+	0	++	--
18	+	+	0	0	0	0	0	0	0	+	-	+	-	0	0	-	+	+/-	0	0	+
19	+	+	++	--	++	--	++	++	--	+	+/-	+	+/-	-	+/-	+/-	+	+/-	+	++	--
20	0	0	++	--	+	-	++	++	--	+	+/-	+	+/-	-	+/-	+/-	+	+/-	+/-	+	--
Total Effect	Positive effect	Positive effect	Positive effect	Negative effect	Mixed effect	Negative effect	Positive effect	Negative effect	Mixed effect	Positive effect	Mixed effect	Positive effect	Mixed effect	Negative effect	Mixed effect	Mixed effect	Positive effect	Negative effect	Negative effect	Positive effect	Negative effect

SA Objective	DM7			DM8		DM9		DM10		DM11		DM12	
	AW	O1	O2	AW	O1	AW	O1	AW	O1	AW	O1	AW	O1
1	-	-	+/-	0	0	0	0	0	0	+	+	++	+
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	+	+	++	-
4	++	--	+	0	0	0		0	0	+	+	+	+
5	0	-	+	0	0	0	0	0	0	+	+	+	+
6	++	--	-	0	0	0	0	0	0	0	0	0	0
7	++	~	+/-	0	0	0	0	+	--	+	+	0	0
8	++	~	+/-	++	--	0	0	+/-	-	+	+	++	+
9	0	~	+	0	0	+	-	+/-	--	+	+	++	-
10	0	0	0	0	0	0	0	0	0	0	0	0	0
11	++	~	++	++	--	0	0	0	0	+	+	++	-
12	++	~	++	++	--	+	-	++	--	++	+	++	~
13	0	0	0	0	0	0	0	0	-	0	0	0	0
14	0	0	0	0	0	+	-	0	0	++	+	++	~
15	+	~	++	0	0	+	-	+/-	+/-	0	0	++	-
16	0	0	0	0	0	0	0	0	-	+	+	++	-
17	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	++	++	+	-
19	0	0	0	0	0	+	0	+	+/-	0	0	0	0
20	++	+	+	0	0	+/-	+/-	+/-	++	+	+	+	-
Total Effect	Positive effect	Negative effect	Positive effect	Positive effect	Negative effect	Positive effect	Negative effect	Positive effect	Negative effect	Positive effect	Positive effect	Positive effect	Negligible effect

8. Summary of the Sustainability Appraisal of the policies and options

KING'S LYNN ECONOMY

Policy

The sites marked on Map x for 'Employment options' will be the preferred locations for employment expansion in King's Lynn. The development of these sites to provide for business, industrial and distribution uses will create opportunities to meet future need and provide for choice in line with policy CS10 The Economy.

Options

1. The nature of the use, the site area and the direction of growth are all specified in the adopted Core Strategy. However there may be alternative options for the precise siting of the allocations.
2. Is there sufficient justification to suggest that the Council should seek to allocate more land for employment uses in King's Lynn than that stated in the Core Strategy? If so, where could this be accommodated?

The policy as written is likely to have a mostly positive effect on sustainability.

Environmental – mostly sustainable.

Although the policy would lead to the development of previously undeveloped land, the sites specified on the maps would not adversely affect any protected areas or species, and would most likely work well as they are adjacent to similar uses. Their location ensures easy access to corridors of movement minimising increases in traffic and pollution in the town centre.

Social- mixed effect.

Sites are not in locations easily accessible for public transport, making access more difficult for those without car access. However they are not in isolated locations which minimises their risk of crime. EMP2 is distant from housing, minimising nuisance, whereas EMP1 is adjacent to housing on one side, potentially causing problems, but has good access on foot/cycle.

Economic – sustainable.

Designating sites for employment increases certainty so development is more likely to occur, improving the local economy and providing jobs.

The first policy option, to choose alternative sites, is at present likely to have a mixed effect on sustainability.

Environmental – mostly unsustainable.

Using alternative sites could lead to less development on greenfield sites, however it could also lead to development closer to protected sites or areas of habitat. Landscape character could be disrupted both by commercial development within the urban area, and within the countryside. Sites in the countryside could lead to an increase in emissions; however sites within the urban area may be more accessible by sustainable means, reducing emissions.

Social- mixed effect.

Isolated sites in the countryside could become a target for crime, and would be less easily accessible for those without car access; however more town centre sites would be more easily accessible for a greater proportion of the population, while natural surveillance may limit the risk of crime.

Economic – mixed effect.

Sites within the urban fabric may be more easily accessible to workers, but are more likely to be brownfield sites, so have constraints to overcome such as contamination. Sites in the countryside are likely to be less easily accessible to workers, limiting employment options, and potential uses which may be attracted.

The second policy option, to give a greater allocation of land for employment is likely to have a mixed effect on sustainability.

Environmental – unsustainable

Allocating more land for employment may increase pressure on greenfield land, disrupting the countryside character of areas; and on sites which are affected by protected status or habitats. Employment land in the countryside would be less easily accessible by sustainable means, increasing emissions, and potentially producing places which do not work well.

Social - unsustainable

Isolated sites in the countryside could become a target for crime.

Economic – sustainable

Increasing allocation could lead to an increase in overall employment development, increasing job numbers and so options. It may also lead to the development of a number of sites, potentially increasing the adaptability of the economy.

Conclusion

The most sustainable option would at this stage be the policy as written, as the level of employment growth has previously been assessed in the Core Strategy as sustainable, with these general locations put forward as sustainable. Looking at alternative sites (option 1) could produce a potentially more sustainable option if brownfield or more central sites are available; but is more likely to produce a less sustainable option through directing development into the countryside. Therefore a true assessment of the sustainability of any other sites cannot be made until those sites are put forward. Allocating additional land (option 2) is thought to be economically sustainable, but environmentally unsustainable.

KING'S LYNN TOWN CENTRE EXPANSION

Policy

The area shown on Map x for town centre expansion will be the preferred location for new retail floorspace. It will involve redevelopment and or improvements to existing buildings. It should include a mixture of retail, leisure, community and office (on upper floors) uses, as well as elements of residential use and the relocation of the bus station.

Option

1. An alternative approach to extending the town centre
2. An alternative area for extension of the town centre

The policy as written is likely to have a positive effect on sustainability

Environmental – sustainable.

This policy increases floorspace through redevelopment of currently used land, and so impacts on greenfield land and water systems would be minimal, and emissions kept steady. The redevelopment would extend the town centre character of the adjacent area, and potentially increase the times when the area was used.

Social – sustainable.

Extending the town centre increases easily accessible services and facilities, including community facilities; while discouraging out of town shopping centres, particularly advantageous for those without car access. A greater mix of uses including housing would lead to an increase in times of day the area would be used, minimising the risk of crime.

Economic – sustainable.

Extending the town centre may lead to an increase in the number of easily accessible jobs, as well as making the centre more attractive as a destination centre.

Taking an alternative approach, as advocated in option 1, such as redeveloping the expansion area for predominantly leisure, rather than retail is thought to have a positive effect on sustainability.

Environmental – sustainable.

This policy increases floorspace through redevelopment of currently used land, and so impacts on greenfield land and water systems would be minimal, and emissions kept steady. The redevelopment would maintain the town centre character of the adjacent area, while producing a subsidiary area; and potentially increase the times when the area was used.

Social – mostly sustainable.

This policy would increase the range of easily accessible facilities, particularly for those without access to a car or the mobility impaired.

Economic – sustainable.

Extending the town centre with leisure uses may lead to an increase in the number of easily accessible jobs, make the centre more attractive as a destination centre, and increase the times of day it is viable.

Extending the town centre in a different location (option 2) is likely to have a positive effect on sustainability.

Environmental – sustainable.

This policy increases floorspace through redevelopment of currently used land, and so impacts on greenfield land and water systems would be minimal, and emissions kept steady. The redevelopment would extend the town centre character of the adjacent area, and potentially increase the times when the area was used.

Social – sustainable.

Extending the town centre increases easily accessible services and facilities, including community facilities; while discouraging out of town shopping centres, particularly advantageous for those without car access. A greater mix of uses including housing would lead to an increase in times of day the area would be used, minimising the risk of crime.

Economic – sustainable.

Extending the town centre may lead to an increase in the number of easily accessible jobs, as well as making the centre more attractive as a destination centre.

Conclusion

In terms of sustainability, the policy as written, and the second option of an alternative siting would have extremely similar effects. This is as they are both similar redevelopments of brownfield sites. Redeveloping the proposed extension area for more leisure uses rather than retail would have similar effects as the other two options, but would also potentially maintain the vibrancy of the retail centre, while improving the range of facilities available, drawing in more custom to the town centre.

KING'S LYNN GREEN INFRASTRUCTURE

Policy

Strategic Green Infrastructure will be provided within the Gaywood Valley SURF Project Area and in the Bawsey/Leziate Countryside Sports and Recreation Zone as shown on the Proposals Map. Opportunities will be sought to include Green Infrastructure within the urban extensions shown on the Proposals Map.

Options

1. No policy, rely on national guidance
2. Do not make specific provision for GI, rely on negotiation with developers.

The policy as written is thought to have a significantly positive effect on sustainability.

Environmental – sustainable

This policy designates specific sites as green links to work alongside growth to protect rural landscape character, habitats and species; ensuring the area works well, while providing options for green travel, limiting emissions. It ensures areas for run off and infiltration to help mitigate the increase of impermeable surfaces due to development, so mitigating risk of flooding.

Social – sustainable

It ensures opportunities to access green amenity space close to areas of growth, providing opportunities for outdoor exercise. It may increase safe routes to access services and facilities for example by walking or cycling, providing additional opportunities for those without car access.

Economic – sustainable.

GI and open space have been shown to have an economic value.

Having no policy is thought to have a mixed effect on sustainability.

Environmental – mixed effect.

PPS 9 gives some protection to areas of habitat value, but would give no special protection to the areas put forward; therefore their protection may not be strong. Without a policy new or enhanced areas would not be created, potentially negatively effecting habitats and landscape and townscape character.

Social – mostly sustainable

Opportunities to access greenspace should be somewhat protected by PPS9, but may limit accessibility to free outdoor access.

Economic – unsustainable

Making no GI provision would mean the area missed out on possible economic value.

WARNING: Currently having no policy is mitigated by national policies; however with a new national planning policy currently under consultation, there may be a policy gap in the future.

The second policy option, having no designated areas for GI, but relying on developer negotiations is thought to have a mixed effect on sustainability.

Environmental – mixed

Depending on who has the economically stronger position negotiations could either lead to decreases in provision of GI due to a weaker starting position without specific designation; or an increase in provision of GI due to a less restrictive locating position. An increase would reduce the loss of undeveloped land, protect areas of possible habitat, reduce emissions and the effects of climate change and create places which work well. However if GI provision is less than expected all these effects are under threat.

Social – mixed

If negotiation led to an increase in GI provision opportunities to access open space for both exercise and community activities would increase; and the possibility of green corridors of movement could increase opportunities to access services and facilities, particularly for those without car access. If negotiation led to less GI provision than expected these opportunities are less likely to exist.

Economic – mixed

Increased provision may lead to a greater economic value, whereas less GI provision would mean the area missed out on possible economic value.

ATTENTION: If a Developer Contribution SPD was created (as advocated in CS14) this would give much more certainty to negotiations, and so depending on the requirements could make this option either much more sustainable or much more unsustainable.

Conclusion

The most sustainable policy option is the policy as written at the current time. Having no policy currently has a negligible effect, however if national policies were to change this could leave a policy gap, making the option of having no policy unsustainable. Relying on developer negotiations could have a significantly positive effect on sustainability, but it could also have a significantly negative effect.

DOWNHAM MARKET ECONOMY

Policy

The sites marked on Map x for 'Employment options' will be the preferred locations for employment expansion in Downham Market. The development of these sites to provide for business, industrial and distribution uses will create opportunities to meet future need and provide for choice in line with policy CS10 The Economy.

Options

1. The nature of the use, the site area and the direction of growth are all specified in the adopted Core Strategy. However there may be alternative options for the precise siting of the allocations.
2. Is there sufficient justification to suggest that the Council should seek to allocate more land for employment uses in Downham Market than that stated in the Core Strategy? If so, where could this be accommodated?

The policy as is currently written is thought to have a positive effect on sustainability.

Environmental – mostly sustainable.

Although the policy would lead to the development of previously undeveloped land, the site specified on the maps would not adversely affect statutory protected areas or species, but may adversely affect The Willows local nature reserve. The site would most likely work well as it is adjacent to similar uses. The site's location ensures easy access to corridors of movement minimising increases in traffic and pollution in the town centre.

Social- sustainable.

The proposed site is located in an area easily accessible from the train station and by walking/cycling, making access relatively easy for those without car access. The site is not in an isolated location which minimises the risk of crime. The site is screened from housing, minimising nuisance.

Economic – sustainable.

Designating sites for employment increases certainty so development is more likely to occur, improving the local economy and providing jobs.

The first option, to allocate on an alternate site is presently likely to have a mixed effect on sustainability.

Environmental – mostly unsustainable.

Using alternative sites could lead to less development on greenfield sites, however it could also lead to development closer to protected sites or areas of habitat. Landscape character could be disrupted both by commercial development within the urban area, and within the countryside. Sites in the countryside could lead to an increase in emissions; however sites within the urban area may be as accessible by sustainable means, not increasing emissions.

Social- mixed effect.

Isolated sites in the countryside could become a target for crime, and would be less easily accessible for those without car access. More town centre sites would be more easily accessible for greater proportion of the population, while natural surveillance may limit the risk of crime.

Economic – mixed effect.

Sites within the urban fabric may be more easily accessible to workers, but are more likely to be brownfield sites, so have constraints to overcome such as contamination, and so may have greater value for housing use. Sites in the countryside are likely to be less easily accessible to workers, limiting employment options, and potential uses which may be attracted.

If a greater allocation were made, as in option 2, there is thought there would be a mixed effect on sustainability.

Environmental – unsustainable

Allocating more land for employment may increase pressure on greenfield land, disrupting the countryside character of areas; and increasing pressure on sites which are affected by protected status or habitats. Employment land in the countryside would be less easily accessible by sustainable means, increasing emissions, and potentially producing places which do not work well.

Social - unsustainable

Isolated sites in the countryside could become a target for crime.

Economic – sustainable

Increasing allocation could lead to an increase in overall employment development, increasing job numbers and so options, however these may be less accessible. It may also lead to the development of a number of sites, potentially increasing the adaptability of the economy.

Conclusion

The most sustainable option would at this stage be the policy as written, as the level of employment growth has previously been assessed in the Core Strategy as sustainable, with these general locations put forward as sustainable. Looking at alternative sites (option 1) could produce a potentially more sustainable option if brownfield or more central sites are available; but is more likely to produce a less sustainable option through directing development into the countryside. Therefore a true assessment of the sustainability of any other sites cannot be made until those sites are put forward. Allocating additional land (option 2) is thought to be economically sustainable, but environmentally unsustainable.

DOWNHAM MARKET GREEN INFRASTRUCTURE

Policy

Strategic Green Infrastructure will be provided in Downham Market at the Wissey Living Landscape Project Area and at Cock Drove/Kingstons Plantation as shown on the Proposals Map. Opportunities will be sought to include Green Infrastructure in the urban extensions shown on the Proposals Map.

Options

1. No policy, rely on national guidance
2. Do not make specific provision for GI, rely on negotiation with developers.

The policy as written is thought to have a significantly positive effect on sustainability.

Environmental – sustainable

This policy designates specific sites as green links to work alongside growth to protect rural landscape character, habitats and species; ensuring the area works well, while providing options for green travel, limiting emissions. It ensures areas for run off and infiltration to help mitigate the increase of impermeable surfaces due to development, so mitigating risk of flooding.

Social – sustainable

It ensures opportunities to access green amenity space close to areas of growth, providing opportunities for outdoor exercise. It may increase safe routes to access services and facilities for example by walking or cycling, providing additional opportunities for those without car access.

Economic – sustainable.

GI and open space have been shown to have an economic value.

Having no policy is thought to have a mixed effect on sustainability.

Environmental – mixed effect.

PPS 9 gives some protection to areas of habitat value, but would give no special protection to the areas put forward; therefore their protection may not be strong. Without a policy new or enhanced areas would not be created, potentially negatively affecting habitats and landscape and townscape character.

Social – mostly sustainable

Opportunities to access greenspace should be somewhat protected by PPS9, but may limit accessibility to free outdoor access.

Economic – unsustainable

Making no GI provision would mean the area missed out on possible economic value.

WARNING: Currently having no policy is mitigated by national policies; however with a new national planning policy currently under consultation, there may be a policy gap in the future.

The second policy option, having no designated areas for GI, but relying on developer negotiations is thought to have a mixed effect on sustainability.

Environmental – mixed

Depending on who has the economically stronger position negotiations could either lead to decreases in provision of GI due to a weaker starting position without specific designation; or an increase in provision of GI due to a less restrictive locating position. An increase would reduce the loss of undeveloped land, protect areas of possible habitat, reduce emissions and the effects of climate change and create places which work well. However if GI provision is less than expected all these effects are under threat.

Social – mixed

If negotiation led to an increase in GI provision opportunities to access open space for both exercise and community activities would increase; and the possibility of green corridors of movement could increase opportunities to access services and facilities, particularly for those without car access. If negotiation led to less GI provision than expected these opportunities are less likely to exist.

Economic – mixed

Increased provision may lead to a greater economic value, whereas less GI provision would mean the area missed out on possible economic value.

ATTENTION: If a Developer Contribution SPD was created (as advocated in CS14) this would give much more certainty to negotiations, and so depending on the requirements could make this option either much more sustainable or much more unsustainable.

Conclusion

The most sustainable policy option is the policy as written at the current time. Having no policy currently has a negligible effect, however if national policies were to change this could leave a policy gap, making the option of having no policy unsustainable. Relying on developer negotiations could have a significantly positive effect on sustainability, but it could also have a significantly negative effect.

HUNSTANTON ECONOMY

Policy

The sites marked on Map x for 'Employment options' will be the preferred locations for employment expansion in Hunstanton. The development of these sites to provide for business, industrial and distribution uses will create opportunities to meet future need and provide for choice in line with policy CS10 The Economy.

Options

1. The nature of the use, the site area and the direction of growth are all specified in the adopted Core Strategy. However there may be alternative options for the precise siting of the allocations.
2. Is there sufficient justification to suggest that the Council should seek to allocate more land for employment uses in Hunstanton than that stated in the Core Strategy? If so, where could this be accommodated?

The policy as written is thought to have a positive effect on sustainability.

Environmental – mostly sustainable.

Although the policy would lead to the development of previously undeveloped land, the site specified on the map would not adversely affect protected areas or species. The site would most likely work well as it is adjacent to similar uses. The site's location ensures easy access to corridors of movement minimising increases in traffic and pollution in the town centre.

Social- sustainable.

The proposed site is located in an area easily accessible by walking or cycling, making access relatively easy for those without car access. The site is not in an isolated location which minimises the risk of crime. The site is removed from housing, minimising nuisance.

Economic – sustainable.

Designating sites for employment increases certainty so development is more likely to occur, improving the local economy and providing jobs.

An alternate siting, as advocated in option 1, is likely to have a mixed effect on sustainability.

Environmental – mostly unsustainable.

Using alternative sites could lead to less development on greenfield sites, however it could also lead to development closer to protected sites or areas of habitat. Landscape character could be disrupted both by commercial development within the urban area, and within the countryside. Sites in the countryside could lead to an increase in both employee and haulage emissions; however sites within the urban area may be more accessible by sustainable means for workers, minimising worker emissions.

Social- mixed effect.

Isolated sites in the countryside could become a target for crime, and would be less easily accessible for those without car access. More town centre sites would be more easily accessible for greater proportion of the population, while natural surveillance may limit the risk of crime.

Economic – mixed effect.

Sites within the urban fabric may be more easily accessible to workers, but are more likely to be brownfield sites, so have constraints to overcome such as contamination. Sites in the countryside are likely to be less easily accessible to workers, limiting employment options, and potential uses which may be attracted.

Allocating more land, as shown in option 2, is thought to have a mixed effect on sustainability.

Environmental – unsustainable.

Allocating more land for employment may increase pressure on greenfield land, disrupting the countryside character of areas; and increasing pressure on sites which are affected by protected status or habitats. Employment land in the countryside would be less easily accessible by sustainable means, increasing emissions, and potentially producing places which do not work well.

Social – unsustainable.

Isolated sites in the countryside could become a target for crime.

Economic – sustainable.

Increasing allocation could lead to an increase in overall employment development, increasing job numbers and so options. It may also lead to the development of a number of sites, potentially increasing the adaptability of the economy.

Conclusion

The most sustainable option would at this stage be the policy as written, as the level of employment growth has previously been assessed in the Core Strategy as sustainable, with these general locations put forward as sustainable. Looking at alternative sites (option 1) could produce a potentially more sustainable option if brownfield or more central sites are available; but is more likely to produce a less sustainable option through directing development into the countryside. Therefore a true assessment of the sustainability of any other sites cannot be made until those sites are put forward. Allocating additional land (option 2) is thought to be economically sustainable, but environmentally unsustainable.

HUNSTANTON GREEN INFRASTRUCTURE

Policy

Strategic Green Infrastructure will be provided through the environmental enhancement of the Oasis Way to Clifftop area as shown on the Proposals Map. Opportunities will be sought to include Green Infrastructure within the urban extensions shown on the Proposals Map.

Options

1. No policy, rely on national guidance
2. Do not make specific provision for GI, rely on negotiation with developers.

The policy as written is thought to have a significantly positive effect on sustainability.

Environmental – sustainable

This policy designates specific sites as green links to work alongside growth to protect rural landscape character, habitats and species; ensuring the area works well, while providing options for green travel, limiting emissions. It ensures areas for run off and infiltration to help mitigate the increase of impermeable surfaces due to development, so mitigating risk of flooding.

Social – sustainable

It ensures opportunities to access green amenity space close to areas of growth, providing opportunities for outdoor exercise. It may increase safe routes to access services and facilities for example by walking or cycling, providing additional opportunities for those without car access.

Economic – sustainable.

GI and open space have been shown to have an economic value.

Having no policy is thought to have a mixed effect on sustainability.

Environmental – mixed effect.

PPS 9 gives some protection to areas of habitat value, but would give no special protection to the areas put forward; therefore their protection may not be strong. Without a policy new or enhanced areas would not be created, potentially negatively effecting habitats and landscape and townscape character.

Social – mostly sustainable

Opportunities to access greenspace should be somewhat protected by PPS9, but may limit accessibility to free outdoor access.

Economic – unsustainable

Making no GI provision would mean the area missed out on possible economic value.

WARNING: Currently having no policy is mitigated by national policies; however with a new national planning policy currently under consultation, there may be a policy gap in the future.

The second policy option, having no designated areas for GI, but relying on developer negotiations is thought to have a mixed effect on sustainability.

Environmental – mixed

Depending on who has the economically stronger position negotiations could either lead to decreases in provision of GI due to a weaker starting position without specific designation; or an increase in provision of GI due to a less restrictive locating position. An increase would reduce the loss of undeveloped land, protect areas of possible habitat, reduce emissions and the effects of climate change and create places which work well. However if GI provision is less than expected all these effects are under threat.

Social – mixed

If negotiation led to an increase in GI provision opportunities to access open space for both exercise and community activities would increase; and the possibility of green corridors of movement could increase opportunities to access services and facilities, particularly for those without car access. If negotiation led to less GI provision than expected these opportunities are less likely to exist.

Economic – mixed

Increased provision may lead to a greater economic value, whereas less GI provision would mean the area missed out on possible economic value.

ATTENTION: If a Developer Contribution SPD was created (as advocated in CS14) this would give much more certainty to negotiations, and so depending on the requirements could make this option either much more sustainable or much more unsustainable.

Conclusion

The most sustainable policy option is the policy as written at the current time. Having no policy currently has a negligible effect, however if national policies were to change this could leave a policy gap, making the option of having no policy unsustainable. Relying on developer negotiations could have a significantly positive effect on sustainability, but it could also have a significantly negative effect.

DM 1: REPLACEMENT DWELLINGS AND EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE

Policy

Proposals for the replacement of an existing dwelling in the countryside with a new dwelling will only be permitted where:

- a) the scale of the replacement is not disproportionate to the building that is being replaced and is of a design that would enhance the character or appearance of the surrounding area; and
- b) there is no increase in the number of units; and
- c) evidence is provided to demonstrate that the use of the dwelling has not been abandoned.

Extensions to an existing dwelling in the countryside will only be permitted where:

- a) the extension does not result in a dwelling that is disproportionate to the size and scale of the original dwelling; and
- b) the design of the extension is appropriate to the landscape character of the location.

Options

1. A policy containing a specific figure restricting the increase in the original dwelling size, for example to 30%.

The policy as written is thought to have a significantly positive effect on sustainability.

Environmental – sustainable

Ensures a minimal impact on the countryside through restricting the extent of development, and ensuring replacements enhance the character of the surrounding area, and limits increases in water consumption. Ensures there is no significant increase in the number of people in the countryside, so should limit the increase in car based journeys, limiting growth in emissions.

Social – sustainable.

Directs people away from unsustainable locations in relation to healthcare, community activities, quality green infrastructure and other services and facilities. It also protects the stock of smaller properties in the countryside; ensuring need is met in a sustainable manner.

Economic – sustainable.

Directs people away from unsustainable countryside locations to more sustainable locations, better related to employment opportunities.

The policy option is thought to have a significantly positive effect on sustainability.

Environmental – sustainable

Ensures a minimal impact on the countryside through restricting the extent of development, and ensuring replacements enhance the character of the surrounding area, and limits increases in water consumption. Ensures there is no significant increase in the number of people in the countryside, so should limit the increase in car based journeys, limiting growth in emissions.

Social – sustainable.

Directs people away from unsustainable locations in relation to healthcare, community activities, quality green infrastructure and other services and facilities. It also protects the stock of smaller properties in the countryside; ensuring need is met in a sustainable manner.

Economic – sustainable.

Directs people away from unsustainable countryside locations to more sustainable locations, better related to employment opportunities.

Conclusion

Both options are thought to be sustainable, a policy dictating a specific figure may make decision making easier however.

DM 2: REMOVAL OF AGRICULTURAL OCCUPANCY CONDITIONS

Policy

Proposals for the relaxation or removal of agricultural occupancy conditions will only be permitted where the applicant can demonstrate that:

- i. The dwelling has been occupied in accordance with the terms of the occupancy condition for a minimum of 5 years; and
- ii. There is no longer a need for the dwelling by those working, or last working, in the locality in agricultural, forestry or rural enterprise, established by evidence of marketing (including details of all offers made) for a 12 month period at a price that reflects the occupancy condition.

Options

1. No local policy – rely on national and regional policy
2. Use a greater time period to justify how long the dwelling has been occupied in accordance with the occupancy condition
3. Use a shorter time period to justify how long the dwelling has been occupied in accordance with the occupancy condition.

The policy as written is thought to have a significantly positive effect on sustainability.

Environmental – sustainable

This policy would protect rural workers housing needs and so ensure agricultural activities can remain productive. It limits the increase in countryside dwellings through not easily letting dwellings onto the open market and so minimises pressure on greenfield sites and on water consumption. Ensures places work well through allowing rural workers to live close to their place of employment without allowing urban workers to live in unsustainable locations, therefore limiting emissions. Having a mechanism which can allow conditions to be lifted ensures dwellings can be reused and so do not become waste.

Social – sustainable

It directs most people away from unsustainable locations in relation to healthcare and green infrastructure while catering for the needs of rural workers. It also limits the potential for houses to be left unoccupied, limiting their potential to become a target for crime.

Economic – sustainable

Ensures agricultural activities remain productive and able to attract a specialised workforce.

The first policy option, having no policy, is thought to have a negative effect on sustainability.

Environmental – unsustainable

Currently there is a lack of national or regional policy at this level of detail, effectively leaving no policy at all. This could lead to a quick flow of countryside dwellings onto the full market, potentially increasing pressure on water resources and greenfield sites,

therefore eroding the countryside character of the area. These dwellings would be far from services and facilities, therefore creating places which would not work well. Alternatively if no policies led to a tougher stance of not allowing conditions to be removed houses could become empty and derelict, again negatively impacting on the landscape character, creating places which would not work well, and producing waste. A lax stance could lead to both urban and rural workers needing to commute great distances to work, increasing emissions. Additional dwellings would significantly negatively effect noise and light pollution.

Social – unsustainable

No policy could either lead to rural workers being unable to afford quality housing close to places of work; or abandonment if need reduces, denying other potential owners a home.

Economic – unsustainable

A lax approach could lead to pricing out rural workers so that they are not able to live close to their place of work, potentially affecting the efficiency, competitiveness and adaptability of agricultural activities. Urban workers living in the countryside would also be distant from potential employment, potentially also affecting urban business.

The second policy option, using a greater time period to justify how long the dwelling has been occupied in accordance with the occupancy condition, is thought to have a mixed effect on sustainability

Environmental – mostly sustainable.

A longer period would potentially cover cycles of need to protect stock when need may be lower before need will rise again, protecting undeveloped land and so the landscape character of the countryside. This also limits new development in the countryside, limiting the number of people living in unsustainable locations. However this may mean dwellings may be left empty if need is no longer present but conditions cannot be lifted, potentially allowing them to fall into disrepair and dereliction.

Social – mixed effect

Unoccupied dwellings could become a potential target of crime, however this policy could provide additional protection to rural workers housing, ensuring housing remains affordable.

Economic – sustainable

Offers greater protection to rural stock ensuring rural workers are able to live close to work potentially making businesses more profitable, while ensuring the majority of urban workers do not live in unsustainable locations, potentially making urban businesses work better.

The third policy option, using a shorter time period to justify how long the dwelling has been occupied in accordance with the occupancy condition is thought to have a predominantly negative effect on sustainability

Environmental – mostly unsustainable.

A shorter period would potentially allow a faster flow of stock onto the full market when need is low so that if need increases again additional building in the countryside would be required, potentially negatively effecting water consumption levels, landscape character, and greenfield land. May lead to an increase in the number of people living in

unsustainable locations increasing noise and light pollution, and increasing emissions from car travel. However it would limit waste of properties through abandonment.

Social – mostly unsustainable

May limit affordable housing options for rural workers. Could lead to a potential increase in population, isolated from services and facilities, including healthcare. However limiting risk of abandonment also limits the risk of dwellings becoming targets for crime.

Economic – unsustainable

A lack of protected stock may limit options for rural workers, potentially negatively affecting rural businesses.

Conclusion

The most sustainable option put forward is the policy as is written, which has been proven through the local plan approach. A requirement for a longer period of occupation in accordance with conditions (option 2) also has some positive effects on sustainability however it has negative effect also, predominantly linked to potential abandonment. A shorter time period (option 3) limits the likelihood of abandonment, but may create problems with increasing development in the countryside, and reducing rural affordability, so is not thought to be sustainable. Having no policy could lead to either a tougher or more lax policy, both potentially causing sustainability issues.

DM 3: HOUSES IN MULTIPLE OCCUPATION

Policy

The conversion of existing dwellings to and new development of properties for multiple occupation will be permitted where:

- The development would not result in a clustering of properties in multiple occupation;
- there is no adverse impact on the residential amenity;
- the development and associated facilities, including bin storage, car and cycle parking, can be provided without significant detriment to the occupiers of adjoining or neighbouring properties;
- the site is within reasonable distances to facilities and supporting services.

Options

1. No local policy – rely on existing planning and housing legislation.
2. Define areas where the number of HMOs will be restricted, for example, areas with existing high concentrations of HMOs.

The policy as written is thought to have a positive effect on sustainability.

Environmental – sustainable

Ensures water consumption levels are not significantly raised, and general amenity is maintained.

Social – sustainable

Allowing HMOs ensures quality housing options for those on a low income, particularly migrant workers. Ensuring there is no overconcentration minimises potential levels of anti-social behaviour and noise.

Economic – sustainable

Increase low income housing options to ensure workers are able to access jobs.

Having no policy is thought to have a predominantly negative effect on sustainability.

Environmental – unsustainable

Having no policy, but relying on the Use Class Order will allow family homes to become HMOs without having to apply for planning permission. This may lead to a concentration which may lead to development which cannot be supported by natural water processes, and adversely affects the townscape. If proper amenity provision is not made it may lead to places which do not work well.

Social – unsustainable

No checks may lead to inadequate conditions within dwellings, particularly affecting low income workers who are more likely to live in HMOs. Clustering may lead to problems with noise and antisocial behaviour.

Economic – sustainable

Increases low income housing options to ensure workers are able to access jobs.

The second policy option, to define areas of restriction, is thought to have a mixed impact on sustainability.

Environmental – sustainable

Ensures water consumption levels are not significantly raised, and general amenity is maintained.

Social – mixed effect

Would ensure HMOs have acceptable room sizes and living conditions. Ensuring there is no overconcentration minimises potential levels of anti-social behaviour and noise. However not allowing HMOs in some areas would limit housing choices, particularly for those on low incomes.

Economic – unsustainable

This policy may restrict low income housing options, making it more difficult for workers to find employment, and for employers to fill positions effectively.

Conclusion

The policy as written is thought to be the most sustainable option as it allows the redevelopment of homes into HMOs while ensuring effects sometimes associated with them such as poor living conditions or antisocial behaviour and noise do not become a problem.

DM 4a: TOWN CENTRES AREAS

Policy

Within the town centres in King's Lynn, Hunstanton and Downham Market, (as defined on the maps) proposals for uses such as: retail development; leisure, entertainment facilities and sport and recreation uses; offices; and arts, culture and tourism will be permitted.

Option

1. None – the policies relating to the Local Plan town centre boundaries were not saved in 2007.

The policy as written is thought to have a positive effect on sustainability.

Environmental – sustainable

Maintains the distinctive retail character of the areas, with designated primary and secondary areas in King's Lynn further maintaining that distinctiveness. Restriction may make the area more attractive to certain uses who can work to form functional conglomerations so produce areas which work well. More compact centres, easily accessible by sustainable means area likely to minimise emissions from car use.

Social –sustainable

A compact and vibrant centre which is easily accessible by sustainable means increases general accessibility of services and facilities, (including community activities); particularly for those without car access or the mobility impaired. Functional linkages can improve the quality of services found in the town centre.

Economic – sustainable

Conglomeration of uses leading to functional linkages can produce more efficient business practices. Location these in the town centre makes them easily accessible both for the workforce and customers, making the area more competitive.

Having no policy is thought to have a mixed effect on sustainability.

Environmental – mostly unsustainable

Would allow a greater range of uses, so the diversity would increase, but this may lead to the loss of the distinctive town centre character. It may mean some services are decentralised, possibly to areas not accessible by sustainable means, therefore emissions would increase. However if residential development was seen in the town centre, the need to travel for some would decrease, and the place would work for a greater proportion of the day, possibly making a place which works better.

Social – mixed effect

If there was an increase in the mix of uses, including housing, the town centre housing stock would increase. It also means that the town centre is likely to be used for a longer period of the day, increasing surveillance, and so reducing fear of crime. If dispersal of uses (including community uses) occurred this would make them less accessible, especially for those without access to a car, or the mobility impaired.

Economic – mixed effect

Greater dispersal may make certain uses more adaptable to changes in the markets, and mean some people find employment closer to their place of residence. However this may also make uses less easily accessible for both workers and customers, particularly by sustainable means. Dispersal of retail uses can make areas less attractive to shoppers making shopping centres less competitive compared to other settlements, causing a downward spiral.

Conclusion

Overall the policy as written would have the most sustainable effect. Not having a policy could potentially lead to some positive effects, however it could also lead to some negative effects.

DM 4b: RETAIL FRONTAGES

Policy

Retail frontages within Town Centre Zones (as defined on the maps) should be enhanced to support the balance of uses and promote the vitality and viability of our town centres. Investment to improve shop frontages will be supported.

King's Lynn Primary Retail Zone – within the King's Lynn Primary Retail Zone, a balance of shops and other A1 uses will be maintained. Within the Primary Retail Zone development proposals should not result in more than 25% of the ground floor units in the defined zone as a whole being in other (non-A1) uses (as defined in the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification)).

King's Lynn Secondary Retail Zone – Within King's Lynn Secondary Retail Zone a more diverse range of uses will be encouraged to help keep units occupied and promote vitality within peripheral areas. Proposals for town centre uses at ground floor level within classes A, B1, C1, D1 and D2 will be acceptable within the Secondary Retail Zone, where the proposal does not result in more than 50% of the defined zone as a whole being in other (non A, B1, C1, D1 and D2) uses.

Options

1. No local policy – rely on national and regional planning policy.
2. A policy that is more restrictive for Retail Frontages in Town Centre Zones.
3. A policy that provides a more flexible approach to non A1 uses in King's Lynn Primary Retail Zone
4. A policy that provides a more flexible approach to non town centre uses in King's Lynn Secondary Retail Zone

The policy as written is thought to have a positive effect on sustainability.

Environmental – sustainable

Restrictions to allow predominantly A1 uses in King's Lynn's primary retail zone and a wider range of service functions in the secondary ensures the town centre maintains its distinctive character. It allows the growth of functional linkages, making the area work better, while maintaining its compact, centralised location, therefore keeping emissions low.

Social – mostly sustainable

Focusing these uses in a central location ensure they are easily accessible by sustainable means, particularly for the mobility impaired or those without access to a car. Functional linkages could promote better quality shops and services, while allowing D1 and D2 uses in the secondary area means community activities are easily accessible, increasing the ability of people to be actively involved. However these uses will be predominantly limited to the day time, therefore leading to a potential increase in fear of crime, but the wider range of uses allowed in the secondary area will act to ensure units are not left empty, therefore reducing the risk of crime. Excludes housing from the area, limiting potential housing options.

Economic – sustainable

Increases competitiveness through ensuring uses are easily accessible, both for workers and customers, while functional linkages improve efficiency.

Having no policy is thought to have a mixed effect on sustainability.

Environmental – mixed effect

Other uses, not traditionally linked to the town centre could come into the area potentially leading to a loss of the distinctive town centre character. This could mean functional linkages are lost, resulting in a place which does not work as well. However the area could start to be used for a longer period of the day, potentially meaning it could work better. If this policy led to a greater dispersal of uses the need to travel would increase, and so too would levels of emissions.

Social – mixed effect

No policy could lead to an increase in town centre residential development, therefore increasing surveillance, and so reducing the fear of crime. If greater dispersal of uses occurred this would decrease accessibility of services (including community activities), particularly affecting those without access to a car or the mobility impaired. However it may also increase the range of services and facilities available in the town centre.

Economic - mixed effect

A less retail focused centre with shops dispersed around the town makes it a less attractive shopping destination, and so reduces its competitiveness with other centres. Dispersal may also mean employment is less centrally located, so less accessible, especially by sustainable means. However this may put employment closer to some people's place of residence.

The second policy option, a more restrictive retail frontage policy, is thought to have a mostly negative effect on sustainability.

Environmental – mixed

Greater design restrictions would give a more coherent, distinctive town centre but may be expensive to upkeep, possibly deterring some businesses. Restricting logo displays may also deter some.

Social – unsustainable

If greater restrictions deter some businesses, it may negatively affect the range and quality of services available. It may also make ensuring disabled access more difficult.

Economic – unsustainable

More restrictive policies may deter some businesses, restricting jobs and harming the competitiveness of the economy.

The third policy option, a more flexible approach to non-A1 uses within the Primary Retail Zone is thought to have a mixed effect on sustainability.

Environmental – mostly unsustainable.

A more flexible approach may mean more non-town centre uses come in, pushing out traditional uses, e.g. to out of town shopping centres. This would potentially increase development on greenfield land, and the need to travel, so increase emissions. This

would also erode the primarily retail character currently seen, and possibly break down functional linkages. However a greater range of uses could encourage better use of whole buildings and times they are used, creating an area which may work better.

Social – mixed effect

More flexibility may lead to more residential uses within the town centre. This would increase natural surveillance in the area and so potentially reduce the fear of crime. However this is also likely to price out many shops and services, pushing them out of the town centre, making them less easily accessible, especially for those without access to a car, or the mobility impaired.

Economic – mixed effect

If dispersal of uses occurred it may mean for some people employment could be found closer to home, but for others it may not be found in easily accessible locations, particularly by sustainable means. However a greater range of uses in the centre means there would be a greater range of employment opportunities. This dispersal, particularly of retail uses will create a less attractive shopping centre, making it less competitive compared with other centres. However the greater range of uses within the town centre added to the general dispersal of uses may make the economy more adaptable to changes by outside forces.

The fourth policy option, a more flexible approach to non town centre uses in the Secondary Retail Zone is thought to have a mixed effect on sustainability.

Environmental – mostly unsustainable

A more flexible approach is likely to mean more non-town centre uses come in, pushing out traditional uses, e.g. to out of town shopping centres. This would potentially increase development on greenfield land, and the need to travel, and so increase emissions. This would also erode the town centre character associated with the area, however as this distinctiveness is not as strong as that of the primary retail area to begin with, the effect will be less strong. It is likely that a different range of uses in the area would lead to the break down of functional linkages. However a greater range of uses could encourage better use of whole buildings and times they are used, creating an area which may work better.

Social – mixed effect

More flexibility may lead to residential development within the town centre. This would increase natural surveillance in the area and so potentially reduce the fear of crime. However this is also likely to price out shops and services, as well as community activities; pushing them out of the town centre, making them less easily accessible, especially for those without access to a car, or the mobility impaired.

Economic – mixed effect

If dispersal of uses occurred it may mean for some people employment could be found closer to home, but for others it may not be found in easily accessible locations, particularly by sustainable means. However a greater range of uses in the centre means there would be a greater range of employment opportunities. A lower likelihood of empty units would produce a more efficient economy. The greater range of uses within the town centre added to the general dispersal of uses may make the economy more adaptable to changes by outside forces.

Conclusion

The most sustainable option is the policy as is written. Option 2 – a more restrictive retail frontage policy is the only option deemed as unsustainable. All other options are thought to have many potential effects, which would both positively and negatively affect sustainability.

DM 5: GAYWOOD CLOCK AREA

Policy

The Council will support retail development in the Gaywood Clock Area (as defined on the map) that:

- Is of an appropriate scale to serve the population of their catchment, without harming the vitality and viability of other centres;
- Is an appropriate A class use complementary to the primary shopping function of the area that contribute to vitality and viability
- Would not result in an over-concentration of A5 uses which would detract from the ability to adopt healthy lifestyles.

Options

1. No policy – rely on national and regional planning policy.
2. A policy that provides a more flexible approach to A class uses in the area.

The policy as written is likely to have a significantly positive effect on sustainability.

Environmental – sustainable.

The policy maintains the retail centre character of the Gaywood Clock area. It ensures the area works well both locally and in relation to the town as a whole, while ensuring that local people have services and facilities close to their homes, so there is less need to be dependant on cars, reducing overall emissions.

Social – mostly sustainable.

Maintaining local services will mean that the likelihood of people accessing them by foot or cycling will be high. This makes them more easily accessible for people without access to a car, or the mobility impaired; as well as increasing everyday exercise people are likely to take. A limit on the number of take-aways in the area would also improve human health, particularly important due to the concentration of high schools around the Gaywood Clock area. However as the focus of the activities in the area will be limited to predominantly daytime uses, there could be a risk of crime, as they are left unused at night.

Economic – sustainable.

This policy will protect a local employment area, and through ensuring uses are not disproportionate to the needs of the local population, will not harm the vitality of the town centre.

Having no policy has the potential to have a negative effect on sustainability.

Environmental – mostly unsustainable

This policy could lead to the erosion of the character of the area, either through allowing disproportionately large units, attractive higher order shops than those to serve the local population, or through market pressure leading to the redevelopment of the area for housing, office or leisure uses. This would mean Gaywood would no longer be a sustainable community. With local services pushed out, local people would need to travel, potentially by car to access convenience uses, increasing emissions. However if the area was redeveloped for housing it may reduce pressure on greenfield land.

Social – mostly unsustainable

If this policy led to less local services and facilities, they would be less easy to access, particularly impacting those without car access, or those with impaired mobility. This could lead to a dependence on the car to reach distant services, which coupled with a potential increase in take-aways might negatively impact people's ability to adopt healthy lifestyles. However if this area was redeveloped for housing, it would increase the urban stock, and so could increase affordability.

Economic – mixed effect

If the area was redeveloped for housing it would lead to fewer local jobs, however if it was redeveloped for office or leisure, it may lead to either a jobs balance, or a potential increase. If there was an increase in take-aways, the employment would be predominantly evening and weekend based, and not desirable for many people. If local convenience services and facilities are pushed out, they could relocate to edge of town centre locations, which has the potential to push out specialist shops in the secondary retail area. If the variety of areas where you can access services and facilities is limited, it may limit the adaptability of the local economy. If bigger premises attract higher order shops and services the vitality of the town centre may be affected. Allowing a greater range may also ensure units are not left vacant so improve the vitality of the Gaywood Clock area.

The second policy option, to have a more flexible approach to A class uses in the area has the potential to have a mostly unsustainable effect overall.

Environmental – mostly unsustainable

The retail character of the area would be maintained, however the local convenience nature could potentially be eroded, through the possibility of uses more suited to the town centre, or an increase in the number of take-aways. An increase in numbers of takeaways will decrease the use of the area in the day time, potentially giving it a ghost town feel, leading to the area working less well as a sustainable community. Therefore emissions would increase from traffic either coming in to access shops, or having to go out to access convenience facilities.

Social – unsustainable

A more flexible policy may bring a wider range of shops and services, but is more likely to lead to an overconcentration of take-aways, leading to less convenience services. This will increase the need to travel, particularly impacting on those with impaired mobility, or no access to a car. This greater reliance on cars linked with a proliferation of take-aways would limit the ability for people to adopt healthy lifestyles.

Economic – mostly unsustainable

More flexibility will mean units would be less likely to be left empty, meaning there would be no loss of employment. If higher order services are attracted to the area, this may harm the vitality of the town centre, but if a greater concentration of takeaways was allowed, this may harm the vitality of the Gaywood Clock Area.

Conclusion

Overall the most sustainable option is the policy as written as it ensures the area continues to work effectively to act as the centre for a sustainable community. Both the options were found to be unsustainable as they would lead to the alteration of the character of the area, no longer leaving it as a sustainable local centre. Option 2 does have some positive effects, such as potentially limiting numbers of empty premises,

however effects are predominantly negative. Option 1 is thought to have predominantly strongly negative effects.

DM 6: HOLIDAY AND SEASONAL OCCUPANCY CONDITIONS

Policy

Holiday occupancy conditions shall be placed on future planning permissions for holiday caravan parks, holiday log cabins and holiday chalets requiring that:

- The caravans/cabins/chalets are occupied for holiday purposes only;
- The caravans/cabins/chalets shall not be occupied as a persons' sole or main place of residence;
- The owners/operators shall maintain an up-to-date register of lettings/occupation and shall make this available at all reasonable times to the Local Planning Authority. Within the area covered by the EA/Borough Council Flood Risk Protocol, seasonal occupancy will be limited to between 1 April and 30 September.

Options

1. No policy – rely on national and regional planning policy.

The policy as written is likely to have a significantly positive effect on sustainability.

Environment – sustainable

Ensures holiday accommodation remains holiday accommodation, rather than full time places of residence or second homes. This limits the need for additional development in the countryside for replacement holiday dwellings to meet demand, and so protects the landscape character of the countryside. It also ensures services do not become overstretched, making places that work well. Emissions are limited by not allowing permanent residences in places not well linked to employment opportunities, and ensuring year round occupation is not allowed in dwellings which are often inefficiently heated and poorly insulated. Seasonal occupancy conditions limit the potential effects of climate change.

Social – sustainable

By ensuring holiday accommodation remains holiday accommodation strain on services is limited, along with pressure on the housing stock, ensuring housing remains affordable for local people. Human health is maintained through reducing risk from flooding with seasonal occupancy conditions. In case of emergency, the requirement to keep an up-to-date register of lettings/occupation ensures all residents can get the assistance they require. This also limits the ability for people to live permanently in unsuitable conditions.

Economic - sustainable

Less pressure on the existing housing stock allows greater choice for the workforce, allowing them better access to jobs. Protection of holiday stock ensures that the tourist economy is able to remain competitive. However relying on a tourist economy does produce off season times where some services and facilities may struggle to operate profitably.

Having no policy is likely to have a significantly negative effect on sustainability.

Environmental – unsustainable

If holiday accommodation became full time residences and replacement holiday accommodation is required development in the countryside may increase, harming the

rural landscape character. It may lead to places which will not work well as an increase in second homes would prove a drain on services in peak times, or give a ghost town feel during lulls. Year round occupation may mean areas work more sustainably, however the dwellings themselves often have inefficient heating methods and poor insulation, so may increase emissions. These dwellings may also be vulnerable to the effects of climate change, through greater flood risk in winter.

Social –unsustainable

If holiday accommodation became full time accommodation some may be found to hold some health risk. Firstly, because the dwellings are not designed for permanent occupation, and so are likely to have inefficient heating methods and poor insulation. Secondly because people residing in these dwellings will be subject to high flood risk, particularly between the autumn and spring equinoxes. This will disproportionately affect the poor or elderly, as they are groups most likely to live in this type of accommodation permanently. Services and facilities may struggle with the peaks, and troughs in demand linked with second homes and a more limited tax base. However permanent occupation could provide a more balanced need throughout the year. Second homes could also increase pressure on the housing stock, decreasing affordability for local people.

Economic – unsustainable

Increasing prevalence of second homes would decrease affordability of homes in the area, limiting choice for workers to locate close to employment sites, possibly effecting profitability. If the stock of holiday accommodation were to reduce it would significantly harm the tourist economy. However if dwellings were occupied year round the local economy may find business more steady.

Conclusion

Overall the most sustainable option is the policy as written as it ensures the area continues to work effectively to act as a tourist centre, and protects the open countryside. Option 1 is thought to have predominantly strongly negative effects, despite some positive effects possible from increased year round occupation.

DM 7: STATIC HOLIDAY CARAVAN SITES AND TOURING, CAMPING AND CARAVAN SITES

Policy

New static caravan sites and touring, camping and caravan sites will not be permitted within the Norfolk Coast AONB, Hazard Zone and within the SSSIs, as defined on the Proposals Map.

Extensions to or intensification of existing static caravan sites and touring camping and caravan sites will not be permitted within the Norfolk AONB, Hazard Zone and within the SSSIs as defined on the Proposals Map.

Elsewhere, proposals for new static caravan sites and touring camping and caravan sites will be acceptable where:

- There is no adverse impact on the visual amenity or natural environmental qualities of the surrounding landscape.
- The site is capable of being served by adequate water and sewerage facilities.
- The site is adjacent, well-related to or within an existing town or village.
- The site can be accessed safely
- Within the area covered by the Council/EA Coastal Flood Risk Planning Protocol, the proposal is in accordance with the Protocol
- Outside the area covered by Council/EA Coastal Flood Risk Planning Protocol, the proposal is within Flood Risk Zone 1 or 2. Proposals within Flood Zone 3 will be judged against the PPS25 Exception Test.
- The proposal demonstrates a high quality design, screening and landscaping. The proposal contributes to the objectives of the West Norfolk Tourism Strategy.

Elsewhere, extensions to or intensification of existing static caravan sites and touring camping and caravan sites in the Borough will only be permitted where:

- The proposal demonstrates a high standard of design and landscaping and minimal adverse impact on its surroundings;
- The proposal is appropriate when considered against other development plan policies;
- Within the area covered by the Council/EA Coastal Flood Risk Planning Protocol, the proposal is in accordance with the Protocol;
- Outside the area covered by Council/EA Coastal Flood Risk Planning Protocol, the proposal is within Flood Risk Zone 1 or 2. Proposals within Flood Zone 3 will be judged against the PPS25 Exception Test.

Options

1. No policy – rely on national and regional planning policy
2. A policy that restricts new static caravan sites and touring camping and caravan sites to sites only within an existing town or village.

The policy as written is likely to have a significantly positive effect on sustainability.

Environmental – sustainable

Although new development will lead to the loss of some undeveloped land; no new sites will be located within the SSSI or Norfolk Coast AONB, so protecting sites, species and landscape character. The impact of any sites will be minimised by high quality design, screening and landscaping. Sites will work well through ensuring they are well served by water and sewerage facilities, have safe access and are well related to a town or village. The risks from climate change are limited through requirements to meet Coastal Flood Risk Planning Protocol criteria or the Exception Test.

Social – sustainable.

Flood precautions limit risk to human health. Adequate water and sewerage provision and safe access maintain human health. Sites which are well related to towns or villages should have relatively easy access to services.

Economic – sustainable

Safe, attractive sites boost the tourist economy, and other restrictions protect the attractions people come for.

Having no policy is thought to have a somewhat negative effect on sustainability.**Environmental – unsustainable**

Having no policy gives no particular protection to protected sites, habitats or species, although national policy states that sites should be in sustainable locations, potentially partially giving some protection. The need to be sited in sustainable locations should also minimise emissions. The effect of sites on the surrounding places and landscape could potentially be great but PPS4 limits this through stipulating sites should not be prominent in the landscape and should include high quality screening. PPS4 limits current vulnerability through stating sites should be away from sites prone to flooding or coastal erosion, however makes no provision for the future with climate change. This is somewhat mitigated by policies in PPS25.

Social – mostly unsustainable

No policies means there is no provision to ensure safe conditions on site, however PPS4 and PPS25 do have policies which limit the risk from flooding. PPS4 states sites should be in sustainable locations, so they should be within relatively easy access of services and facilities.

Economic – sustainable.

Less prescriptive restrictions may allow more innovative practice, and so improve the competitiveness of the tourist economy.

WARNING: Currently having no policy is mitigated by national policies; however with a new national planning policy currently under consultation, there may be a policy gap in the future.

The second policy option, to restrict new sites to sites only within an existing town or village, is thought to have predominantly positive effects on sustainability.**Environmental – mostly sustainable**

Restricting sites to within villages minimises their impact. Although they may be located on undeveloped land or within SSSIs or the AONB their impact is somewhat mitigated by the surrounding development. Requirements for high quality design, screening and

landscaping also help to limit impact on the countryside; however there may be some negative impact on the townscape. Increased traffic movements within villages may cause localised problems from fume, noise and vibration pollution, particularly having a potential to effect historic buildings. However sites within settlements may also mean they become more integrated within the village, through accessing services, potentially increasingly on foot, so potentially decreasing emissions. Development would be restricted in areas of flood risk unless they meet the criteria of the Coastal Flood Risk Planning Protocol or the Exception Test.

Social – sustainable

Flood precautions, adequate water and sewerage and safe access protect human health. Siting within towns and villages should mean sites are well related to services and facilities, particularly on foot.

Economic – sustainable

Safe, attractive sites, which are well related to services boost the tourist economy.

Conclusion

Overall the policy as written is the most sustainable option as it provides sites which are safe, attractive and work well, while also protecting the countryside. Both options are thought to be somewhat sustainable. Option 2 is predominantly sustainable, however it's possibly negative effects on the town or village the site will be located in make it a less sustainable option than the policy as written. Option 1 for now is quite sustainable, however if national policy changes to give less detail than it currently provides, a policy gap may be found.

DM 8: FLOOD RISK COASTAL HAZARD ZONES

Policy

New Developments

The following new developments will not be permitted within Tidal Flood Zone 3 as designated on the Strategic Flood Risk Assessment (SFRA) Climate Change Maps:

- New dwellings
- New or additional park homes/caravans.

The Environment Agency will review other forms of development in accordance with the guidance in PPS25.

Replacement Dwellings

Replacement dwellings will only be permitted in Flood Category 3 where all of the following seven criteria are satisfied:

- A Flood Risk Assessment (FRA) must be undertaken for the development.
- All habitable accommodation will be provided above ground floor level.

Habitable accommodation would usually include bedrooms, sitting rooms, dining rooms, kitchens and any other room designed for habitation. Rooms that are not normally used for living in, such as toilets, storerooms, pantries, cellars and garages, are not considered to be habitable.

- The dwelling will only be occupied between 1st April and 30th September in any one year.
- The dwelling will incorporate flood mitigation and resiliency measures in accordance with the Department for Communities and Local Government publication: "Improving the flood performance of new buildings, flood resilient construction" (2007).
- The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences.
- A flood warning and evacuation plan will be prepared for the property and retained on site.
- The level of habitable accommodation provided by the new dwelling would not be materially greater than that provided by the original dwelling. Proposals should not result in an increase in the number of bedrooms over and above the number in the original dwelling.

Extensions

Extensions to existing properties (beyond any permitted development which could be exercised) should not materially increase the amount of habitable rooms. Significant extensions or those that raise the amount of habitable rooms in the property could lead to an increase in the number of people at risk and will not be permitted.

Change of Use

Any proposed Change of Use will not be permitted if, as a result of the change of use, the flood risk vulnerability (as defined in Annex D of PPS 25) would be increased.

Seasonal Occupancy

Seasonal occupancy will be limited to between 1st April and 30th September. Applications to remove, relax or vary (by way of extension) any existing seasonal occupancy condition will be resisted.

Existing Park/Mobile Homes and Caravans

Proposals for the location of new caravans, mobile homes or park homes will not be permitted.

Temporary consent will only be renewed where it is unlikely to constitute an increase in property or life at risk. Such consent will be controlled so as to ensure its timely removal or relocation prior to the identified increase in flood risk.

Where a site either has a valid temporary consent or has had one in the past and there are still caravans, park homes or mobile homes on the site, further temporary planning consent will only be granted where the application accords all of the following:

- Planning permission is time limited to a final date for usage of 30th September 2020.
- Occupancy is limited to the period from 1st April to 30th September.
- There is no intensification in the number of replacement park/mobile homes and caravans.
- There is no increase in the size of replacement park/mobile homes.
- Any planning application for existing park homes and mobile homes/caravans must be accompanied by an appropriate Flood Risk Assessment (FRA).

Option

1. No policy- rely on Core Strategy, national and regional policies.

The policy as written is likely to have a significantly positive effect on sustainability

Environmental – sustainable

Ensures places work well and are of limited vulnerability from climate change through not allowing new dwellings in areas of risk, and ensuring replacement dwellings have habitable accommodation above ground floor level.

Social – sustainable

These measures will also minimise risk to human health

Economic – no effects

Having no policy is likely to have a significantly negative effect on sustainability.

Environmental – unsustainable

National policy (PPS25) leaves the onus on LPAs to make policies for allocation or control of development to avoid flood risk. Having no policy would leave development at risk, so would make places which would not work well and would be particularly vulnerable to the effects of climate change.

Social – unsustainable

Having no specific policies increases risk of being exposed to flooding potentially putting human health at risk.

Economic – No effects

Conclusion

The most sustainable option is the policy as written, as it protects property and human health from undue risk of flooding. Option 1 fails to do this.

DM 9: DISUSED RAILWAY TRACKBEDS

Policy

The Council proposes to safeguard the following disused railway trackbeds and routes shown on the Proposals Map:

- Denver - Wissington;
- King's Lynn Harbour Junction - Saddlebow Road;
- King's Lynn docks branch to Alexandra Dock and proposed Bentinck Dock minerals aggregate depot;
- King's Lynn east curve.

In considering applications affecting these routes the Council will have regard to their potential, and any development likely to lead to their loss may not be permitted.

Option

1. No policy – rely on national and regional planning policy.

The policy as written is thought to have a mostly positive effect on sustainability

Environmental – sustainable

If developed they could provide a lower carbon alternative to the car or lorries.

Social – sustainable

This policy could increase the range of means people can take to access services if developed as transport routes.

Economic – mixed

Greater freight potential may attract some business to the area; however protecting routes may limit sites with growth potential.

Having no policy is thought to have a slightly negative effect on sustainability.

Environmental – unsustainable

If left unprotected parts which are within the built environment e.g. King's Lynn Harbour Junction and the East Curve, could be subject to development and so become unsuitable for transport use along the whole length, therefore excluding the possibility for a lower carbon form of transport.

Social – unsustainable

If left unprotected and developed upon, their lack of protection would lead to options for safe outdoor exercise, or access to GI or services and facilities being limited.

Economic – mixed effect

Could open up more sites for development, but if they were developed upon, the opportunity for additional freight movement by rail would be lost.

Conclusion

The policy as written is the most sustainable option, as it ensures the possibility of safe, green transport routes is protected.

DM 10: CORRIDORS OF MOVEMENT

Policy

Outside defined urban areas planning permission will be granted for development involving the formation or intensified use of a direct access to a corridor of movement if it would not:

- Prejudice the safe and free flow of traffic along the corridor of movement
- Be practicable to gain access from the site to the corridor of movement via a secondary road
- Facilitate the use of the corridor of movement for short local journeys.

Option

1. No policy – rely on national and regional policy.

The policy as written is thought to have a predominantly positive effect on sustainability.

Environmental – sustainable

Limiting access onto corridors of movement would help limit levels of congestion. This allows easier access to places so that they work better, and helps vehicles travel more fuel efficiently, limiting emissions. It would also limit the possibility of ribbon development along the routes protecting the predominantly rural landscape character of the land surrounding the roads.

Social – mostly sustainable

This may limit the potential for road traffic accidents. May make some uses less easily accessible to passing trade due to a lack of direct access, but this may force them onto sites more accessible by sustainable means.

Economic – mostly sustainable

Less congestion allows people to commute to work more easily and allows more efficient transportation of goods. It would also limit exposure to passing trade, but may make uses more easily accessible to a wider proportion of the population by forcing uses onto town centre sites. However the policy does give the option to secure access if need is established.

Having no policy is thought to be mostly unsustainable.

WARNING with no specific policy in place for corridors of movement, decision makers would have to rely on East of England Plan and Local Plan policies, however these are both soon to be revoked, leaving a policy deficit without a new Development Management policy.

Environmental – unsustainable

No policy may lead to many access points being allowed onto corridors of movement, potentially setting a precedent for ribbon development, eroding the rural landscape

character. This would also potentially increase congestion, and so emission; as well as producing places that would not work as well.

Social – unsustainable

Higher levels of pollution and potential greater risk of accidents could pose risks to human health. Having no policy however may increase services and facilities for passing trade e.g. tourists. However these premises would be less accessible than town centre uses for the general population, particularly affecting those without access to a car.

Economic – mixed effect

Allowing additional access points may open up land for development, improving employment options and potentially boosting the economy. However it could also make accessing current employment opportunities more difficult due to increased congestion, harming the economy already present in the area.

Conclusion

Therefore the most sustainable option is the policy as written, as although it may discourage some development, this tends to be in unsustainable locations and so would not be promoted. It also ensures businesses already located within the area can continue to work effectively through attempting to ensure congestion does not become a barrier. It does not however stop all development requiring access to the corridor of movement, so would not negatively effect businesses which need to be sited in that location.

DM 11: PROTECTION OF EXISTING GREEN INFRASTRUCTURE AND OPEN SPACE

Policy

Development likely to result in the permanent loss of open space and land with amenity, recreational or habitat value like parks, ponds, woodlands, playing fields and allotments, will be resisted. Permission may be granted where the leisure use is redundant and there are no foreseeable leisure needs, or where alternative provision of an equivalent value, which may be a requirement of planning permission or the subject of a legal agreement, can be made.

Option

1. Identify specific areas for protection, rather than criteria based protection.

The policy as written is thought to have a significantly positive effect on sustainability.

Environmental – sustainable

This policy will resist development in areas of open space with amenity, recreation or habitat value, protecting landscapes and species. However development may be allowed where leisure use is no longer required. It minimises the loss of areas which may act as carbon sinks, mitigating some of the carbon emitted elsewhere.

Social – sustainable

Protects areas close to existing residential areas, ensuring people have access to areas for recreation, exercise and community activities. Their proximity to residential areas should increase their accessibility, particularly for those without access to a car.

Economic – sustainable.

GI and open space have been shown to have an economic value.

The first policy option, to identify specific areas for protection rather than a criteria based approach is thought to have a positive effect on sustainability.

Environmental – sustainable

This policy will resist development in specific areas of open space with amenity, recreation or habitat value, protecting landscapes and species; however this policy may not include smaller, less strategic sites which also have amenity, recreation or habitat value. It minimises the loss of areas which may act as carbon sinks, mitigating some of the carbon emitted elsewhere.

Social – sustainable

Protects certain areas to ensure people have access to areas for recreation and exercise. However this policy may not include areas with more local value, so could lead to those areas having less protection compared to the alternative option.

Economic – sustainable

GI and open space have been shown to have an economic value.

Conclusion

Both options have been found to be sustainable. The first option would probably include more small pieces of open space, which may be more important to local people, however naming particular strategic sites as in option 2, may give more weight to their protection.

DM 12: BOROUGHWIDE (RURAL AREAS AND COASTAL AREAS) GREEN INFRASTRUCTURE

Policy

Policy DM 12 Strategic Green Infrastructure will be provided as shown on the Proposals Map in the wider borough at:

- The Fens Waterway Link – Ouse to Nene;
- The King's Lynn Wash/Norfolk Coast Path Link;
- A Brecks Regional Park; and
- The former railway route from King's Lynn to Hunstanton.

Option

1. No policy – rely on national and regional planning policy.

The policy as written is thought to have a significantly positive effect on sustainability.

Environmental – sustainable

This policy designates specific sites as green links to work alongside growth to protect rural landscape character, habitats and species; ensuring the area works well. It ensures areas for run off and infiltration to help mitigate the increase of impermeable surfaces due to development, so mitigating risk of flooding.

Social – sustainable

It ensures opportunities to access green amenity space close to areas of growth, providing opportunities for outdoor exercise. It may increase safe routes to access services and facilities for example by walking or cycling, providing additional opportunities for those without car access.

Economic – sustainable.

GI and open space have been shown to have an economic value.

Having no policy is thought to have a negligible effect on sustainability.

Environmental – sustainable

PPS 9 gives some protection to areas of habitat value, but would give no special protection to the areas put forward; therefore their protection may not be strong.

Social – mostly sustainable

Opportunities to access greenspace should be somewhat protected by PPS9, but may limit accessibility to free outdoor access.

Economic – unsustainable

Making no GI provision would mean the area missed out on possible economic value.

WARNING: Currently having no policy is mitigated by national policies; however with a new national planning policy currently under consultation, there may be a policy gap in the future.

Conclusion

The policy as written has been found to more the more sustainable option, as it ensures the provision of new green amenity space and movement corridors alongside growth. Currently option 1 is found to have a negligible effect due to the lack of specific policy being covered somewhat by national policies, however with national planning guidance soon to be revised, if this option were taken negative impacts upon sustainability may be seen in the future.

9. Moving forward

- Alternative options which are developed following the current consultation on the Issues and Options will be subject to SA, as will site allocations proposed as part of the exercise.
- The next stage document, the Preferred Options document, will have an SA accompanying it to outline the potential contribution that policies would make to the sustainability of the Borough.

The table below shows the proposed timetable for the production of the Site Specific Allocations and Policies DPD.

Key Milestones	Timescale	SA/SEA activity
Consultation on Site Specific Allocations and Policies Document	23 Sept. - 18 Nov. 2011	Draft SA to support I+O document
Consultation on Preferred Options	Spring 2012	Document supported by SA of emerging preferred options
Formal consultation on Pre-Submission version of the document	Autumn 2012	Preparation of the formal Sustainability Appraisal Report
Submission and Examination	Winter 2012 / 2013	Inspector considers suitability of the SA approach

The Sustainability Appraisal Report, which will be prepared to support the Pre-Submission document, will cover wider issues than this preliminary SA including looking at methods for measuring impacts from the preferred options policies.

Appendix 1

SEA issues

Issues that need to be considered under SEA are the likely significant effects on the environment.

SEA issues include:
Biodiversity
Population
Human health
Fauna
Flora
Soil
Water
Air
Climatic factors
Material assets
Cultural heritage including architectural and archaeological;
Heritage
Landscape

Appendix 2

Sustainability issues facing the borough are:

Environment

- Impending climate change and issues associated with it;
- Much of the borough is low-lying, meaning it may be at risk of flooding. Coastal locations are particularly at risk;
- There is a potential lack of water resources due to over abstraction, and climate change leading to decreased water availability;
- The borough is renowned for its wildlife, geology and natural resources, which should be protected from any negative impacts of development;
- Loss of disturbance to fragile habitats and species susceptible to climate change;
- The borough has a large number of designated sites protecting sensitive habitats and species;
- The borough contains part of the Norfolk Coast Area of Outstanding Natural Beauty, which will require protection;
- The borough has over 100 Scheduled Ancient Monuments, around 2000 Listed Buildings, five Historic Parks and Gardens and buildings and landscapes with cultural value;
- Greenhouse gas emissions for the borough are contributing to climate change, and are higher than the national average;
- Air quality targets are unlikely to be met for nitrogen dioxide and PM10;
- Government 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;
- Increasing levels of household (and municipal) waste produced;
- Increased impact of traffic on town centres and rural areas;
- High percentage of journeys to work undertaken by car;
- Still high percentage of homes not energy efficient;
- Pressures of visual intrusion of some renewable technologies in the landscape;
- Water supply, management and drainage problems;
- Lack of surveys prior to planning decisions;
- Some SSSIs not in 'favourable' condition;
- Local areas of biodiversity and geodiversity which have no statutory protection susceptible to impact of development;
- High number of vacant dwellings;
- Areas of poor quality environment in urban areas; and
- Threatened landscape character.

Social

- Unsustainable transport patterns as a result of dispersed populations;
- Low skills base in the borough - under national average for GCSEs and A Levels;
- There is a higher proportion of people living with limiting long term illnesses in the borough than the national, regional or county averages;

- The difference in life expectancy between the best and worst wards in the borough is over 10 years - representing significant health inequalities;
- The borough has an ageing population. This places demands on the healthcare sector and means a shortage of residents of working age;
- Lack of facilities for young people. This leads to younger people leaving the area and not returning;
- The borough has been identified as an area of high deprivation - three of the eight wards in King's Lynn are in the most deprived 10% in England;
- There is a low proportion of affordable housing developed in the borough as well as a poor mix of housing types and sizes;
- Impact of communities particularly on the coast from second homes;
- Hunstanton, and other coastal locations, have significant retired populations which creates an imbalance in the age structure;
- The isolated rural nature of parts of the borough leads to inaccessibility of essential services and facilities;
- Increasing rural populations are increasing demand for housing and service provision in the countryside;
- Withdrawal of village services;
- Low proportion of journeys to work on foot or by cycle;
- Lack of courses and access to educational classes in rural areas of the borough;
- High perception of crime;
- Poor access to public transport;
- Poor Broadband coverage;
- Shortage of local services such as surgeries, schools, post offices, village shops and local leisure facilities;
- Insufficient infrastructure and facilities to support new housing development;
- Low average earnings;
- High average property price to income ratio;
- Lack of community spirit in some wards;
- Low electoral turnout in local authority elections; and
- Low number of Parish Plans.

Economy

- Attracting and retaining key workers in the borough;
- 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;
- Average earnings in the borough are lower than both the national and regional averages;
- King's Lynn is under performing in terms of services, the economy, housing and tourism given its role as a significant centre;
- Some areas of King's Lynn town centre appear uncared for and unsafe;
- An increase in residential development in Downham Market has led to the town outgrowing its compact market town characteristics and facilities;
- Downham Market has suffered from a number of years of underinvestment, and is in need of improvement of its visual amenity and regeneration of the economy;

- Downham Market is used as a dormitory town due to location on the main line to Cambridge and London. This leads to under spending in the town and lower community spirit;
- The seasonal nature of visitors to Hunstanton and other coastal locations lead to variations in population and demands on local services;
- The role of Hunstanton and other coastal locations as seaside resorts means there is a large seasonal variation in employment opportunities and income in the town;
- Changes in farming needs and practice means that agricultural diversification is needed;
- Loss of high quality agricultural land;
- Poor perception of the King's Lynn area;
- Lack of serviced employment land in the right locations to meet the needs of local business and inward investment;
- Low business formation and survival rate;
- Number of employed in tourism is low given the relative importance of that sector in the borough;
- Lack of cultural and quality night-time economy;
- Poor transport links; and
- Lack of investment.

Appendix 3

Table 2 Sustainability Appraisal Objectives

Land and water resources	<ul style="list-style-type: none"> • Minimise the irreversible loss of undeveloped land and productive agricultural holdings • Minimise waste and reduce the use of non-renewable energy sources. • Limit water consumption to levels supportable by natural processes and storage system
Biodiversity and geo	<ul style="list-style-type: none"> • Avoid damage to designated sites and protected species • Maintain and enhance the range and viability of characteristic habitats and species
Landscape, townscape	<ul style="list-style-type: none"> • Avoid damage to protected sites and historic buildings and archaeology • Maintain and enhance the diversity and distinctiveness of landscape and townscape character • Create places, spaces and buildings that work well, wear well and look good
Climate change and pollution	<ul style="list-style-type: none"> • Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light) • Minimise waste production and support the recycling of waste products • Limit or reduce vulnerability to the effects of climate change (including flooding)
Healthy communities	<ul style="list-style-type: none"> • Maintain and enhance human health • Reduce and prevent crime, and reduce the fear of crime • Improve the quantity and quality of publicly accessible open space
Inclusive communities	<ul style="list-style-type: none"> • Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) • Redress inequalities related to age, gender, disability, race, faith, location and income • Ensure all groups have access to decent, appropriate and affordable housing • Encourage and enable the active involvement of local people in community activities
Economic activity	<ul style="list-style-type: none"> • Help people gain access to satisfying work appropriate to their skills, potential and place of residence • Improve the efficiency, competitiveness and adaptability of the local economy

Source: Sustainability Appraisal Scoping Report (November 2005)

APPENDIX 4

Appraisal matrices for the policies and options

All policies went through an in depth assessment against the sustainability criteria put forward in the Scoping Report. The following tables include this discussion.

King's Lynn Economy – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Both proposed sites are on currently undeveloped land. Therefore this policy would have a direct significant negative effect on the SA objective.	--
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Limits expansion to within confined areas, therefore minimising the spread of impermeable surfaces which can disrupt water cycles. Therefore this policy would have an indirect positive effect on the SA objective.	+
4. Avoid damage to designated sites and protected species.	Proposed sites are distant from protected sites, minimising the development's impact on protected sites and species. Therefore this policy would have an indirect positive effect on the SA objective.	+
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	Proposed sites do not cover and are not adjacent to protected sites and historic buildings, therefore minimising the developments impact on these features. Therefore this policy would have an indirect positive effect on the SA objective.	+
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Sites are within areas which are currently predominantly used for industrial or commercial uses, and so developments of this kind will maintain the character of the area. It ensures that employment uses of this kind do not locate within town centres, disrupting their townscape character. Therefore this policy would have a direct positive effect on the SA objective.	+
8. Create places, spaces and buildings that work well, wear well and look good.	Ensures employment uses are close to good transport links, and close to each other allowing functional linkages to develop. This will ensure places which work well. Therefore this policy would have an indirect positive effect on the SA objective.	+

9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Minimises the need for HGVs to travel into the town centre, minimising air, noise and vibration pollution within town centres. Ensures easy access onto corridors of movement, potentially minimising the distances needed to travel. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	EMP2 ensures potentially nuisance (e.g. noise, smell) uses are reasonably distant from permanent housing development, however it there may be effect due to the Traveller's site nearby. Parts of EMP1 are close to residential development, and so could potentially cause disturbance. Therefore this policy is likely to have an indirect mixed effect on the SA objective.	+/-
13. Reduce and prevent crime, and reduce the fear of crime.	Both sites are adjacent to areas currently developed for employment, minimising their isolation, reducing their risk of crime. Therefore this policy is likely to have an indirect positive effect of the SA objective.	+
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Both sites are in locations not easily accessible by public transport; however EMP1 can be accessed on foot or by cycling via a bridge over the railway line. This would predominantly negatively affect those without access to a car or the mobility impaired. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Provides sites earmarked for employment development, increasing certainty for developers, and so increasing the likelihood they will be developed, therefore increasing job opportunities close to homes. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Provides sites earmarked for employment development, increasing certainty for developers, making the area more attractive. This would improve the local economy. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

King's Lynn Economy – Option 1 an alternative siting		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	There may be options which utilise previously developed land, which would minimise the loss of undeveloped land; however alternative sites are more likely to be on greenfield land. Therefore this policy would have a direct mixed effect on the SA objective.	+/-
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	Alternate options may be in closer proximity to designated sites or protected species and so could negatively impact upon them. Therefore this policy could have an indirect negative effect on the SA objective.	-
5. Maintain and enhance the range and viability of characteristic habitats and species.	Alternate options may be in closer proximity to habitats or protected species and so could negatively impact upon them. Therefore this policy could have an indirect negative effect on the SA objective.	-
6. Avoid damage to protected sites and historic buildings.	Alternate options may be in closer proximity to historic buildings and so could negatively impact upon them. Therefore this policy could have an indirect negative effect on the SA objective.	-
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Alternate options may be available within the town; however this will disrupt the townscape character. Options further into the countryside would also negatively impact the countryside landscape character. Therefore this policy could have an indirect negative effect on the SA objective.	-
8. Create places, spaces and buildings that work well, wear well and look good.	Alternative options within the town would increase traffic movements on roads less able to cope with HGVs, increasing pollution and traffic, meaning places do not work so well. If options are further into the countryside. This would increase distances from homes and other services and facilities, increasing the need to travel, meaning places work less well. Therefore this policy could have an indirect negative effect on the SA objective.	-
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Options further into the countryside would increase the need to travel, and so increase emissions. Sites more within the town could be more easily accessible by sustainable means, and so reduce emissions. Therefore this policy could have an indirect mixed effect on the SA objective.	+/-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0

11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	Alternate sites could either be closer or further away from homes, and so could either positively or negatively affect human health. Therefore this policy could have an indirect mixed effect on the SA objective.	+/-
13. Reduce and prevent crime, and reduce the fear of crime.	Options further into the countryside may be isolated, and therefore could become a target for crime. However employment developments within the urban area could be subject to greater surveillance, reducing the risk of crime. Therefore this policy could have an indirect mixed effect on the SA objective.	+/-
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Sites within the town may be more easily accessible whereas options further into the countryside would be less easily accessible, particularly affecting those without access to a car. Therefore this policy could have an indirect mixed effect on the SA objective.	+/-
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Sites within the town may be more easily accessible, therefore helping people gain access to work. Whereas sites further into the countryside are likely to be less easily accessible, limiting people's employment options. Therefore this policy is likely to have an indirect mixed effect on the SA objective.	+/-
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Previously developed sites within the town centre are likely to have more constraints to overcome, potentially deterring development, limiting the growth of the economy. Sites further into the countryside are more likely to be isolated, with fewer workers and services nearby, meaning they might not be suited to many uses, potentially deterring development. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-

King's Lynn Economy – Option 2 allocate more land for employment uses.		
SA Objective	Discussion	Score

1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Allocating more land would increase pressure on undeveloped land. Therefore this policy is likely to have a direct negative effect on the SA objective.	--
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Increasing impermeable surfaces may disrupt water cycles, meaning systems are less able to support consumption. Therefore this policy may have an indirect negative effect on the SA objective.	-
4. Avoid damage to designated sites and protected species.	The need for more land may lead to sites being considered that may not otherwise have been thought of, such as those adjacent to or within protected sites. Therefore this policy may have an indirect negative effect on the SA objective.	-
5. Maintain and enhance the range and viability of characteristic habitats and species.	The need for more land may lead to sites being considered that may not otherwise have been thought of, such as those with habitat value. Therefore this policy may have an indirect negative effect on the SA objective.	-
6. Avoid damage to protected sites and historic buildings.	The need for more land may lead to sites being considered that may not otherwise have been thought of, such as those which include or are adjacent to protected sites or historic buildings. Therefore this policy may have an indirect negative effect on the SA objective.	-
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	The need for more land may lead to sites being considered that may not otherwise have been thought of, such as those further into the countryside which would disrupt the landscape character, or within urban areas disrupting the townscape character. Therefore this policy may have an indirect negative effect on the SA objective.	-
8. Create places, spaces and buildings that work well, wear well and look good.	The need for more land may mean sites not as well situated in terms of accessibility to workers or other services are considered, potentially creating places which may not work as well. However it could create larger employment areas which could work more efficiently. Therefore this policy may have an indirect mixed effect on the SA objective.	+/-
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	The need for more land may lead to more sites in the countryside being considered. If developed these would tend to require greater commuting distances increasing emissions. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of	If greater need leads to more sites in the countryside, these are more likely to be isolated, and so	-

crime.	become a potential target for crime. Therefore this policy may have an indirect negative effect on the SA objective.	
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Increasing the allocation could increase the number of jobs provided, and so improve opportunities within the area. Therefore this policy is likely to have a direct positive effect on the SA objective.	++
20. Improve the efficiency, competitiveness and adaptability of the local economy.	A greater allocation could increase the number of potential sites in different locations, possibly increasing the adaptability of the economy. Therefore this policy is likely to have a direct positive effect on the SA objective.	++

King's Lynn Town Centre Expansion – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	This policy involves the redevelopment of currently used land, so no undeveloped land will be affected. Therefore this policy will have a direct positive effect on the SA criteria.	++
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Increasing retail floorspace through redevelopment is unlikely to lead to an increase in demands upon water systems. It will also lead to a minimal increase in impermeable surfaces; so causing a minimal effect on water systems. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0

6. Avoid damage to protected sites and historic buildings.	Includes improvements to existing buildings, protecting historic frontages. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Ensures the maintenance of a town centre character through dictating uses should include retail, leisure, community and office (on upper floors) with elements of residential use. Therefore this policy is likely to have a direct positive effect on the SA criteria.	+
8. Create places, spaces and buildings that work well, wear well and look good.	By dictating uses for the area once redeveloped it maintains the town centre character of the area, making an area that will work well. The inclusion of offices on upper floors would increase the space used within buildings making the area work better. Therefore this policy is likely to have a direct positive effect on the SA criteria.	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Increases town centre retail space, which is more easily accessible by sustainable means than out of town shopping areas, reducing emissions. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
10. Minimise waste production and support the recycling of waste products.	Attempts to reuse existing building through improvement, minimising waste. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	The mixture of uses should ensure that the area is used throughout the day, increasing natural surveillance, and so minimising the risk of crime.	+
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Increasing floorspace in the town centre increases the options for easily accessible services and facilities. Therefore this policy is likely to have a direct positive effect on the SA objective.	++
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	This area being the preferred location for new retail floorspace discourages the development of out of town shopping centres, which tend to be less easily accessible particularly to those without access to a car. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
17. Ensure all groups have access to decent, appropriate and affordable housing.	Increases potential housing options. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
18. Encourage and enable the active involvement of local people in community activities.	Increases potential community facilities within easily accessible locations, increasing the ability of people to become actively involved in community activities.	+

	Therefore this policy is likely to have an indirect positive effect on the SA objective.	
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Increases the number of functions within the town centre which may provide employment. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Increasing the retail floorspace within the centre improves the town centre's competitiveness, likely to make it a destination shopping centre, and so improving the local economy. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

King's Lynn Town Centre Expansion – Option 1: An alternative approach to extending the town centre		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	This policy involves the redevelopment of currently used land, so no undeveloped land will be affected. Therefore this policy will have a direct positive effect on the SA criteria.	++
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Increasing retail floorspace through redevelopment is unlikely to lead to an increase in demands upon water systems. It will also lead to a minimal increase in impermeable surfaces; so causing a minimal effect on water systems. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	Includes improvements to existing buildings, protecting historic frontages. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	If redeveloped more for leisure rather than retail, the area would work as a secondary function to the retail centre, each area would have a more diverse character, but both maintaining their distinctiveness. Therefore this policy is likely to have a direct positive effect on the SA criteria.	+
8. Create places, spaces and buildings that work well, wear well and look good.	If redeveloped more for leisure rather than retail, the area would work as a secondary function to the retail centre. This would ensure that the retail centre is not left with vacant premises, and increase the times of day the town centre is used, meaning it would work better. Therefore this policy is likely to have a direct positive effect on the SA criteria.	++

9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Increases the range of activities available within the town centre, which is more easily accessible by sustainable means than out of town shopping areas, reducing emissions. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
10. Minimise waste production and support the recycling of waste products.	Attempts to reuse existing building through improvement, minimising waste. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	Focusing on leisure uses would increase the times of day that the area is used, reducing the risk of crime. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Increasing floorspace in the town centre increases the options for easily accessible services and facilities. Therefore this policy is likely to have a direct positive effect on the SA objective.	++
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Would increase the range of facilities in an easily accessible location, particularly advantageous to those without access to a car or the mobility impaired. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
17. Ensure all groups have access to decent, appropriate and affordable housing.	Focusing more on leisure use may mean that the area is not developed for housing, limiting town centre housing options. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-
18. Encourage and enable the active involvement of local people in community activities.	Focusing more on leisure use may mean that the area does not include as many community facilities, limiting people's ability to easily become actively involved in the community. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Increases the number of functions within the town centre which may provide employment. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Increasing the leisure provision within the centre may improve the town centres competitiveness, and increase the times of day that the centre is used, and so improving the local economy. Therefore this policy is likely to have an indirect positive effect on the SA objective.	++

King's Lynn Town Centre Expansion – Option 2: An alternative area for extension of the town centre.

SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	A different area would still involve the redevelopment of currently used land, so no undeveloped land will be affected. Therefore this policy will have a direct positive effect on the SA criteria.	++
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Increasing retail floorspace through redevelopment is unlikely to lead to an increase in demands upon water systems. It will also lead to a minimal increase in impermeable surfaces; so causing a minimal effect on water systems, unless open space was built upon. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	Includes improvements to existing buildings, protecting historic frontages. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Ensures the maintenance of a town centre character through dictating uses should include retail, leisure, community and office (on upper floors) with elements of residential use. Therefore this policy is likely to have a direct positive effect on the SA criteria.	+
8. Create places, spaces and buildings that work well, wear well and look good.	By dictating uses for the area once redeveloped it maintains the town centre character of the area, making an area that will work well. The inclusion of offices on upper floors would increase the space used within buildings making the area work better. Therefore this policy is likely to have a direct positive effect on the SA criteria.	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Increases town centre retail space, which is more easily accessible by sustainable means than out of town shopping areas, reducing emissions. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
10. Minimise waste production and support the recycling of waste products.	Attempts to reuse existing building through improvement, minimising waste. Therefore this policy is likely to have an indirect positive effect on the SA criteria.	+
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	The mixture of uses should ensure that the area is used throughout the day, increasing natural surveillance, and so minimising the risk of crime.	+

	Therefore this policy is likely to have an indirect positive effect on the SA objective.	
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Increasing floorspace in the town centre increases the options for easily accessible services and facilities. Therefore this policy is likely to have a direct positive effect on the SA objective.	++
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	This area being the preferred location for new retail floorspace discourages the development of out of town shopping centres, which tend to be less easily accessible, particularly to those without access to a car. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
17. Ensure all groups have access to decent, appropriate and affordable housing.	Increases potential housing options. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
18. Encourage and enable the active involvement of local people in community activities.	Increases potential community facilities within easily accessible locations, increasing the ability of people to become actively involved in community activities. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Increases the number of functions within the town centre which may provide employment. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Increasing the retail floorspace within the centre improves the town centres competitiveness, likely to make it a destination shopping centre, and so improving the local economy. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

King's Lynn Green Infrastructure – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Gives protection from development within specific strategic areas, including within urban extension areas. Therefore this policy is likely to have a direct positive effect on sustainability.	+
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	GI and open land can assist in managing water sustainably. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
4. Avoid damage to designated sites and protected species.	Protects designated areas which may provide habitat which may provide homes to protected species. Therefore this policy will have an indirect positive effect on the SA objective.	+

5. Maintain and enhance the range and viability of characteristic habitats and species.	Protects designated areas which may provide habitat which may provide homes to a range of species. Therefore this policy will have an indirect positive effect on the SA objective.	+
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Helps maintain/enhance landscape character and the quality of the townscape/ Therefore this policy will have a direct positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Increases possibilities within areas of growth to access green amenity space, making an area which should work well, and look good. Therefore this policy is likely to have an indirect positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Gives options for green travel, such as walking or cycling. Therefore this policy is likely to have an indirect positive effect on the SA objective.	++
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Protects undeveloped areas near areas of growth, ensuring there are areas of run-off and infiltration, helping to mitigate effects of flooding. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
12. Maintain and enhance human health.	Ensures opportunities to access green amenity space close to areas of growth, providing opportunity for outdoor exercise. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Ensures opportunities to access specific green amenity space close to areas of growth. Therefore this policy is likely to have a direct significant positive effect on the SA objective.	++
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Increases routes which would allow the ability to use alternative modes of transport to safely access services and facilities, such as walking and cycling, providing additional opportunities for those without car access. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Increases routes which would allow the ability to use alternative modes of transport to safely access services and facilities, such as walking and cycling, providing additional opportunities for those without car access. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++

17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	Allows communities to access GI close to their homes. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	GI and open space have been shown to have an economic value. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

King's Lynn Green Infrastructure - Option 1: No policy, rely on national guidance		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Open areas would still have some protection (PPS9- LPAs should seek to maintain networks of natural habitat), but the specific areas put forward would have no special protection. This may give opportunity for wider networks to be forged however, from sites that have not been specifically designated. Therefore the policy is likely to have an indirect positive effect on the SA objective.	+
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No policy would mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
4. Avoid damage to designated sites and protected species.	Areas of possible habitat would have some protection under PPS9, but it may not be as strong without specific designation. New/enhanced areas would not be created however. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
5. Maintain and enhance the range and viability of characteristic habitats and species.	Areas of possible habitat and landscape character would have some protection under PPS9, but it may not be as strong without specific designation. New/enhanced areas would not be created however. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	New/enhanced areas would not be created to maintain/enhance the landscape and townscape character.	-

	Therefore the policy is likely to have an indirect negative effect on the SA objective.	
8. Create places, spaces and buildings that work well, wear well and look good.	The Natural Environment White Paper suggests urban GI should be linked to natural networks to create places that work well, however currently this carries little weight. This may mean that little protection is given to the sites. Therefore the policy is likely to have an indirect slightly positive effect on the SA objective.	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Would not be designating new green movement corridors, so opportunities for new green travel would be limited. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No policy would mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems, so areas would be left more vulnerable to the effects of climate change. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
12. Maintain and enhance human health.	Opportunities to access green space should have some protection through PPS9; however they may not be actively promoted. This may lead to limited accessibility to opportunities for free, outdoor access. Therefore this policy is likely to have a negligible effect on the SA objective.	~
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Opportunities to access green space should have some protection through PPS9; however they may not be actively promoted. This may lead to limited accessibility to opportunity for free, outdoor access. Therefore this policy is likely to have a negligible effect on the SA objective.	~
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Would not be designating new green movement corridors, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Would not be designating new green movement corridors, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. This would particularly disadvantage those who do not have access to a car or the mobility impaired. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	Does not promote new green areas which may be utilised for community use.	-

	Therefore the policy is likely to have an indirect negative effect on the SA objective.	
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Does not provide for GI and so the area would be missing out on potential economic value. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-

King's Lynn Green Infrastructure - Option 2: Do not make specific provision for GI, rely on negotiation with developers.		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Open areas would still have some general protection through PPS9. As no specific areas would be put forward, depending on the state of the housing market it would leave the LPA with either a weak base for negotiation in a weak market, so will allow less provision to ensure development; or where development pressure is greater, LPAs may be able to ask for more, increasing GI provision. However if a Developer Contributions SPD is created (in line with CS14) it would give greater certainty to what is expected, and so create a stronger position for the LPA. No specific designation may give opportunity for wider networks to be forged, from sites that have not been specifically designated protecting additional green space. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Relying on negotiation may mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems, or it may mean that greater levels of GI are provided increasing the water system's ability to cope with increased consumption. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	Areas of possible habitat and landscape character would have some protection under PPS9, but it may not be as strong without specific designation. There may be opportunity to forge wider networks if LPAs had the stronger voice in negotiations, however this may not be possible if negotiations worked in the favour of the developer. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
6. Avoid damage to protected sites and historic	No significant effect.	0

buildings.		
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Relying on negotiation would give less scope to forge wider benefits for the character of the area as a whole as developers will want to focus on their own sites. Therefore this policy may have an indirect negative effect on the SA objective.	-
8. Create places, spaces and buildings that work well, wear well and look good.	The Natural Environment White Paper suggests urban GI should be linked to natural networks to create places that work well, however currently this carries little weight. This may mean that it is easily overcome in developer discussion, leading to development without GI provision, creating places that work less well. However if LPA influence was stronger greater specification of the type and location of GI could be given, improving the way places look and work. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	If negotiations worked in the favour of the developer this may mean that possibilities for green corridors may not be taken up, increasing the reliance on motorised travel. However if LPA influence was stronger greater specification of the type and location of GI could be given improving options for green travel. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Relying on negotiation could mean new areas to assist with reducing vulnerability would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems, so areas would be left more vulnerable to the effects of climate change. However it could also mean that greater GI provision than originally anticipated is provided, increasing areas which can help mitigate impacts of climate change. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
12. Maintain and enhance human health.	Open areas would still have some general protection through PPS9, but as no specific areas would be put forward this leaves the LPA with a weaker base for negotiation, and so provision may be less than desired, particularly in areas of growth. This would limit opportunities to easily access green space for exercise and recreation, potentially harming human health. However if negotiation led to greater provision than expected opportunities for outside exercise would increase. Therefore this policy is likely to have an indirect mixed effect on the SA objective.	+/-
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Open areas would still have some general protection through PPS9, but as no specific areas would be put forward this leaves the LPA with a weaker base for negotiation, and so provision may be less than	+/-

	<p>desired, particularly in areas of growth. This would limit opportunities to easily access green space. However if negotiation lead to greater provision than expected opportunities for easily accessing green space would increase.</p> <p>Therefore this policy is likely to have an indirect mixed effect on the SA objective.</p>	
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	<p>Relying on negotiation could mean new green movement corridors are not designated, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. However if negotiation lead to greater provision than expected opportunities for easily accessing green corridors would increase.</p> <p>Therefore the policy is likely to have an indirect mixed effect on the SA objective.</p>	+/-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	<p>Relying on negotiation could mean new green movement corridors are not designated, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. This would particularly disadvantage those who do not have access to a car or the mobility impaired. However if negotiation lead to greater provision than expected opportunities for easily accessing green corridors would increase, which is particularly advantageous to those without access to a car.</p> <p>Therefore the policy is likely to have an indirect mixed effect on the SA objective.</p>	+/-
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	<p>Relying on negotiation could mean new green areas may not be provided which could be utilised for community use, however it could also mean these spaces are greater in number and easier to access, potentially increasing the ability to become actively involved in community activities.</p> <p>Therefore the policy is likely to have an indirect mixed effect on the SA objective.</p>	+/-
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	<p>Relying on negotiation could reduce GI provision and so the area would be missing out on potential economic value, however it could also increase it, increasing the economic value.</p> <p>Therefore this policy is likely to have an indirect mixed effect on the SA objective.</p>	+/-

Downham Market Green Infrastructure – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Gives protection from development within specific strategic areas, including within urban extension areas.	+

	Therefore this policy is likely to have a direct positive effect on sustainability.	
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	GI and open land can assist in managing water sustainably. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
4. Avoid damage to designated sites and protected species.	Protects designated areas which may provide habitat which may provide homes to protected species. Therefore this policy will have an indirect positive effect on the SA objective.	+
5. Maintain and enhance the range and viability of characteristic habitats and species.	Protects designated areas which may provide habitat which may provide homes to a range of species. Therefore this policy will have an indirect positive effect on the SA objective.	+
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Helps maintain/enhance landscape character and the quality of the townscape/ Therefore this policy will have a direct positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Increases possibilities within areas of growth to access green amenity space, making an area which should work well, and look good. Therefore this policy is likely to have an indirect positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Gives options for green travel, such as walking or cycling. Therefore this policy is likely to have an indirect positive effect on the SA objective.	++
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Protects undeveloped areas near areas of growth, ensuring there are areas of run-off and infiltration, helping to mitigate effects of flooding. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
12. Maintain and enhance human health.	Ensures opportunities to access green amenity space close to areas of growth, providing opportunity for outdoor exercise. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Ensures opportunities to access specific green amenity space close to areas of growth. Therefore this policy is likely to have a direct significant positive effect on the SA objective.	++
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport,	Increases routes which would allow the ability to use alternative modes of transport to safely access services and facilities, such as walking and cycling, providing additional opportunities for those without	++

education, training, leisure opportunities).	car access. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Increases routes which would allow the ability to use alternative modes of transport to safely access services and facilities, such as walking and cycling, providing additional opportunities for those without car access. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	Allows communities to access GI close to their homes. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	GI and open space have been shown to have an economic value. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

Downham Market Green Infrastructure - Option 1: No policy, rely on national guidance		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Open areas would still have some protection (PPS9- LPAs should seek to maintain networks of natural habitat), but the specific areas put forward would have no special protection. This may give opportunity for wider networks to be forged however, from sites that have not been specifically designated. Therefore the policy is likely to have an indirect positive effect on the SA objective.	+
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No policy would mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
4. Avoid damage to designated sites and protected species.	Areas of possible habitat would have some protection under PPS9, but it may not be as strong without specific designation. New/enhanced areas would not be created however. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
5. Maintain and enhance the range and viability of characteristic habitats and species.	Areas of possible habitat and landscape character would have some protection under PPS9, but it may not be as strong without specific designation. New/enhanced areas would not be created	+/-

	<p>however. Therefore the policy is likely to have an indirect mixed effect on the SA objective.</p>	
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	<p>New/enhanced areas would not be created to maintain/enhance the landscape and townscape character. Therefore the policy is likely to have an indirect negative effect on the SA objective.</p>	-
8. Create places, spaces and buildings that work well, wear well and look good.	<p>The Natural Environment White Paper suggests urban GI should be linked to natural networks to create places that work well, however currently this carries little weight. This may mean that little protection is given to the sites. Therefore the policy is likely to have an indirect slightly positive effect on the SA objective.</p>	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	<p>Would not be designating new green movement corridors, so opportunities for new green travel would be limited. Therefore the policy is likely to have a direct negative effect on the SA objective.</p>	-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	<p>No policy would mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems, so areas would be left more vulnerable to the effects of climate change. Therefore the policy is likely to have a direct negative effect on the SA objective.</p>	-
12. Maintain and enhance human health.	<p>Opportunities to access green space should have some protection through PPS9; however they may not be actively promoted. This may lead to limited accessibility to opportunities for free, outdoor access. Therefore this policy is likely to have a negligible effect on the SA objective.</p>	~
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	<p>Opportunities to access green space should have some protection through PPS9; however they may not be actively promoted. This may lead to limited accessibility to opportunity for free, outdoor access. Therefore this policy is likely to have a negligible effect on the SA objective.</p>	~
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	<p>Would not be designating new green movement corridors, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. Therefore the policy is likely to have a direct negative effect on the SA objective.</p>	-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Would not be designating new green movement corridors, so opportunities for new green travel would	-

	be limited, so reducing possible options to access services and facilities. This would particularly disadvantage those who do not have access to a car or the mobility impaired. Therefore the policy is likely to have a direct negative effect on the SA objective.	
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	Does not promote new green areas which may be utilised for community use. Therefore the policy is likely to have an indirect negative effect on the SA objective.	-
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Does not provide for GI and so the area would be missing out on potential economic value. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-

Downham Market Green Infrastructure - Option 2: Do not make specific provision for GI, rely on negotiation with developers.

SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Open areas would still have some general protection through PPS9. As no specific areas would be put forward, depending on the state of the housing market it would leave the LPA with either a weak base for negotiation in a weak market, so will allow less provision to ensure development; or where development pressure is greater, LPAs may be able to ask for more, increasing GI provision. However if a Developer Contributions SPD is created (in line with CS14) it would give greater certainty to what is expected, and so create a stronger position for the LPA. No specific designation may give opportunity for wider networks to be forged, from sites that have not been specifically designated protecting additional green space. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Relying on negotiation may mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems, or it may mean that greater levels of GI are provided increasing the water system's ability to cope with increased consumption. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
4. Avoid damage to designated sites and protected species.	No significant effect.	0

5. Maintain and enhance the range and viability of characteristic habitats and species.	Areas of possible habitat and landscape character would have some protection under PPS9, but it may not be as strong without specific designation. There may be opportunity to forge wider networks if LPAs had the stronger voice in negotiations, however this may not be possible if negotiations worked in the favour of the developer. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Relying on negotiation would give less scope to forge wider benefits for the character of the area as a whole as developers will want to focus on their own sites. Therefore this policy may have an indirect negative effect on the SA objective.	-
8. Create places, spaces and buildings that work well, wear well and look good.	The Natural Environment White Paper suggests urban GI should be linked to natural networks to create places that work well, however currently this carries little weight. This may mean that it is easily overcome in developer discussion, leading to development without GI provision, creating places that work less well. However if LPA influence was stronger greater specification of the type and location of GI could be given, improving the way places look and work. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	If negotiations worked in the favour of the developer this may mean that possibilities for green corridors may not be taken up, increasing the reliance on motorised travel. However if LPA influence was stronger greater specification of the type and location of GI could be given improving options for green travel. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Relying on negotiation could mean new areas to assist with reducing vulnerability would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems, so areas would be left more vulnerable to the effects of climate change. However it could also mean that greater GI provision than originally anticipated is provided, increasing areas which can help mitigate impacts of climate change. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
12. Maintain and enhance human health.	Open areas would still have some general protection through PPS9, but as no specific areas would be put forward this leaves the LPA with a weaker base for negotiation, and so provision may be less than desired, particularly in areas of growth. This would limit opportunities to easily access green space for exercise and recreation, potentially harming human health. However if negotiation led to greater	+/-

	<p>provision than expected opportunities for outside exercise would increase. Therefore this policy is likely to have an indirect mixed effect on the SA objective.</p>	
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	<p>Open areas would still have some general protection through PPS9, but as no specific areas would be put forward this leaves the LPA with a weaker base for negotiation, and so provision may be less than desired, particularly in areas of growth. This would limit opportunities to easily access green space. However if negotiation lead to greater provision than expected opportunities for easily accessing green space would increase. Therefore this policy is likely to have an indirect mixed effect on the SA objective.</p>	+/-
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	<p>Relying on negotiation could mean new green movement corridors are not designated, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. However if negotiation lead to greater provision than expected opportunities for easily accessing green corridors would increase. Therefore the policy is likely to have an indirect mixed effect on the SA objective.</p>	+/-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	<p>Relying on negotiation could mean new green movement corridors are not designated, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. This would particularly disadvantage those who do not have access to a car or the mobility impaired. However if negotiation lead to greater provision than expected opportunities for easily accessing green corridors would increase, which is particularly advantageous to those without access to a car. Therefore the policy is likely to have an indirect mixed effect on the SA objective.</p>	+/-
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	<p>Relying on negotiation could mean new green areas may not be provided which could be utilised for community use, however it could also mean these spaces are greater in number and easier to access, potentially increasing the ability to become actively involved in community activities. Therefore the policy is likely to have an indirect mixed effect on the SA objective.</p>	+/-
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	<p>Relying on negotiation could reduce GI provision and so the area would be missing out on potential economic value, however it could also increase it, increasing the economic value.</p>	+/-

	Therefore this policy is likely to have an indirect mixed effect on the SA objective.	
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Hunstanton Economy – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	The proposed site is on currently undeveloped land. Therefore this policy would have a direct significant negative effect on the SA objective.	--
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Limits expansion to within confined areas, therefore minimising the spread of impermeable surfaces which can disrupt water cycles. Therefore this policy would have an indirect positive effect on the SA objective.	+
4. Avoid damage to designated sites and protected species.	The proposed site is distant from statutory protected sites, so impact on these sites or protected species would be minimal. Therefore this policy would have an indirect positive effect on the SA objective.	+
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	Proposed site does not cover and is not adjacent to protected sites and historic buildings, therefore minimising the impact on these features. Therefore this policy would have an indirect positive effect on the SA objective.	+
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	The proposed site is on the edge of the town, separated by the A149, with a commercial site adjacent. This means development for employment would be an extension to the landscape character already seen there, however would be easily visible across the open countryside and from the AONB. Therefore this policy would have a direct mixed effect on the SA objective.	+/-
8. Create places, spaces and buildings that work well, wear well and look good.	Ensures employment uses are close to the A149; and close to other industrial uses allowing functional linkages to develop. This will ensure places which work well. Therefore this policy would have an indirect positive effect on the SA objective.	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Minimises the need for HGVs to travel into the town centre, minimising air, noise and vibration pollution within town centres. Ensures easy access onto corridors of movement, potentially minimising the distances needed to travel. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0

11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	The site is separated from housing development to the west by the A149. This will minimise the impact of development on human health. However there may be a housing development adjacent in the future. Therefore this policy is likely to have an indirect mixed effect on the SA objective.	+/-
13. Reduce and prevent crime, and reduce the fear of crime.	The site is adjacent to areas currently developed for employment, minimising its isolation, reducing the risk of crime. Therefore this policy is likely to have an indirect positive effect of the SA objective.	+
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	The site is easily accessible from the town of Hunstanton (although safe crossing may have to be established). This makes access to employment easier, particularly for those without access to a car. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Provides a site earmarked for employment development, increasing certainty for developers, and so increasing the likelihood they will be developed, therefore increasing job opportunities. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Provides a site earmarked for employment development, increasing certainty for developers, making the area more attractive. This would improve the local economy. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

Hunstanton Economy – Option 1 an alternative siting		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	There may be options which utilise previously developed land, which would minimise the loss of undeveloped land; however alternative sites may also be on greenfield plots. Therefore this policy would have a direct mixed effect on the SA objective.	+/-

2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	Alternate options may be in closer proximity to habitats or protected species and so could negatively impact upon them. Therefore this policy could have an indirect negative effect on the SA objective.	-
6. Avoid damage to protected sites and historic buildings.	Alternate options may be in closer proximity to historic buildings and so could negatively impact upon them. Therefore this policy could have an indirect negative effect on the SA objective.	-
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Options further into the countryside would also negatively impact the countryside landscape character. Therefore this policy could have an indirect negative effect on the SA objective.	-
8. Create places, spaces and buildings that work well, wear well and look good.	Alternative options within the town would increase traffic movements on roads not meant to cope with HGVs, increasing pollution and traffic, meaning places do not work so well. Options more in the countryside would increase distances from homes and other services and facilities, increasing the need to travel, meaning places work less well. Therefore this policy could have an indirect negative effect on the SA objective.	-
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Options further into the countryside would increase the need to travel, and so increase emissions. Alternative sites could be found along the eastern and southern edges of the town which would be accessible by sustainable means however this would go against the Core Strategy. Therefore this policy could have an indirect mixed effect on the SA objective.	+/-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	Options further into the countryside may be isolated, and therefore could become a target for crime. Therefore this policy could have an indirect negative effect on the SA objective.	-
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport,	No significant effect.	0

education, training, leisure opportunities).		
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Sites within the town may be more easily accessible whereas options more in the countryside would be less easily accessible, particularly affecting those without access to a car. Therefore this policy could have an indirect mixed effect on the SA objective.	+/-
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Sites more in the countryside are likely to be less easily accessible, limiting people's employment options. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Previously developed sites within the town centre are likely to have more constraints to overcome, potentially deterring development, limiting the growth of the economy. Sites more within the countryside are more likely to be isolated, with fewer workers and services nearby, meaning they might not be suited to many uses, potentially deterring development. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-

Hunstanton Economy – Option 2 allocate more land for employment uses.		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Allocating more land would increase pressure on previously undeveloped land. Therefore this policy is likely to have a direct negative effect on the SA objective.	--
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Increasing impermeable surfaces may disrupt water cycles, meaning systems are less able to support consumption. Therefore this policy may have an indirect negative effect on the SA objective.	-
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	The need for more land may lead to sites being considered that may not otherwise have been thought of, such as those with habitat value. Therefore this policy may have an indirect negative effect on the SA objective.	-
6. Avoid damage to protected sites and historic buildings.	The need for more land may lead to sites being considered that may not otherwise have been thought of, such as those which include or are adjacent to protected sites or historic buildings.	-

	Therefore this policy may have an indirect negative effect on the SA objective.	
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	The need for more land may lead to sites being considered that may not otherwise have been thought of, such as those further into the countryside which would disrupt the landscape character, or within the urban area disrupting the townscape character. Therefore this policy may have an indirect negative effect on the SA objective.	-
8. Create places, spaces and buildings that work well, wear well and look good.	The need for more land may mean sites not as well situated in terms of accessibility to workers or other services are considered, potentially creating places which may not work as well. However it could create larger employment areas which could work more efficiently. Therefore this policy may have an indirect mixed effect on the SA objective.	+/-
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	The need for more land may lead to more sites in the countryside being considered. If developed these would tend to require greater commuting distances increasing emissions. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	If greater need leads to more sites in the countryside, these are more likely to be isolated, and so become a potential target for crime. Therefore this policy may have an indirect negative effect on the SA objective.	-
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	If greater need leads to more sites in the countryside, these are more likely to be further from workers, particularly disadvantaging those without access to a car. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Increasing the allocation could increase the number of jobs provided, and so improve opportunities within the area.	++

	Therefore this policy is likely to have a direct positive effect on the SA objective.	
20. Improve the efficiency, competitiveness and adaptability of the local economy.	A greater allocation could increase the number of potential sites in different locations, possibly increasing the adaptability of the economy. Therefore this policy is likely to have a direct positive effect on the SA objective.	++

Hunstanton Green Infrastructure – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Gives protection from development within specific strategic areas, including within urban extension areas. Therefore this policy is likely to have a direct positive effect on sustainability.	+
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	GI and open land can assist in managing water sustainably. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
4. Avoid damage to designated sites and protected species.	Protects designated areas which may provide habitat which may provide homes to protected species. Therefore this policy will have an indirect positive effect on the SA objective.	+
5. Maintain and enhance the range and viability of characteristic habitats and species.	Protects designated areas which may provide habitat which may provide homes to a range of species. Therefore this policy will have an indirect positive effect on the SA objective.	+
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Helps maintain/enhance landscape character and the quality of the townscape/ Therefore this policy will have a direct positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Increases possibilities within areas of growth to access green amenity space, making an area which should work well, and look good. Therefore this policy is likely to have an indirect positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Gives options for green travel, such as walking or cycling. Therefore this policy is likely to have an indirect positive effect on the SA objective.	++
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Protects undeveloped areas near areas of growth, ensuring there are areas of run-off and infiltration, helping to mitigate effects of flooding.	++

	Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	
12. Maintain and enhance human health.	Ensures opportunities to access green amenity space close to areas of growth, providing opportunity for outdoor exercise. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Ensures opportunities to access specific green amenity space close to areas of growth. Therefore this policy is likely to have a direct significant positive effect on the SA objective.	++
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Increases routes which would allow the ability to use alternative modes of transport to safely access services and facilities, such as walking and cycling, providing additional opportunities for those without car access. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Increases routes which would allow the ability to use alternative modes of transport to safely access services and facilities, such as walking and cycling, providing additional opportunities for those without car access. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	Allows communities to access GI close to their homes. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	GI and open space have been shown to have an economic value. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

Hunstanton Green Infrastructure - Option 1: No policy, rely on national guidance		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Open areas would still have some protection (PPS9- LPAs should seek to maintain networks of natural habitat), but the specific areas put forward would have no special protection. This may give opportunity for wider networks to be forged however, from sites that have not been specifically designated. Therefore the policy is likely to have an indirect positive effect on the SA objective.	+

2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No policy would mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
4. Avoid damage to designated sites and protected species.	Areas of possible habitat would have some protection under PPS9, but it may not be as strong without specific designation. New/enhanced areas would not be created however. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
5. Maintain and enhance the range and viability of characteristic habitats and species.	Areas of possible habitat and landscape character would have some protection under PPS9, but it may not be as strong without specific designation. New/enhanced areas would not be created however. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	New/enhanced areas would not be created to maintain/enhance the landscape and townscape character. Therefore the policy is likely to have an indirect negative effect on the SA objective.	-
8. Create places, spaces and buildings that work well, wear well and look good.	The Natural Environment White Paper suggests urban GI should be linked to natural networks to create places that work well, however currently this carries little weight. This may mean that little protection is given to the sites. Therefore the policy is likely to have an indirect slightly positive effect on the SA objective.	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Would not be designating new green movement corridors, so opportunities for new green travel would be limited. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No policy would mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems, so areas would be left more vulnerable to the effects of climate change. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
12. Maintain and enhance human health.	Opportunities to access green space should have some protection through PPS9; however they may not be actively promoted. This may lead to limited accessibility to opportunities for free, outdoor access.	~

	Therefore this policy is likely to have a negligible effect on the SA objective.	
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Opportunities to access green space should have some protection through PPS9; however they may not be actively promoted. This may lead to limited accessibility to opportunity for free, outdoor access. Therefore this policy is likely to have a negligible effect on the SA objective.	~
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Would not be designating new green movement corridors, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Would not be designating new green movement corridors, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. This would particularly disadvantage those who do not have access to a car or the mobility impaired. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	Does not promote new green areas which may be utilised for community use. Therefore the policy is likely to have an indirect negative effect on the SA objective.	-
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Does not provide for GI and so the area would be missing out on potential economic value. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-

Hunstanton Green Infrastructure - Option 2: Do not make specific provision for GI, rely on negotiation with developers.		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Open areas would still have some general protection through PPS9. As no specific areas would be put forward, depending on the state of the housing market it would leave the LPA with either a weak base for negotiation in a weak market, so will allow less provision to ensure development; or where development pressure is greater, LPAs may be able to ask for more, increasing GI provision. However if a Developer Contributions SPD is created (in line with CS14) it would give greater certainty to what is expected, and so create a stronger position for the LPA. No specific designation may give opportunity for wider networks to be forged, from sites that have not been specifically designated protecting additional green space.	+/-

	Therefore the policy is likely to have an indirect mixed effect on the SA objective.	
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Relying on negotiation may mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems, or it may mean that greater levels of GI are provided increasing the water system's ability to cope with increased consumption. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	Areas of possible habitat and landscape character would have some protection under PPS9, but it may not be as strong without specific designation. There may be opportunity to forge wider networks if LPAs had the stronger voice in negotiations, however this may not be possible if negotiations worked in the favour of the developer. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Relying on negotiation would give less scope to forge wider benefits for the character of the area as a whole as developers will want to focus on their own sites. Therefore this policy may have an indirect negative effect on the SA objective.	-
8. Create places, spaces and buildings that work well, wear well and look good.	The Natural Environment White Paper suggests urban GI should be linked to natural networks to create places that work well, however currently this carries little weight. This may mean that it is easily overcome in developer discussion, leading to development without GI provision, creating places that work less well. However if LPA influence was stronger greater specification of the type and location of GI could be given, improving the way places look and work. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	If negotiations worked in the favour of the developer this may mean that possibilities for green corridors may not be taken up, increasing the reliance on motorised travel. However if LPA influence was stronger greater specification of the type and location of GI could be given improving options for green travel. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0

11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Relying on negotiation could mean new areas to assist with reducing vulnerability would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems, so areas would be left more vulnerable to the effects of climate change. However it could also mean that greater GI provision than originally anticipated is provided, increasing areas which can help mitigate impacts of climate change. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
12. Maintain and enhance human health.	Open areas would still have some general protection through PPS9, but as no specific areas would be put forward this leaves the LPA with a weaker base for negotiation, and so provision may be less than desired, particularly in areas of growth. This would limit opportunities to easily access green space for exercise and recreation, potentially harming human health. However if negotiation led to greater provision than expected opportunities for outside exercise would increase. Therefore this policy is likely to have an indirect mixed effect on the SA objective.	+/-
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Open areas would still have some general protection through PPS9, but as no specific areas would be put forward this leaves the LPA with a weaker base for negotiation, and so provision may be less than desired, particularly in areas of growth. This would limit opportunities to easily access green space. However if negotiation lead to greater provision than expected opportunities for easily accessing green space would increase. Therefore this policy is likely to have an indirect mixed effect on the SA objective.	+/-
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Relying on negotiation could mean new green movement corridors are not designated, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. However if negotiation lead to greater provision than expected opportunities for easily accessing green corridors would increase. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Relying on negotiation could mean new green movement corridors are not designated, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. This would particularly disadvantage those who do not have access to a car or the mobility impaired. However if negotiation lead to greater provision than expected opportunities for easily accessing green corridors would increase, which is particularly advantageous to those without access to a car. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-

17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	Relying on negotiation could mean new green areas may not be provided which could be utilised for community use, however it could also mean these spaces are greater in number and easier to access, potentially increasing the ability to become actively involved in community activities. Therefore the policy is likely to have an indirect mixed effect on the SA objective.	+/-
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Relying on negotiation could reduce GI provision and so the area would be missing out on potential economic value, however it could also increase it, increasing the economic value. Therefore this policy is likely to have an indirect mixed effect on the SA objective.	+/-

DM1: Replacement dwellings and extensions to dwellings in the countryside – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Will ensure buildings will not greatly extend further into the countryside than they already do. Any extensions permitted will be limited (although this limit is not defined) to ensure they have a minimal impact on the countryside. Therefore this policy has a direct significant positive effect on the SA objective.	++
2. Minimise waste and reduce the use of non-renewable energy sources.	CS08 encourages new building such as replacement dwellings to use techniques to improve efficiency while promoting on site generation of clean energy and make use of water saving devices and SUDs.	+
3. Limit water consumption to levels supportable by natural processes and storage systems.	Ensures dwellings are not greatly extended which could increase number of residents, therefore the number of bathrooms, which would in turn potential increase water consumption. By limiting extension you are limiting potential increases in consumption to ensure it remains within supportable levels. Ensuring replacement dwellings comply with CS08 would mean a higher standard of water efficiency would be required; again ensuring consumption stays within supportable levels. Therefore this policy has an indirect positive effect on the SA objective.	+
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0

6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Ensures the design is appropriate to the landscape character of the location, and any replacement building will enhance the character or appearance of the surrounding area. Therefore this policy has a direct significant positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Ensures the design is appropriate to the landscape character of the location, and will enhance the character or appearance of the surrounding area, so will look good. The policy ensures that there is no increase in the number dwellings in unsustainable locations (i.e. the countryside) through not allowing replacements to homes which have been abandoned, and ensuring there is no increase in the number of units. However extensions to dwellings may mean more people could end up living in the area, for example through changing a two bedroom house into a 3 bedroom house. Therefore this policy has a direct significant positive effect on the SA objective.	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	The policy ensures that there is no significant increase in the number of people or dwellings in unsustainable locations, so not increasing the need for additional car based journeys, limiting growth in emissions from travel. Replacement dwellings would be required to be more energy efficient, reducing emissions, in line with CS08. Therefore this policy has an indirect positive effect on the SA objective.	++
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Replacement dwellings would be encouraged to meet at least level 3 of the Code for Sustainable Homes, and to include measures such as SUDs as part of policy CS08, potentially limiting their vulnerability.	+
12. Maintain and enhance human health.	Ensures additional dwellings are not allowed in unsustainable locations in relation to healthcare and green infrastructure. Therefore this policy has an indirect positive effect on the SA objective.	+
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Although there is much green space in the countryside, it is often not easily publically accessible. Directing development towards more sustainable locations means they are better located in relation to quality greenspace. Therefore this policy has an indirect positive effect on the SA objective.	+
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport,	Directing development away from unsustainable countryside locations and towards more sustainable	+

education, training, leisure opportunities).	locations means they are better located in relation to services and facilities. Therefore this policy has an indirect positive effect on the SA objective.	
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Directing development away from unsustainable countryside locations and towards more sustainable locations means they are better located in relation to services and facilities, which makes them more easily accessible to a greater proportion of the population. Therefore this policy has an indirect positive effect on the SA objective.	+
17. Ensure all groups have access to decent, appropriate and affordable housing.	Seeks to protect the stock of smaller properties in the countryside, thereby helping to ensure the housing needs of the population are met in a sustainable manner. Therefore this policy has a direct significant positive effect on the SA objective.	++
18. Encourage and enable the active involvement of local people in community activities.	Directing development away from unsustainable countryside locations and towards more sustainable locations means they are better located in relation to community facilities, allowing greater involvement for residents. Therefore this policy has an indirect positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Directing development away from unsustainable countryside locations and towards more sustainable locations means they are better located in relation to appropriate employment opportunities. Therefore this policy has an indirect positive effect on the SA objective.	+
20. Improve the efficiency, competitiveness and adaptability of the local economy.	No significant effect.	0

DM1: Replacement dwellings and extensions to dwellings in the countryside – Option 1, a policy containing a specific figure restricting the increase in original dwelling size

SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Will ensure buildings will not greatly extend further into the countryside than they already do. Any extensions permitted will be limited to 30% to ensure they have a minimal impact on the countryside. Therefore this policy has a direct significant positive effect on the SA objective.	++
2. Minimise waste and reduce the use of non-renewable energy sources.	CS08 encourages new building such as replacement dwellings to use techniques to improve efficiency while promoting on site generation of clean energy and make use of water saving devices and SUDs.	+
3. Limit water consumption to levels supportable by natural processes and storage systems.	Ensures dwellings are not greatly extended which could increase number of bathrooms, which would in turn potential increase water consumption. By limiting extension you are limiting potential increases in consumption to ensure it remains within supportable levels. Ensuring replacement dwellings comply	+

	with CS08 would mean a higher standard of water efficiency would be required; again ensuring consumption stays within supportable levels. Therefore this policy has an indirect positive effect on the SA objective.	
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Ensures the design is appropriate to the landscape character of the location, and any replacement building will enhance the character or appearance of the surrounding area. Therefore this policy has a direct significant positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Ensures the design is appropriate to the landscape character of the location, and will enhance the character or appearance of the surrounding area, so will look good. The policy ensures that there is no increase in the number of people or dwellings in unsustainable locations (i.e. the countryside) through not allowing replacements to homes which have been abandoned, and ensuring there is no increase in the number of units. However extensions to dwellings may mean more people could end up living in the area, for example through changing a two bedroom house into a 3 bedroom house. Therefore this policy has a direct significant positive effect on the SA objective	++
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	The policy ensures that there is no increase in the number of people or dwellings in unsustainable locations, so not increasing the need for additional car based journeys, limiting growth in emissions from travel. Replacement dwellings would be required to be more energy efficient, reducing emissions, in line with CS08. Therefore this policy has an indirect positive effect on the SA objective.	+
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Replacement dwellings would be encouraged to meet at least level 3 of the Code for Sustainable Homes, and to include measures such as SUDs as part of policy CS08, potentially limiting their vulnerability. Therefore this policy would have no effect on the SA objective, but it would be directly positively effected by CS08.	0
12. Maintain and enhance human health.	Ensures additional dwellings are not allowed in unsustainable locations in relation to healthcare and green infrastructure. Therefore this policy has an indirect positive effect on the SA objective.	+

13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Although there is much green space in the countryside, it is often not easily publically accessible. Directing development towards more sustainable locations means they are better located in relation to quality green space. Therefore this policy has an indirect positive effect on the SA objective.	+
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Directing development away from unsustainable countryside locations and towards more sustainable locations means they are better located in relation to services and facilities. Therefore this policy has an indirect positive effect on the SA objective.	+
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Directing development away from unsustainable countryside locations and towards more sustainable locations means they are better located in relation to services and facilities, which makes them more easily accessible to a greater proportion of the population. Therefore this policy has an indirect positive effect on the SA objective.	+
17. Ensure all groups have access to decent, appropriate and affordable housing.	Seeks to protect the stock of smaller properties in the countryside, thereby helping to ensure the housing needs of the population are met in a sustainable manner. Therefore this policy has a direct significant positive effect on the SA objective.	++
18. Encourage and enable the active involvement of local people in community activities.	Directing development away from unsustainable countryside locations and towards more sustainable locations means they are better located in relation to community facilities, allowing greater involvement for residents. Therefore this policy has an indirect positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Directing development away from unsustainable countryside locations and towards more sustainable locations means they are better located in relation to appropriate employment opportunities. Therefore this policy has an indirect positive effect on the SA objective.	+
20. Improve the efficiency, competitiveness and adaptability of the local economy.	No significant effect.	0

DM2 – Removal of agricultural occupancy conditions – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Ensure that agricultural activities remain productive by protecting housing needs of rural workers. Also ensures stock does not move into the full market without demonstrating there is no longer a need in the area, so that additional undeveloped land is not later required for housing for rural workers. Therefore this policy has a direct significant positive effect on the SA objective.	++

2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	By ensuring additional houses to meet the needs of rural workers (by not allowing stock to move into the full market without demonstrating a lack of need) it is limiting the increase in dwellings, and so potential consumption. Therefore ensuring consumption is limited to within supportable levels. Therefore this policy has an indirect positive effect on the SA objective.	+
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Maintains only very limited development in rural areas, so that it retains its countryside landscape character. Therefore this policy has a direct positive effect on the SA objective.	+
8. Create places, spaces and buildings that work well, wear well and look good.	Ensures rural workers are able live in proximity to their employment, without allowing new developments to be located in the countryside. Therefore this policy has an indirect positive effect on the SA objective.	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Ensures non-rural workers are not living in rural areas to commute into urban areas, and gives rural workers residence close to employment, so reduces emissions from commuting. Therefore this policy has a direct significant positive effect on the SA objective.	++
10. Minimise waste production and support the recycling of waste products.	Allowing conditions to be lifted when there is no longer need ensures that dwellings can be reused and do not remain empty. Therefore this policy has a direct significant positive effect on the SA objective.	++
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	Ensures large scale growth is not allowed in unsustainable locations in relation to healthcare and green infrastructure. Therefore this policy has an indirect positive effect on the SA objective.	+
13. Reduce and prevent crime, and reduce the fear of crime.	If left for too long unoccupied they may become a target for crime. The timescales put forward are not thought to lead to abandonment of property, and have been proven by the Local Plan approach. Therefore this policy has a direct significant positive effect on the SA objective.	++
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0

15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	Protects housing provision to cater for the needs of rural workers. Therefore this policy has a direct significant positive effect on the SA objective.	++
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Ensure that agricultural activities remain productive and able to attract a specialised workforce by protecting housing needs of rural workers. Therefore this policy has a direct significant positive effect on the SA objective.	++
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Ensure that agricultural activities remain productive and able to attract a specialised workforce by protecting housing needs of rural workers. Therefore this policy has a direct significant positive effect on the SA objective.	++

DM2 – Removal of agricultural occupancy conditions – Option 1: No policy, rely on national and regional policies.		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	National policies advise a local policy approach, regional policy is being abolished and does not provide this level of detailed guidance. No guidance could lead to a fast flow of housing away from agricultural residents, increasing pressure on undeveloped land for additional dwellings to meet need. Therefore this policy may have an indirect negative effect on the SA objective.	-
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	National policies advise a local policy approach, regional policy is being abolished and does not provide this level of detailed guidance. If no policies lead to a more lax approach additional dwellings in the countryside would increase pressure on water resources, possibly raising consumption to unsupportable levels. If no policies led to a tougher stance of not allowing conditions to be removed houses may become abandoned if there is no longer need, reducing water usage in the area. Therefore this policy may have an indirect mixed effect on the SA objective.	+/-
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0

6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	National policies advise a local policy approach, regional policy is being abolished and does not provide this level of detailed guidance. If no policies lead to a more lax approach additional development in the countryside could disturb the rural landscape character currently seen in those areas. If no policies lead to a tougher stance of not allowing conditions to be removed, even where there seems to be no need, houses could become derelict, again impacting negatively on the landscape character of the area. Therefore this policy may have an indirect significant negative effect on the SA objective.	--
8. Create places, spaces and buildings that work well, wear well and look good.	National policies advise a local policy approach, regional policy is being abolished and does not provide this level of detailed guidance. If no policies lead to a more lax approach it could lead to additional development in the countryside, as it is often an attractive place to live, however as most employment and services are in urban areas it is not a sustainable place to live, and so would not work well. If no policies lead to a tougher stance of not allowing conditions to be removed, even if there seems to be no need, houses could become abandoned and eventually derelict, again leaving an area which would not work well. Therefore this policy may have an indirect significant negative effect on the SA objective.	--
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	National policies advise a local policy approach, regional policy is being abolished and does not provide this level of detailed guidance. If no policies lead to a more lax approach it could lead to additional development in the countryside, as it is often an attractive place to live, however as most employment and services are in urban areas it is not a sustainable place to live and journeys by car would be likely to increase increasing emissions. This may also price rural workers out of living close to their places of work, increasing their reliance on cars, also increasing emissions. Additional dwellings in the countryside would also significantly effect noise and light pollution in those areas. Therefore this policy may have an indirect significant negative effect on the SA objective.	--
10. Minimise waste production and support the recycling of waste products.	National policies advise a local policy approach, regional policy is being abolished and does not provide this level of detailed guidance. If no policies lead to a tougher stance of not allowing conditions to be removed, even if there seems to be no need, houses could become abandoned and eventually derelict, meaning they become waste. If no policies lead to a more lax approach houses could move onto the full market more easily, meaning they are less likely to be left vacant, reducing waste. Therefore this policy has an indirect mixed effect on the SA objective.	+/-

11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	National policies advise a local policy approach, regional policy is being abolished and does not provide this level of detailed guidance. If no policies lead to a more lax approach to the removal of conditions there would be increased pressure on rural housing stock, possibly pricing out rural workers, forcing them into lower quality accommodation further from their place of work. If no policies lead to a tougher stance on not allowing conditions to be removed, even if there seems to be no need, houses may become abandoned, possibly denying potential owners of a home. Therefore this policy has an indirect significant negative effect on the SA objective.	--
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	National policies advise a local policy approach, regional policy is being abolished and does not provide this level of detailed guidance. If no policies lead to a more lax approach it could lead to increased pressure for rural houses, out pricing rural workers, so they cannot so easily live in close proximity to their work. Increased pressure could also lead to additional development in the countryside, as it is often an attractive place to live, however as most employment is in urban areas access to work would be more difficult. Therefore this policy may have an indirect significant negative effect on the SA objective.	--
20. Improve the efficiency, competitiveness and adaptability of the local economy.	National policies advise a local policy approach, regional policy is being abolished and does not provide this level of detailed guidance. If no policies lead to a more lax approach it could lead to increased pressure for rural houses, out pricing rural workers, so they cannot so easily live in close proximity to their work, possibly negatively impacting the efficiency, competitiveness and adaptability of rural businesses. Increased pressure could also lead to additional development in the countryside, as it is often an attractive place to live, however as most employment is in urban areas access to work	--

	would be more difficult, possibly negatively impacting the efficiency, competitiveness and adaptability of urban businesses. Therefore this policy may have an indirect significant negative effect on the SA objective.	
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DM2 – Removal of agricultural occupancy conditions – Option 2: Use a greater time period to justify how long the dwelling has been occupied in accordance with conditions.

SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	A longer period may offer more protection and therefore certainty in the workforce. This would ensure skills were retained to help keep holdings productive. Therefore this policy has an indirect positive effect on the SA objective.	+
2. Minimise waste and reduce the use of non-renewable energy sources.	A longer period may mean conditions have not been filled, and despite there no longer being a need for the dwelling for the rural workforce, it cannot be marketed openly, and so may become abandoned, producing waste. Therefore this policy has an indirect negative effect on the SA objective.	-
3. Limit water consumption to levels supportable by natural processes and storage systems.	A longer period may cover cycles of need, so that when need is low all stock does not become market housing, so that when need is greater the protected stock is still available, meaning new development is not required. This means that additional dwellings would not have to be built, and so levels of water consumption should not rise. Therefore this policy may have an indirect positive effect on the SA objective.	+
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	A longer period may cover cycles of need, so that when need is low all stock does not become market housing, so that when need is greater the protected stock is still available, meaning new development is not required. This means that additional dwellings would not have to be built, and so rural landscape character would be protected. Therefore this policy may have an indirect positive effect on the SA objective.	+
8. Create places, spaces and buildings that work well, wear well and look good.	A longer period may cover cycles of need, so that when need is low all stock does not become market housing, so that when need is greater the protected stock is still available, meaning new development is not required. This means that additional dwellings would not have to be built in unsustainable	+/-

	<p>locations and allow rural workers to live close to their place of work, meaning the place works well. However during the periods of less need houses may become abandoned and possibly derelict meaning the place is not working well.</p> <p>Therefore this policy may have an indirect mixed effect on the SA objective.</p>	
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	<p>A longer period may cover cycles of need, so that when need is low all stock does not become market housing, so that when need is greater the protected stock is still available, meaning new development is not required. This means that additional dwellings would not have to be built in unsustainable locations, so commuting would hopefully not increase, not increasing emissions. Protecting the housing stock for rural workers close to their places of work ensures they too do not have a long commute, and so emissions should not increase.</p> <p>Therefore this policy may have an indirect positive effect on the SA objective.</p>	+
10. Minimise waste production and support the recycling of waste products.	<p>If there is no need, yet the longer time period had not expired dwellings may be left unoccupied, allowing them to fall into disrepair or dereliction.</p> <p>Therefore this policy may have an indirect negative effect on the SA objective.</p>	-
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	<p>If there is no need, yet the longer time period has not expired dwellings may be left unoccupied, leading them to become a possible target for crime.</p> <p>Therefore this policy may have an indirect negative effect on the SA objective.</p>	-
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	<p>A longer period may cover cycles of need, so that when need is low all stock does not become market housing, so that when need is greater the protected stock is still available to meet the needs of rural workers.</p> <p>Therefore this policy may have a direct significant positive effect on the SA objective.</p>	++
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work	A longer period may cover cycles of need, so that when need is low all stock does not become market	++

appropriate to their skills, potential and place of residence.	housing, so that when need is greater the protected stock is still available to meet the needs of rural workers allowing them to easily access work. Ensures countryside stock is not completely transferred to market housing, so that urban workers do not have a long commute to find work. Therefore this policy may have an indirect significant positive effect on the SA objective.	
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Workers living close to their place of work can allow more efficient working practices. Living in close proximity to work can enable workers to monitor change e.g. in weather so that the businesses can adapt accordingly. Therefore this policy may have an indirect positive effect on the SA objective.	+

DM2 – Removal of agricultural occupancy conditions – Option 3: A shorter time period to justify how long the dwelling has been occupied in accordance with conditions.

SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	A shorter period would allow a faster flow of stock away from agricultural occupancy and may result in a depletion of the stock, leading to a lack of suitable homes for rural workers so activities may become unproductive. It may also mean that if need increases in the future stocks will not be present, and so further building in the countryside may be required leading to the irreversible loss of undeveloped land. Therefore this policy may have an indirect significant negative effect on the SA objective.	--
2. Minimise waste and reduce the use of non-renewable energy sources.	A shorter period may mean that when there is no longer a need for the dwelling for the rural workforce, it can be marketed openly, ensuring it does not become derelict. Therefore this policy has an indirect significant positive effect on the SA objective.	++
3. Limit water consumption to levels supportable by natural processes and storage systems.	A shorter period may not cover cycles of need, so that when need is low all stock may become market housing, so that when need is greater the protected stock is unavailable, meaning new development is required. This means that additional dwellings would have to be built, and so levels of water consumption may rise. Therefore this policy may have an indirect negative effect on the SA objective.	-
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0

7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	A shorter period may not cover cycles of need, so that when need is low all stock may become market housing, so that when need is greater the protected stock is unavailable, meaning new development is required. This means that additional dwellings would have to be built, which would negatively impact upon the rural landscape character of the area. Therefore this policy may have an indirect negative effect on the SA objective.	-
8. Create places, spaces and buildings that work well, wear well and look good.	A shorter period may not cover cycles of need, so that when need is low all stock may become market housing, so that when need is greater the protected stock is unavailable, meaning new development is required. This means that additional dwellings would have to be built in unsustainable locations to allow rural workers to live close to their place of work, meaning the place works well. Urban workers living in ex-rural conditioned houses will be detached from employment and services, meaning the place is not working well. However during the periods of less need houses a shorter period will ensure houses do not become abandoned and possibly derelict. Therefore this policy may have an indirect mixed effect on the SA objective.	+/-
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	A shorter period may not cover cycles of need, so that when need is low all stock may become market housing, so that when need is greater the protected stock is not available, meaning new development may be required. This means that additional dwellings would have to be built in unsustainable locations, so commuting would potentially increase, increasing emissions. Not having a protected housing stock for rural workers close to their places of work means they may have a long commute, and so emissions may increase. Therefore this policy may have an indirect negative effect on the SA objective.	-
10. Minimise waste production and support the recycling of waste products.	A shorter period may mean that when there is no longer a need for the dwelling for the rural workforce, it can be marketed openly, ensuring it does not become waste. Therefore this policy has an indirect significant positive effect on the SA objective.	++
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	A shorter period may increase populations in rural areas which are isolated from services such as health care. Therefore this policy may have an indirect negative effect on the SA objective.	-
13. Reduce and prevent crime, and reduce the fear of crime.	A shorter period would allow properties to move onto the full market more easily, so minimising the likelihood of dwellings becoming vacant, decreasing their risk of being a target for crime. Therefore this policy has an indirect positive effect on the SA objective.	+
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0

15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	A shorter period may not cover cycles of need, so that when need is low all stock may become market housing, so that when need is greater the protected stock is not available, meaning new development may be required. This means that additional dwellings would have to be built in unsustainable locations remote from services and facilities. Therefore this policy has an indirect negative effect on the SA objective.	-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	A shorter period may not cover cycles of need, so that when need is low all stock may become market housing, so that when need is greater the protected stock is not available, leaving rural workers without sustainable, affordable options. Therefore this policy may have a direct significant negative effect on the SA objective.	--
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	A shorter period may not cover cycles of need, so that when need is low all stock may become market housing, so that when need is greater the protected stock is not available. A depleted protected stock may mean rural workers are less able to live where they can gain access to work which meets their skills. Therefore this policy may have an indirect significant negative effect on the SA objective.	--
20. Improve the efficiency, competitiveness and adaptability of the local economy.	A shorter period may not cover cycles of need, so that when need is low all stock may become market housing, so that when need is greater the protected stock is not available. A depleted protected stock may mean rural workers are less able to live where they can gain access to work which meets their skills, meaning rural businesses may not be able to operate as effectively. Therefore this policy may have an indirect negative effect on the SA objective.	-

DM3 – Houses in multiple occupation: As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	Households may function semi-individually, and so produce more waste than family homes, so proper waste bin provision will be required. Therefore this policy is likely to have a negligible effect on the SA objective.	~
3. Limit water consumption to levels supportable by natural processes and storage systems.	Households may function semi-individually, possibly increasing the amounts of water used, potentially passing natural limits. Restricting their proliferation may ensure this does not happen.	+

	Therefore this policy is likely to have an indirect positive effect on the SA objective.	
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Ensures areas do not become overly densely populated, ensuring amenity is not be adversely impacted. Should not allow areas to become dominated by HMOs. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
8. Create places, spaces and buildings that work well, wear well and look good.	Ensures appropriate provision of facilities to maintain residential amenity. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	No significant effect.	0
10. Minimise waste production and support the recycling of waste products.	Households may function semi-individually, and so produce more waste than family homes, so proper waste bin provision will be required. Therefore this policy is likely to have a negligible effect on the SA objective.	~
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	Ensure houses have acceptable room size and living conditions. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
13. Reduce and prevent crime, and reduce the fear of crime.	Regulation to minimise clustering should minimise anti-social behaviour and noise, and road traffic safety. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Allowing HMOs increases low income housing options, particularly for migrant workers. Ensures that they are able to live in adequate conditions. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
17. Ensure all groups have access to decent, appropriate and affordable housing.	Allowing HMOs increases low income housing options, particularly for migrant workers. Ensures that they are able to live in adequate conditions. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Increases low income housing options, particularly for migrant workers to ensure they are able to access jobs. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Increases low income housing options, particularly for migrant workers to ensure they are able to access jobs. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++

DM3 – Houses in multiple occupation – Option 1 – no policy, rely on existing legislation		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	Households may function semi-individually, and so produce more waste than family homes, so proper waste bin provision will be required. Therefore having no policy is likely to have a negligible effect on the SA objective.	~
3. Limit water consumption to levels supportable by natural processes and storage systems.	Households may function semi-individually, possibly increasing the amounts of water used, potentially passing natural limits. No restriction may mean consumption becomes greater than that which can be supported. Therefore having policy is likely to have an indirect negative effect on the SA objective.	-
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	May allow areas to become overly densely populated, so amenity may be adversely impacted. Therefore having no policy is likely to have an indirect negative effect on the SA objective.	-
8. Create places, spaces and buildings that work well, wear well and look good.	Proper provision of amenity may not be found if checks are not put in place. Therefore having no policy is likely to have a direct significant negative effect on the SA objective.	--
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	No significant effect.	0

10. Minimise waste production and support the recycling of waste products.	Households may function semi-individually, and so produce more waste than family homes, so proper waste bin provision will be required. Therefore having no policy is likely to have a negligible effect on the SA objective.	~
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No planning checks may lead to inadequate sized rooms. Therefore having no policy is likely to have a direct significant negative effect on the SA objective.	--
13. Reduce and prevent crime, and reduce the fear of crime.	No regulation leading to clustering may lead to problems with anti-social behaviour and noise, and road traffic safety. Therefore having no policy is likely to have an indirect negative effect on the SA objective.	-
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Allowing HMOs increases low income housing options, particularly for migrant workers. However no checks may mean they do not provide decent quality living conditions. Therefore having no policy may to have an indirect mixed effect on the SA objective.	+/-
17. Ensure all groups have access to decent, appropriate and affordable housing.	Allowing HMOs increases low income housing options, particularly for migrant workers. However no checks may mean they do not provide decent quality living conditions. Therefore having no policy may to have an indirect mixed effect on the SA objective.	+/-
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Increases low income housing options, particularly for migrant workers to ensure they are able to access jobs. Therefore having no policy is likely to have a negligible effect on the SA objective.	++
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Increases low income housing options, particularly for migrant workers to ensure they are able to access jobs. Therefore having no policy is likely to have a negligible effect on the SA objective.	++

DM3 – Houses in multiple occupation – Option 2: Define areas where the number of HMOs will be restricted		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0

2. Minimise waste and reduce the use of non-renewable energy sources.	Households may function semi-individually, and so produce more waste than family homes, so proper waste bin provision will be required. Stronger restriction would ensure no areas became excess waste centres. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
3. Limit water consumption to levels supportable by natural processes and storage systems.	Households may function semi-individually, possibly increasing the amounts of water used, potentially passing natural limits. Restricting their proliferation may ensure this does not happen. Stronger restriction would ensure no areas became excess water users. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Ensures areas do not become overly densely populated, ensuring amenity is not be adversely impacted. Would not allow areas to become dominated by HMOs. Therefore this policy is likely to have a direct significant positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Ensures appropriate provision of facilities to maintain residential amenity. Therefore this policy is likely to have a direct significant positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	No significant effect.	0
10. Minimise waste production and support the recycling of waste products.	Households may function semi-individually, and so produce more waste than family homes, so proper waste bin provision will be required. Therefore this policy is likely to have a negligible effect on the SA objective.	~
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	Ensure houses have acceptable room size and living conditions. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
13. Reduce and prevent crime, and reduce the fear of crime.	Regulation to minimise clustering should minimise anti-social behaviour and noise, and road traffic safety. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0

16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Restricting areas where HMOs can be may decrease low income housing options, particularly for migrant workers, or force them to less sustainable or affordable locations. Therefore this policy is likely to have an indirect significant negative effect on the SA objective.	--
17. Ensure all groups have access to decent, appropriate and affordable housing.	Restricting areas where HMOs can be may decrease low income housing options, particularly for migrant workers, or force them to less sustainable or affordable locations. Therefore this policy is likely to have an indirect significant negative effect on the SA objective.	--
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	May decrease low income housing options close to places of work, particularly for migrant workers. Therefore this policy is likely to have an indirect significant negative effect on the SA objective.	--
20. Improve the efficiency, competitiveness and adaptability of the local economy.	May decrease low income housing options close to places of work, particularly for migrant workers, leading to certain employers potentially being unable to attract a workforce. Therefore this policy is likely to have an indirect significant negative effect on the SA objective.	--

DM4a – Town Centres: Town centre areas – As Written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Limiting areas to town centre uses ensures that they maintain their distinctive character. Primary and secondary retail centres in King's Lynn will further secure the distinctiveness of the areas. Therefore this policy has a direct significant positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Conglomeration of certain uses can work to mutually enhance their functions, and so allowing only those uses can produce areas that work well. However it excludes residential uses which would help ensure 24	+

	hour use of the area. Therefore this policy has a direct predominantly positive effect on the SA objective.	
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	Keeps most service and retail functions within a central area, which is the most easily accessed place by more sustainable means, so would not increase emissions. Compact town centres are easily traversable by foot, and so discourage small movements by car, reducing emissions. Therefore this policy has an indirect positive effect on the SA objective.	+
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	Having a mix of uses within the town centre, including shops, leisure, entertainment, arts and culture should ensure there is a vibrant town centre, without empty units, reducing the risk of crime. Therefore this policy has a direct positive effect on the SA objective.	+
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Focusing these uses in a central location ensures that they are accessible by sustainable means to a wider proportion of the population. Focusing uses together can encourage functional linkages which improve the quality of the service which can be provided. Therefore this policy has a direct significant positive effect on the SA objective.	++
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Focusing these uses in a central location ensures that they are accessible by sustainable means to a wider proportion of the population, particularly good for those without access to a car or the mobility impaired. Therefore this policy has a direct significant positive effect on the SA objective.	+
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	Focusing these uses (which could include wider community uses) in a central location ensures that they are accessible by sustainable means to a wider proportion of the population, and so they are more likely to be able to get actively involved. Therefore this policy has a direct positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Focusing these uses in a central location ensures that they are accessible by sustainable means to a wider proportion of the population. Therefore this policy has a direct positive effect on the SA objective.	+

<p>20. Improve the efficiency, competitiveness and adaptability of the local economy.</p>	<p>Conglomeration of certain uses can work to mutually enhance their functions, and so allowing only those uses can produce areas that work more efficiently. Locating these uses in town centres ensures they are easily accessible by the greatest number of people, helping them to remain competitive. Compact shopping centres are more attractive, particularly to the mobility impaired, or those with young children; so will have higher footfall.</p> <p>Therefore this policy has a direct positive effect on the SA objective.</p>	<p>+</p>
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DM4a – Town Centres – Option 1: No policy, policies were not saved in 2007		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	<p>No policy would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and possibly buildings however would mean that the town centre lost its distinctiveness, and possibly no longer be a destination centre in the town.</p> <p>Therefore this policy has a direct mixed but predominantly negative effect on the SA objective.</p>	+/-
8. Create places, spaces and buildings that work well, wear well and look good.	<p>Would erode functional linkages traditionally found within centres. A greater mix of uses could however stretch the time period in which the area works viably, particularly if new uses were residential.</p> <p>Therefore this policy has a direct mixed effect on the SA objective.</p>	+/-
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	<p>Could lose the centralised location for service which would increase the need for travel to many different locations, increasing emissions. However if there was a greater residential supply within the town centre those individuals would have less need to travel.</p> <p>Therefore this policy has an indirect mixed but predominantly negative effect on the SA objective.</p>	+/-
10. Minimise waste production and support the	No significant effect.	0

recycling of waste products.		
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	If the policy led to more residential uses in the town centre there would be an increase in the times of day the area is used, increasing surveillance and so reducing fear of crime. Therefore this policy may have an indirect positive effect on the SA objective.	+
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Greater competition for central locations may mean that some uses are priced out, leading to a potential greater dispersal of services away from town centres. This will decrease their general accessibility. Therefore this policy has an indirect negative effect on the SA objective.	-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Greater competition for central locations may mean that some uses are priced out, leading to a potential dispersal of services away from town centres. This will mean that they are less accessible by sustainable means to a wider proportion of the population, particularly those without car access or the mobility impaired. Therefore this policy has an indirect negative effect on the SA objective.	-
17. Ensure all groups have access to decent, appropriate and affordable housing.	May allow housing development within the centre, increasing town centre stock. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
18. Encourage and enable the active involvement of local people in community activities.	Greater competition for central locations may mean that some uses (including community uses) are pushed out, leading to a potential dispersal of services away from town centres. This will mean that they are less accessible by sustainable means to a wider proportion of the population. Therefore this policy has an indirect negative effect on the SA objective.	-
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Greater dispersal may mean that employment may be found for some closer to their place of residence; however it may also mean that they are situated in locations which are not accessible, particularly to the most vulnerable members of the population. Therefore this policy has an indirect mixed effect on the SA objective.	+/-
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Dispersal of retail uses can make areas less attractive to shoppers, and so make shopping centres less competitive compared to other settlements. Greater dispersal however may make some uses more adaptable to changes in conditions. Therefore this policy has an indirect mixed but predominantly negative effect on the SA objective	+/-

DM4b – Town Centres: Retail Frontages		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	A policy to restrict uses to predominantly A1 within primary retail areas would ensure that they are distinct retail areas, ensuring they maintain their distinctiveness and townscape character. Allowing a wider range of uses in secondary areas while still setting a threshold for them reinforces its identity as ancillary to the primary retail area. Encouraging investment to improve shop frontages will strengthen the retail character of town centre areas. Therefore this policy has a direct significant positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Restricting the area to traditional town centre uses would allow functional linkages to be forged between units, allowing the area to work well. Supporting investment to improve shop frontages will ensure the area looks good. Therefore this policy has a direct significant positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	Would maintain the centralised location for retail and services which would decrease the need for travel to many different locations, limiting emissions. Therefore this policy has a direct positive effect on the SA objective.	+
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	Having an area restricted to predominantly daytime uses will mean that the area will tend to be empty at night, increasing the potential levels of crime, and particularly fear of crime. Promotion of a wider range of uses in the	+/-

	secondary retail zone should ensure units are not left empty for long periods of time, decreasing their potential exposure to crime. Therefore this policy has an indirect mixed effect on the SA objective.	
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Focusing these uses in a central location ensures that they are accessible by sustainable means to a wider proportion of the population. Focusing uses together can encourage functional linkages which improve the quality of the service which can be provided. Therefore this policy has an indirect significant positive effect on the SA objective.	++
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Focusing these uses in a central location ensures that they are accessible by sustainable means to a wider proportion of the population particularly those without access to a car or the mobility impaired. Therefore this policy has an indirect significant positive effect on the SA objective.	++
17. Ensure all groups have access to decent, appropriate and affordable housing.	Excludes housing from these areas. Therefore this policy has an indirect negative effect on the SA objective.	-
18. Encourage and enable the active involvement of local people in community activities.	Allowing D1 and D2 uses in the secondary retail area means that centres potentially used for community activities are in easily accessible central locations, allowing active involvement. Therefore this policy has an indirect positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Will ensure a range of employment opportunities are available in easily accessible central locations. Therefore this policy has an indirect positive effect on the SA objective.	+
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Conglomeration of certain uses can work to mutually enhance their functions, and so allowing only those uses can produce areas that work more efficiently. Therefore this policy has a direct positive effect on the SA objective.	+

DM4b – Town Centres – Option 1: No policy		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0

4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	No policy would allow other uses not traditionally linked to town centres into the area, this could lead to an increase in the diversity of uses and possibly buildings however would mean that the town centre lost its distinctiveness, and possibly no longer be a destination centre in the town. Therefore this policy has an indirect mixed but predominantly negative effect on the SA objective.	+/-
8. Create places, spaces and buildings that work well, wear well and look good.	No policy would allow other uses not traditionally linked to town centres into the area, this could lead to an increase in the diversity of use however this could allow the erosion of functional linkages traditionally found within centres. A greater mix of uses could however stretch the time period in which the area works viably, particularly if new uses were residential. Therefore this policy has an indirect mixed, but predominantly negative effect on the SA objective.	+/-
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	No policy would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. This could lead to the loss of the centralised locations for some services, forcing them into a variety of different locations. This would increase the need for travel to many places, increasing emissions. However if there was a greater residential supply within the town centre those individuals would have less need to travel. Therefore this policy has an indirect mixed but predominantly negative effect on the SA objective.	+/-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	If not having this policy led to more residential uses in the town centre there would be an increase in the times of day the area is used, increasing surveillance and so reducing fear of crime. Therefore this policy has an indirect significant positive effect on the SA objective.	++
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No policy would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for central locations may mean that some uses are priced out, leading to a greater dispersal of services. This will decrease their general	+/-

	accessibility, however may increase the range of facilities in easily accessible locations. Therefore this policy has an indirect mixed effect on the SA objective.	
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No policy would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for central locations may mean that some uses are priced out, leading to a greater dispersal of services. This will decrease their general accessibility, particularly for the most vulnerable. Therefore this policy has an indirect significant negative effect on the SA objective.	--
17. Ensure all groups have access to decent, appropriate and affordable housing.	May allow more housing in town centres, increasing potential options. Therefore this policy is thought to have indirect positive effect on the SA objective.	+
18. Encourage and enable the active involvement of local people in community activities.	No policy would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for central locations may mean that some uses (including D1 and D2 uses) may be priced out, leading to a greater dispersal of services. This will decrease their general accessibility, particularly for the most vulnerable, making it more difficult for people to be actively involved. Therefore this policy has an indirect negative effect on the SA objective.	-
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No policy would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for central locations may mean that some uses are priced out, leading to a greater dispersal of services. This may mean that employment may be found for some closer to their place of residence; however it may also mean that they are situated in locations which are not easily accessible, particularly by sustainable means or to the most vulnerable members of the population. Therefore this policy has an indirect mixed effect on the SA objective.	+/-
20. Improve the efficiency, competitiveness and adaptability of the local economy.	No policy would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for central locations may mean that some uses are priced out, leading to a greater dispersal of retail uses. This dispersal can make areas less attractive to shoppers, and so make shopping centres less competitive compared to other settlements. Greater dispersal however may make some uses more adaptable to changes in conditions. Therefore this policy has an indirect mixed but predominantly negative effect on the SA objective.	+/-

DM4b – Town Centres – Retail frontages - Option 2: A more restrictive retail frontage policy		
SA Objective	Discussion	Score

1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Greater restrictions could give the townscape a more coherent character making it more distinctive. Therefore this policy has a direct significant positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	It is thought to be good to maintain a definite area for retail, but may result in empty or boarded up units if alternative uses are not allowed, making a place that does not work well. Therefore this policy has a direct mixed effect on the SA objective.	+/-
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	No significant effect.	0
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	This policy would maintain a retail function, but would leave less scope for night time activity, so the potential for crime might increase.	-
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Restrictions may make it more difficult to provide disabled access. Therefore this policy may have an indirect negative effect on the SA objective.	-
17. Ensure all groups have access to decent, appropriate and affordable housing.	Excludes housing from these areas.	-

	Therefore this policy has an indirect negative effect on the SA objective.	
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	More restrictive frontage policy may deter some companies from coming to the town, and so restrict the range and availability of jobs in the town. Therefore this policy may have an indirect negative effect on the SA objective	-
20. Improve the efficiency, competitiveness and adaptability of the local economy.	More restrictive frontages may reduce adaptability of premises, and may put some companies off coming to the town, making the economy less competitive. Therefore this policy may have indirect negative effect on the SA objective	-

DM4b – Town Centres –Retail Frontages: Option 3 A more flexible approach to non A1 used in King’s Lynn Primary Retail Zone		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	If competition led to dispersal of uses, the potential development of out of town shopping centres would lead to the loss of undeveloped land. Therefore this policy may have an indirect negative effect on the SA objective.	-
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	May lose listed shop fronts to other uses. Therefore this policy is thought to have a direct negative effect on the SA objective.	-
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Allowing a greater range of uses within the town centre will erode the retail character of the area, making it lose its distinctiveness. Therefore this policy will have a direct significant negative effect on the SA objective.	--
8. Create places, spaces and buildings that work well, wear well and look good.	Conglomeration of certain uses can work to mutually enhance their functions, and so allowing a wider range of uses may mean that these links cannot be forged. However a greater mix of uses could encourage a better use of whole buildings, not just their ground floors, including for housing, and so increasing the usable time of the area; as well as preventing empty units.	+/-

	Therefore this policy will have a direct mixed effect on the SA objective.	
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	A more flexible approach to non A1 uses would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. This could lead to the loss of the centralised locations for A1 uses, forcing them into a variety of different locations, such as out of town shopping centres. This would increase the need for travel to many places, increasing emissions. However if there was a greater residential supply within the town centre those individuals would have less need to travel. Therefore this policy has an indirect mixed but predominantly negative effect on the SA objective.	+/-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	If having a more flexible policy to non-A1 uses led to more residential uses in the town centre there would be an increase in the times of day the area is used, increasing surveillance and so reducing fear of crime. Therefore this policy has an indirect significant positive effect on the SA objective.	++
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	A more flexible approach to non A1 uses would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for central locations may mean that some uses are priced out, leading to a greater dispersal of services. This will decrease their general accessibility, however may increase the range of facilities in easily accessible locations. Therefore this policy has an indirect mixed effect on the SA objective.	+/-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	A more flexible approach to non A1 uses would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for central locations may mean that some uses are priced out, leading to a greater dispersal of services. This will decrease their general accessibility, particularly for the most vulnerable. Therefore this policy has an indirect significant negative effect on the SA objective.	--
17. Ensure all groups have access to decent, appropriate and affordable housing.	May lead to an increase in housing in the town centre. Therefore this policy is thought to have an indirect positive effect on the SA objective.	+
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of	A more flexible approach to non A1 uses would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for	+/-

residence.	central locations may mean that some uses are priced out, leading to a greater dispersal of services. This may mean that employment may be found for some closer to their place of residence; however it may also mean that they are situated in locations which are not easily accessible, particularly by sustainable means or to the most vulnerable members of the population. However a greater range of uses in the centre may create a greater range of employment opportunities. Therefore this policy has an indirect mixed effect on the SA objective.	
20. Improve the efficiency, competitiveness and adaptability of the local economy.	No policy would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for central locations may mean that some uses are priced out, leading to a greater dispersal of retail uses. This dispersal can make areas less attractive to shoppers, and so make shopping centres less competitive compared to other settlements. Greater dispersal and greater range of uses in the town centre may make some uses more adaptable to changes in conditions. However it also helps to ensure that premises are not left vacant, so ensuring a vibrant town centre. Therefore this policy has an indirect mixed but predominantly negative effect on the SA objective.	+/-

DM4b – Town Centres –Retail Frontages: Option 4 A more flexible approach to non Town Centre uses in King’s Lynn Secondary Retail Zone		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	If competition led to dispersal of uses, the potential development of out of town shopping centres would lead to the loss of undeveloped land. Therefore this policy may have an indirect negative effect on the SA objective.	-
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Allowing a greater range of uses within town centres will erode the retail character of the area, making it lose its distinctiveness, however the secondary retail zone has a weaker retail character than the primary area to begin	+/-

	with. It is also likely to reduce the number of vacant units in the area, so maintain a vibrant town centre feel. Therefore this policy will have a direct mixed effect on the SA objective.	
8. Create places, spaces and buildings that work well, wear well and look good.	Conglomeration of certain uses can work to mutually enhance their functions, and so allowing a wider range of uses may mean that these links cannot be forged. However a greater mix of uses could encourage a better use of whole buildings, not just their ground floors, including for housing, and so increasing the usable time of the area. Therefore this policy will have a direct mixed effect on the SA objective.	+/-
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	A more flexible approach to non town centre uses would allow other non traditional uses into the area, this would increase the diversity of uses and so competition for prime sites. This could lead to the loss of centralised locations for A1 uses, forcing them into a variety of different locations, such as out of town shopping centres. This would increase the need for travel to many places, increasing emissions. However if there was a greater residential supply within the town centre those individuals would have less need to travel. Therefore this policy has an indirect mixed but predominantly negative effect on the SA objective.	+/-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	No significant effect.	0
13. Reduce and prevent crime, and reduce the fear of crime.	If having a more flexible policy to non town centre uses led to more residential uses in the secondary retail zone there would be an increase in the times of day the area is used, increasing surveillance and so reducing fear of crime. Therefore this policy has an indirect significant positive effect on the SA objective.	++
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	A more flexible approach to non town centre uses would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for central locations may mean that some uses are priced out, leading to a greater dispersal of services. This will decrease their general accessibility, however may increase the range of facilities in easily accessible locations. This may also ensure that sites in the secondary retail zone are not left vacant if competition for sites is not great. Therefore this policy has an indirect mixed effect on the SA objective.	+/-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	A more flexible approach to non town centre uses would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition	-

	<p>may mean that some uses are priced out, leading to a greater dispersal of services. This will decrease their general accessibility, particularly for the most vulnerable.</p> <p>Therefore this policy has an indirect negative effect on the SA objective.</p>	
17. Ensure all groups have access to decent, appropriate and affordable housing.	<p>This could lead to more housing opportunities within the town centre.</p> <p>Therefore this policy could have an indirect positive effect on the SA objective.</p>	+
18. Encourage and enable the active involvement of local people in community activities.	<p>A more flexible approach to non town centre uses would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for prime locations may mean that some uses (including D1 and D2 uses) may be priced out, leading to a greater dispersal of services. This will decrease their general accessibility, particularly for the most vulnerable, making it more difficult for people to be actively involved.</p> <p>Therefore this policy has an indirect negative effect on the SA objective.</p>	-
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	<p>A more flexible approach to non town centre uses would allow non traditional uses into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for prime locations may mean that some uses are priced out, leading to a greater dispersal of services. This may mean that employment may be found for some closer to their place of residence; however it may also mean that they are situated in locations which are not easily accessible, particularly by sustainable means or to the most vulnerable members of the population.</p> <p>Therefore this policy has an indirect mixed effect on the SA objective.</p>	+/-
20. Improve the efficiency, competitiveness and adaptability of the local economy.	<p>No policy would allow other uses not traditionally linked to town centres into the area, this would increase the diversity of uses and so competition for prime sites. Greater competition for central locations may mean that some uses are priced out, leading to a greater dispersal of retail uses. This dispersal can make areas less attractive to shoppers, and so make shopping centres less competitive compared to other settlements. Greater dispersal however may make some uses more adaptable to changes in conditions.</p> <p>Therefore this policy has an indirect mixed but predominantly negative effect on the SA objective.</p>	+/-

DM5: Gaywood Clock Area – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0

3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	Some of the shops are in listed buildings, this policy maintains their function Therefore this policy has a direct positive effect on the SA objective.	+
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Supporting suitable retail development would maintain the distinctive retail centre character of the Gaywood Clock area. Therefore this policy has a direct significant positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Would maintain an effective district centre serving the immediate area, allowing Gaywood to work semi-autonomously, without allowing it to become a drain on the town centre. Therefore this policy has a direct significant positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	Would ensure everyday errands could be completed within walking/cycling distance for many people, or at a much shorter drive, therefore minimising emissions. Would preserve the bus stop, so ensure good public transport access too. Therefore this policy has an indirect significant positive effect on the SA objective.	++
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	Ensures services are available within walking or cycling distance, increasing everyday exercise. Limiting the proliferation of take-aways in an area close to three high schools ensures the ability to adopt a healthy lifestyle is not hampered. Therefore this policy has an indirect significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	Having an area which promotes predominantly daytime uses will mean that the area will tend to be empty at night, increasing the potential levels of crime, and particularly fear of crime. However as this area is relatively small and surrounded by residential developments, this effect should be small. Therefore this policy has a slight direct negative effect on the SA objective.	-
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Ensures services are locally available, without harming the vitality of the main centre. This ensures that services are still easily accessible in the town centre for those travelling greater distances.	++

	Therefore this policy has a direct significant positive effect on the SA objective.	
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Ensures services are locally available, which is particularly beneficial to those who do not own a car, or are mobility impaired. Not harming the vitality of the town centre also improves accessibility to a wider range of services for a greater proportion of people, as this is the most easily accessible place by sustainable means. Therefore this policy has an indirect significant positive effect on the SA objective	++
17. Ensure all groups have access to decent, appropriate and affordable housing.	Excludes housing from the area, limiting the stock. Therefore this policy is thought to have an indirect negative effect on the SA objective.	-
18. Encourage and enable the active involvement of local people in community activities.	Maintains the function of the Gaywood Clock area as a centre for its surrounding community. Therefore this policy is thought to have a direct positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Provides jobs close to places of residence. Therefore this policy has a direct positive effect on the SA objective.	+
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Ensures the area continues to provide valuable services relevant to a district centre without harming the vitality of the town centre. Therefore this policy has a direct positive effect on the SA objective.	+

DM5: Gaywood Clock Area – Option 1: No policy, rely on regional and national policies		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	If redeveloped for housing, this would increase the brownfield, urban area housing stock and so may decrease pressure for development on Greenfield land. Therefore this policy is thought to have a slight indirect positive effect on the SA objective.	+
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and	Would rely on the use class order, and so give very little protection to maintaining the convenience and	--

distinctiveness of landscape and townscape character.	local retail centre character of the area. If permission was granted for A class development disproportionate to the size of the local population it may attract higher order shops, possibly leading to the area having a more town centre feel. No policy could also leave the area more open to market pressures, for example to redevelop the area for housing, completely eroding the character of the area. Other non-retail uses could also come to dominate, such as offices or leisure facilities, again eroding the current character of the area. Therefore this policy has an indirect significant negative effect on the SA objective.	
8. Create places, spaces and buildings that work well, wear well and look good.	May allow uses more suited to the town centre to enter the area, causing problems with traffic and sustainable access. No policy could also leave the area more open to market pressures, for example to redevelop the area for housing, offices or leisure; removing its service function, possibly leading to Gaywood becoming an unsustainable community. Alternatively, this policy could lead to a high proliferation of one type of outlet, such as take-aways, potentially leading to the area having a 'ghost town' feel during the day, as the majority of outlets are closed; and increasing the focus placed on the town centre, which is less accessible for convenience facilities. Therefore this policy has an indirect significant negative effect on the SA objective.	--
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	If higher order shops began to proliferate it could become more of a centre for destination visits from distant shoppers. This coupled with less sustainable means of transport into the area compared with the town centre would increase emissions. Local people will be less able to access convenience uses if they are pushed out, (either by a change in the type of shop e.g. take-aways, or by alternate uses e.g. housing, leisure or offices) and so will have to travel further, possibly by car, again increasing emissions. Would leave the area more open to market pressures, for example to redevelop the area for housing meaning the scope for accessing services close to home would be lost. Therefore this policy has an indirect significant negative effect on the SA objective.	--
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	Could allow the proliferation of take-aways hampering the ability to adopt a healthy lifestyle. If convenience services were forced out, they would have to be found at greater distances which would increase the dependence on the car, consequently leading to less walking and cycling, limiting everyday exercise. Therefore this policy may have an indirect significant negative effect on the SA objective.	--
13. Reduce and prevent crime, and reduce the fear	An increase in housing would increase night time activity and surveillance, minimising the fear of crime.	+

of crime.	Therefore this policy is thought to have an indirect positive effect on the SA objective.	
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Would leave the area more open to market pressures, for example to redevelop the area for housing or offices. If redevelopment occurred it is likely that this would reduce the range and accessibility of services and facilities within the area. Therefore this policy has an indirect negative effect on the SA objective.	-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Would leave the area more open to market pressures, for example to redevelop the area for housing. If redevelopment occurred it is likely that this would reduce the range and accessibility of services and facilities within the area, being at greatest disadvantage to those who do not have access to a car or are mobility impaired. Therefore this policy has an indirect negative effect on the SA objective.	-
17. Ensure all groups have access to decent, appropriate and affordable housing.	Could open the area to housing redevelopment, increasing the urban area stock. Therefore this policy may have an indirect positive effect on the SA objective.	+
18. Encourage and enable the active involvement of local people in community activities.	Would potentially weaken the area's role as a retail centre for its community, but might have more diverse uses. Therefore this policy is thought to have an indirect mixed effect on the SA objective	+/-
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Would leave the area more open to market pressures. If redeveloped for housing a range of employment opportunities would be lost. If redeveloped for offices or leisure the number of jobs lost in retail employment may be balanced or even increased by office or leisure jobs. Therefore this policy may have an indirect mixed effect on the SA objective.	+/-
20. Improve the efficiency, competitiveness and adaptability of the local economy.	May lead to an increase in need for convenience uses at the edge of the town centre, so could increase competition for secondary retail area premises. Some specialist services may be lost. Reduces the variety of the shopping area so adaptability may be lost. If bigger sites are given permission which might attract higher order shops, this may affect the vitality of the town centre. However it would also reduce the likelihood of shops being left vacant, so the economy would work more efficiently. Therefore this policy may have an indirect mixed but predominantly negative effect on the SA objective.	+/-

DM5: Gaywood Clock Area – Option 2: More flexible approach to A class uses		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped	No significant effect.	0

land and productive agricultural holdings.		
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	<p>Would maintain the retail centre character of the Gaywood Clock area, however may erode its convenience nature. Could either become more like a town centre with higher order A class uses and so lose its more independent nature; or, more likely, become dominated with lower order A class uses such as takeaways.</p> <p>Therefore this policy may have a direct positive effect on the SA objective.</p>	-
8. Create places, spaces and buildings that work well, wear well and look good.	<p>May allow uses more suited to the town centre to enter the area causing problems with traffic and sustainable access. This policy may also lead to an overconcentration of certain types of A use, such as takeaways which may push more everyday convenience uses out of the area, causing problems for local residents.</p> <p>Therefore this policy may have a direct negative effect on the SA objective.</p>	-
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	<p>If uses more suited to the town centre began to proliferate it could become more of a centre for destination visits from distant visitors. This coupled with less sustainable means of transport into the area compared with the town centre would increase emissions. Local people would be less able to access convenience uses if they are pushed out, and so will have to travel further, possibly by car, again increasing emissions.</p> <p>Therefore this policy may have an indirect negative effect on the SA objective</p>	-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	<p>Could allow the proliferation of take-aways hampering the ability to adopt a healthy lifestyle. Increased dependence on the car would lead to less walking and cycling, limiting everyday exercise.</p> <p>Therefore this policy may have an indirect negative effect on the SA objective.</p>	--

13. Reduce and prevent crime, and reduce the fear of crime.	The may lead to an increase in night time activity, reducing the areas risk of crime. Therefore this policy is likely to have an indirect positive effect on the area.	+
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	A more flexible approach to A class uses may encourage a greater range of services focused at a wider consumer group however is more likely to lead to overconcentration of takeaways. Would possibly limit local services and facilities. Therefore this policy may have a direct negative effect on the SA objective.	-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	If less everyday convenience facilities could be found in the area people would have to travel further to access these uses, or have their choice limited. Those who do not have access to a car or are mobility impaired would be at greatest disadvantage. Therefore this policy may have an indirect negative effect on the SA objective.	-
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Would allow a slightly greater flexibility of uses, hopefully ensuring that units are not left empty, ensuring there is no loss of employment. Therefore this policy may have a direct positive effect on the SA objective.	+
120. Improve the efficiency, competitiveness and adaptability of the local economy.	If higher order shops are attracted to the area it may harm the vitality of the town centre. A greater concentration of take-aways would harm the vitality of the Gaywood Clock area. However less empty units would improve the efficiency of the local economy. Therefore this policy may have an indirect mixed effect.	+/-

DM6 – Holiday and seasonal occupancy conditions – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Ensures holiday accommodation remains holiday accommodation and not full time places of residence so that levels of development in the countryside do not rise greatly to replace holiday stock. This is to buoy the tourist economy, as stock is restricted from becoming permanent residences. Therefore this policy will have an indirect significant positive effect on the SA objective.	++
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0

3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Limits need for new holiday development in the countryside, so protects the rural landscape character which makes the area so attractive to tourists.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Ensures holiday accommodation remains holiday accommodation, and not full time places of residence, so that services are not overstretched, producing a place which works well and looks good – no domestic paraphernalia. Prevents year round occupation of unsustainable properties which often have inefficient heating methods and poor insulation. Therefore this policy has an indirect significant positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	Does not allow dwellings which may be in unsustainable locations relative to employment to become main places of residence, therefore ensuring commuting emissions do not increase. Prevents year round occupation of unsustainable properties which often have inefficient heating methods and poor insulation. Therefore this policy has an indirect positive effect on the SA objective.	++
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Ensures people are not living in areas of flood risk at the time of greatest risk – between the autumn and spring equinoxes. Therefore this policy has a direct significant positive effect on the SA objective.	++
12. Maintain and enhance human health.	Ensures people are not living in areas of flood risk at the time of greatest risk – between the autumn and spring equinoxes, and that an up to date register of lettings/occupation is available in case of an emergency. Therefore this policy has a direct significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	Holiday accommodation may be vulnerable to crime over winter when left unoccupied.	--
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Ensures holiday accommodation remains holiday accommodation, and not full time places of residence, so that services are not overstretched. Therefore this policy has an indirect positive effect on the SA objective	+

16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	Designating specific holiday accommodation through seasonal occupancy conditions reduces pressure on alternative stock, helping it remain more affordable to local people. Avoids people living permanently in unsuitable accommodation. Therefore this policy has a direct significant positive effect on the SA objective.	++
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Designating specific holiday accommodation through seasonal occupancy conditions reduces pressure on alternative stock, helping it remain more affordable to local people so that they are able to live close to places of work. Therefore this policy has an indirect significant positive effect on the SA objective.	++
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Ensures a protected holiday stock is maintained, enhancing the tourist economy. Therefore this policy has a direct positive effect on the SA objective.	+

DM6 – Holiday and seasonal occupancy conditions – Option 1 – No policy, rely on national and regional policy		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Allows holiday accommodation to become full time accommodation so that levels of development in the countryside may rise greatly to replace holiday stock to buoy the tourist economy. Therefore this policy has an indirect negative effect on the SA objective.	-
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	If it led to the need for replacement holiday accommodation in the countryside, it would harm the landscape character of the areas affected. Therefore this policy has an indirect negative effect on the SA objective.	-

8. Create places, spaces and buildings that work well, wear well and look good.	Might allow holiday accommodation to become full time accommodation, increasing the prevalence of second homes in the area. This produces a drain on services such as healthcare in peak times without the tax base to improve facilities; but also in lulls places which feel like ghost towns and businesses may not meet the thresholds for profitability. Might allow year round occupation of unsustainable properties which often have inefficient heating methods and poor insulation. Therefore this policy has an indirect significant negative effect on the SA objective.	--
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	May allow dwellings which may be in unsustainable locations relative to employment to become main places of residence, therefore commuting emissions may increase. Might allow year round occupation of unsustainable properties which often have inefficient heating methods and poor insulation. Therefore this policy has an indirect significant negative effect on the SA objective.	--
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Would allow people to be in their dwellings all year round, including times of greatest flood risk. As time progresses and the effects of climate change become more apparent the likelihood of inundation is forecast to increase. Therefore this policy has a direct significant negative effect on the SA objective.	--
12. Maintain and enhance human health.	Would allow people to live in areas of flood risk at the time of greatest risk – between the autumn and spring equinox. No requirement for an up to date register of lettings/occupation so emergency services response may be inadequate in times of emergency. Might allow year round occupation of unsustainable properties which often have inefficient heating methods and poor insulation. Therefore this policy has an indirect significant negative effect on the SA objective.	--
13. Reduce and prevent crime, and reduce the fear of crime.	If occupied all year these dwellings may be less prone to crime, however the construction of this type of dwelling is less secure, so may become a target for crime. Therefore this policy is likely to have an indirect mixed effect on the SA objective.	+/-
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Would allow holiday accommodation to become full time accommodation, increasing the prevalence of second homes in the area. This produces a drain on services such as healthcare in peak times without the tax base to improve facilities; but also in lulls places which feel like ghost towns and businesses may not meet the thresholds for profitability. However if the accommodation became full time homes this may level out the peaks and troughs in demand allowing services to work more efficiently. Therefore this policy has an indirect mixed effect on the SA objective.	+/-

16. Redress inequalities related to age, gender, disability, race, faith, location and income.	If these dwellings became full time accommodation they are likely to be occupied by poorer and older house holders who cannot afford more suitable dwellings. Therefore this policy has an indirect significant negative effect on the SA objective.	--
17. Ensure all groups have access to decent, appropriate and affordable housing.	Increasing prevalence of second homes would increase pressure on the local housing stock, decreasing their affordability. Therefore this policy has an indirect significant negative effect on the SA objective.	--
18. Encourage and enable the active involvement of local people in community activities.	If these dwellings became full time accommodation people are more likely to get involved with community activities all year round. Therefore this policy has an indirect positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Increasing prevalence of second homes would increase pressure on the local housing stock, decreasing their affordability for local people. This may mean that they may not be able to live close to places of work. Therefore this policy has an indirect significant negative effect on the SA objective.	--
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Increasing prevalence of second homes would increase pressure on the local housing stock, decreasing their affordability for local people. This may mean that they may not be able to live close to places of work, potentially reducing profitability of the economy. It could also produce a drain on resources in peak times, but also lulls where businesses may not meet the thresholds for profitability. However if accommodation became full time residence this would increase year round business. Allowing the holiday stock to become second homes may damage the competitiveness of the tourist economy. Therefore this policy has an indirect significant negative effect on the SA objective.	--

DM 7 – Static holiday caravan sites and touring, camping and caravan sites – As written		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Could lead to the loss of undeveloped land, however this should be reversible. Therefore this policy will have a direct negative effect on the SA objective.	-
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	New sites will not be allowed within SSSIs or the Norfolk Coast AONB, so avoiding damage to these protected sites. Therefore this policy will have a direct significant positive effect on the SA objective.	++

5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	New sites will not be allowed within SSSIs or the Norfolk Coast AONB protected sites, so avoiding damage to these. Therefore this policy will have a direct significant positive effect on the SA objective.	++
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	New sites will not be allowed within SSSIs or the Norfolk Coast AONB, protecting landscape character within these areas. Sites elsewhere will have to ensure there is no adverse impact on the visual amenity or natural environment qualities of the surrounding landscape; and have high quality design, screening and landscaping. Therefore this policy will have a direct significant positive effect on the SA objective.	++
8. Create places, spaces and buildings that work well, wear well and look good.	Restrictions ensure sites are well served by water and sewerage facilities, can be safely accessed and are well related to an existing town or village, making it more likely that the site would work well. High quality design, screening and landscaping are expected to ensure the development looks good. Therefore this policy will have a direct significant positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	No significant effect.	0
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Ensures sites are not allowed within areas of flood risk without meeting criteria set out in the Coastal Flood Risk Planning Protocol or the Exception Test. Therefore this policy will have a direct significant positive effect on the SA objective.	++
12. Maintain and enhance human health.	Ensures human health is not put at risk due to flood risk precautions. Ensuring adequate water and sewerage facilities are provided on site will also act to maintain human health. Safe access should reduce risk from road traffic accidents. Therefore this policy will have a direct significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Ensuring sites are well related to existing towns or villages ensures relatively easy access to services. Therefore this policy will have an indirect positive effect on the SA objective.	+
16. Redress inequalities related to age, gender,	No significant effect.	0

disability, race, faith, location and income.		
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Ensures safe and attractive caravan sites, boosting the tourist economy, while protecting the character of the coast and countryside, potentially attracted more visitors to the area. Therefore this policy will have an indirect significant positive effect on the SA objective.	++

DM 7 – Static holiday caravan sites and touring, camping and caravan sites – Option 1 – No policy, rely on national and regional policies.		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Could lead to the loss of undeveloped land, possibly in isolated pockets. Therefore this policy will have a direct negative effect on the SA objective.	-
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	Gives no special protection to designated sites. National policy only states that developments should be in sustainable locations. Therefore this policy could have a direct significant negative effect on the SA objective.	--
5. Maintain and enhance the range and viability of characteristic habitats and species.	Gives no special restriction within designated sites, so may potentially have an adverse effect on habitats and species. Therefore this policy could have an indirect negative effect on the SA objective.	-
6. Avoid damage to protected sites and historic buildings.	Gives no special protection to designated sites. National policy only states that developments should be in sustainable locations. Therefore this policy could have a direct significant negative effect on the SA objective.	--
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	PPS4 makes provision that sites should not be prominent in landscapes, and their effect should be mitigated through high quality screening. Therefore having no policy will have little effect on the SA objective.	~

8. Create places, spaces and buildings that work well, wear well and look good.	PPS4 makes provision that sites should not be prominent in landscapes, and their effect should be mitigated through high quality screening, therefore should not look bad. Therefore having no policy will have little effect on the SA objective.	~
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	National policy states that developments should be in sustainable locations, potentially limiting emissions, for example travelling to services. Therefore having no policy will have little effect on the SA objective.	~
10. Minimise waste production and support the recycling of waste products.	No significant effect	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	PPS4 states sites should be away from sites prone to flooding or coastal erosion, therefore limiting vulnerability, and PPS25 limits development in areas of flood risk through the Exception Test Therefore having no policy will have little effect on the SA objective.	~
12. Maintain and enhance human health.	PPS4 states sites should be away from sites prone to flooding or coastal erosion, and PPS25 limits development in areas of flood risk through the Exception Test therefore protecting human health. Therefore having no policy will have little effect on the SA objective.	~
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Asking for sites to be in sustainable locations (PPS4) should ensure their proximity to services. Therefore having no policy will have little effect on the SA objective.	~
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Less prescriptive restriction may allow more innovative practice to take place, possibly increasing the competitiveness of the tourist economy. A greater variety of sites available may allow expansion in this market. Therefore this policy may have an indirect positive effect on the SA objective.	+

DM 7 – Static holiday caravan sites and touring, camping and caravan sites – Option 2 –new sites restricted to within existing towns or villages		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Could lead to the loss of undeveloped land, however this would be located within the built up area of the village, rather than in the open countryside, so the impact should be minimal. Therefore this policy would have a direct mixed effect.	+/-
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	Sites restricted to within existing settlements limits their impact on SSSIs or the Norfolk Coast AONB, so avoid damage to these protected sites. Therefore this policy would have a direct significant positive effect.	+
5. Maintain and enhance the range and viability of characteristic habitats and species.	Sites restricted to within existing settlements limits their impact on SSSIs or the Norfolk Coast AONB, so avoid damage to these protected sites. Therefore this policy would have a direct significant positive effect.	+
6. Avoid damage to protected sites and historic buildings.	Sites restricted to within existing settlements means their impact is limited on SSSIs or the Norfolk Coast AONB, but does not avoid it altogether. Increased traffic within villages which might include protected historic buildings may cause damage to them through increased vibrations. Therefore this policy would have a direct mixed effect.	-
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Sites restricted to within existing settlements means their impact is limited on SSSIs or the Norfolk Coast AONB, but does not avoid it altogether; so partially protects landscape character within these areas. Sites elsewhere will have to ensure there is no adverse impact on the visual amenity or natural environment qualities of the surrounding landscape; and have high quality design, screening and landscaping. Being located within existing settlements will screen sites somewhat from the surrounding countryside, but will possibly negatively affect the townscape character. Therefore this policy will have a direct mixed effect on the SA objective.	+/-
8. Create places, spaces and buildings that work well, wear well and look good.	Restrictions ensure sites are well served by water and sewerage facilities, can be safely accessed and are well related to an existing town or village, making it more likely that the site would work well. May see opposition from village residents if caravans towed through village on regular basis, creating problems of traffic and vibrations. Therefore this policy will have a direct mixed effect on the SA objective.	+/-

9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Sites within existing settlements are more likely to be well related to shops and services, particularly on foot. This potentially decreases emissions from travelling to services from sites. Therefore this policy will have a direct positive effect on the SA objective.	+
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Ensures sites are not allowed within areas of flood risk without meeting criteria set out in the Coastal Flood Risk Planning Protocol or the Exception Test. Therefore this policy will have a direct significant positive effect on the SA objective.	++
12. Maintain and enhance human health.	Ensures human health is not put at risk due to flood risk precautions. Ensuring adequate water and sewerage facilities are provided on site will also act to maintain human health. Safe access should ensure no risk from road traffic accidents. Therefore this policy will have a direct significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect	0
14. Improve the quantity and quality of publicly accessible open space.	No significant effect	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Ensuring sites are within existing settlements will give them easy access to services and facilities, particularly on foot. Therefore this policy will have a direct significant positive effect on the SA objective.	++
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Ensures safe, attractive sites, well related to services and facilities, boosting the tourist economy.	+

DM8 – Flood Risk Coastal Hazard Zone – As written

SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	No significant effect.	0
8. Create places, spaces and buildings that work well, wear well and look good.	Ensures new dwellings are not built in places where they are at risk, and that replacement dwellings have the ability to work well, even in times of flooding through having habitable accommodation above ground floor level. Therefore this policy has a direct significant positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	No significant effect.	0
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Ensures no new dwellings are built in at risk areas, and limits the risk to replacement buildings by ensuring all habitable rooms are above ground level. Therefore this policy has a direct significant positive effect on the SA objective.	++
12. Maintain and enhance human health.	Risk to human health from flooding should be minimised through the measures put forward. Therefore this policy has a direct significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport,	No significant effect.	0

education, training, leisure opportunities).		
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	No significant effect.	0

DM8 – Flood Risk Coastal Hazard Zone- Option 1: No policy, rely on Core Strategy, national and regional policies.		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	No significant effect.	0
8. Create places, spaces and buildings that work well, wear well and look good.	PPS25 leaves the onus on LPAs to make policies for allocation or control of development to avoid flood risk. Without making policies places would be left at risk of flooding, therefore they would not work well. Therefore this policy has a direct significant negative effect on the SA objective.	--
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	No significant effect.	0

10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	PPS25 leaves the onus on LPAs to make policies for allocation or control of development to avoid flood risk. Without making policies places would be left vulnerable to flooding. Therefore this policy has a direct significant negative effect on the SA objective.	--
12. Maintain and enhance human health.	PPS25 leaves the onus on LPAs to make policies for allocation or control of development to avoid flood risk. Without making policies places would be left vulnerable to flooding putting human health at risk, particularly where habitable accommodation is found on the ground floor. Therefore this policy has a direct significant negative effect on the SA objective.	--
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	No significant effect.	0

DM9 – Disused Railway Trackbeds		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0

3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	No significant effect.	0
8. Create places, spaces and buildings that work well, wear well and look good.	No significant effect.	0
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	If developed these routes would provide alternative, lower carbon means of transport than by car. Therefore this policy may have a direct positive effect on the SA objective.	+
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	Could provide routes for footpaths and cycleways, providing safe access to areas of potential exercise. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect	0
14. Improve the quantity and quality of publicly accessible open space.	Could provide access to Green Infrastructure as routes for footpaths and cycleways. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	If developed, could increase range of means for people to access services and facilities. Therefore this policy may have an indirect positive effect on the SA objective.	+
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Could promote more sustainable transport choices for people to use to access work. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

20. Improve the efficiency, competitiveness and adaptability of the local economy.	Greater freight potential could provide an incentive for business to locate in the area. However restricting development along these routes if they are not developed for rail may restrict other business growth in the area. Therefore this policy has an indirect mixed effect on the SA objective.	+/-
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DM9 –Disused Railway Trackbeds - Option 1: No policy		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	No significant effect.	0
8. Create places, spaces and buildings that work well, wear well and look good.	No significant effect.	0
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Without this policy they would be left unprotected. Development on even parts of the trackbed would exclude their whole future use for transport, excluding the possibility of a lower emitting form of travel. Therefore this policy may have a direct negative effect on the SA objective.	-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	If their lack of protection means they are developed upon this would prevent their potential redevelopment as footpaths or cycleways, limiting safe options for outdoor exercise. Therefore this policy may have an indirect negative effect on the SA objective.	-

13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	If their lack of protection means they are developed upon this would prevent their potential redevelopment as footpaths or cycleways, limiting their use as access routes to Green Infrastructure. Therefore this policy may have an indirect negative effect on the SA objective.	-
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	If their lack of protection means they are developed upon this would prevent their potential redevelopment as footpaths or cycleways, limiting their use as sustainable access routes to services and facilities. Therefore this policy may have an indirect negative effect on the SA objective.	-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	No restriction could open up some possible development sites, some of which are in prime locations. This could provide scope for additional business development. If development takes place on the trackbeds however, the opportunity for additional freight movement in the borough may be lost. Therefore this policy may have an indirect mixed effect on the SA objective.	+/-

DM10 – Corridors of movement		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0

6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Limiting new accesses would maintain the rural nature of the land adjacent to the roads, maintaining the rural landscape character. Therefore this policy may have an indirect positive effect on the SA objective.	+
8. Create places, spaces and buildings that work well, wear well and look good.	Limiting access onto corridors of movement will help to limit levels of congestion on the road, allowing traffic to flow more freely and reach its intended destination easily. This will create places that work well. However it may also increase the distance needed to travel between two geographically close points, as the option to link them along the corridor of movement is restricted. Therefore this policy may have an indirect mixed effect on the SA objective.	+/-
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	Limiting access onto corridors of movement will help to limit levels of congestion on the road. This will mean traffic can flow more smoothly, using fuel more efficiently, and so emitting less greenhouse gas. However it may also increase the distance needed to travel between two geographically close points, as the option to link them along the corridor of movement is restricted. Therefore this policy may have an indirect mixed effect on the SA objective.	+/-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	Fewer small access points onto the main road network may limit the potential for road traffic accidents, and less congestions means less pollution. Therefore this policy may have an indirect significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Would not allow facilities to access directly onto main roads, so they may be less accessible to passing trade. However this may force them onto sites within the built environment which may be more easily accessible by sustainable transport. Therefore this policy may have an indirect mixed effect on the SA objective.	+/-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	No significant effect.	0
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0

18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	If roads are less congested (as a result of limiting access onto them) commuting times would be less. It may also encourage businesses to stay in towns where access is not limited, so employment is available closer to people. Therefore this policy may have an indirect positive effect on the SA objective.	+
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Would not allow facilities to access directly onto main roads, so limit their potential to attract passing trade. However this may force them onto sites within the built environment which may be more easily accessible by more sustainable transport means. Better traffic flows would probably lead to shorter commuting times and more efficient haulage, potentially making businesses run more efficiently. Does give the option that if criteria are met development can secure access onto the corridors of movement. Therefore this policy may have an indirect mixed but predominantly positive effect on the SA objective.	+/-

DM10 – Corridors of movement – Option 1: No policy, rely on regional and national policies.		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	No significant effect.	0
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No significant effect.	0
4. Avoid damage to designated sites and protected species.	No significant effect.	0
5. Maintain and enhance the range and viability of characteristic habitats and species.	No significant effect.	0
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Relying on Local Plan and East of England Plan policies would shortly leave a policy deficit as they are soon to be revoked. This may lead to an allowance for many access points from existing roads, potentially setting a precedent for ribbon development along all major routes. This would disrupt the landscape character of the predominantly rural areas these roads run through. Therefore this policy may have an indirect significant negative effect on the SA objective.	--

8. Create places, spaces and buildings that work well, wear well and look good.	Relying on Local Plan and East of England Plan policies would shortly leave a policy deficit as they are soon to be revoked. This may lead to many access points being allowed from existing roads. A variety of access points onto the main road would slow the flow of traffic and increase risk of accidents, creating places which may not work well. Therefore this policy may have an indirect negative effect on the SA objective.	-
9. Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).	Relying on Local Plan and East of England Plan policies would shortly leave a policy deficit as they are soon to be revoked. This may lead to many access points being allowed from existing roads. Slower flow and increasing the start-stop nature of traffic would lead to an increase in emissions, noise and vibrations. Therefore this policy may have an indirect significant negative effect on the SA objective.	--
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No significant effect.	0
12. Maintain and enhance human health.	Relying on Local Plan and East of England Plan policies would shortly leave a policy deficit as they are soon to be revoked. This may lead to many access points being allowed from existing roads. Slower flow and increasing the start-stop nature of traffic would lead to an increase in emissions and risk of accidents, both potentially causing harm to human health. Therefore this policy may have an indirect significant negative effect on the SA objective.	--
13. Reduce and prevent crime, and reduce the fear of crime.	Relying on Local Plan and East of England Plan policies would shortly leave a policy deficit as they are soon to be revoked. This may lead to many access points being allowed from existing roads. Isolated premises in easily accessible locations may become a target for crime. Therefore this policy may have an indirect negative effect on the SA objective.	-
14. Improve the quantity and quality of publicly accessible open space.	No significant effect.	0
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Relying on Local Plan and East of England Plan policies would shortly leave a policy deficit as they are soon to be revoked. This may lead to many access points being allowed from existing roads. This may lead to services and facilities which may be more accessible to passing trade, for example from tourists. However these sites would be less accessible by sustainable means than town centre sites. Therefore this policy is likely to have an indirect mixed effect on the SA objective.	+/-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Relying on Local Plan and East of England Plan policies would shortly leave a policy deficit as they are soon to be revoked. Any activity on a site accessed from corridors of movement would only be accessible to those with car access.	-

	Therefore this policy is likely to have an indirect negative effect on the SA objective.	
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	No significant effect.	0
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Relying on Local Plan and East of England Plan policies would shortly leave a policy deficit as they are soon to be revoked. Allowing more access points may open up additional land for employment, and so increase the range of jobs available in the area. However potential employment locations would not be accessible by sustainable means. Therefore this policy is likely to have an indirect mixed effect on the SA objective.	+/-
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Relying on Local Plan and East of England Plan policies would shortly leave a policy deficit as they are soon to be revoked. Allowing more access points may open up additional land for employment, improving options for potential business, in easily accessible locations. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++

DM11 – Protection of Existing Green Infrastructure and Open Space - AW		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Resists development likely to result in the permanent loss of open space with amenity, recreational or habitat value. Does not make any provision for open agricultural land however. Therefore this policy is likely to have a direct positive effect on the SA objective	+
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	Protects ponds and open land which can assist in managing water sustainability. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
4. Avoid damage to designated sites and protected species.	Resists development in areas of habitat value, such as parks, ponds, woodlands, playing fields or allotments, however where their leisure use is no longer required permission may be granted. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
5. Maintain and enhance the range and viability of characteristic habitats and species.	Resists development in areas of habitat value, such as parks, ponds, woodlands, playing fields or allotments, however where their leisure use is no longer required permission may be granted. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and	Protects distinctive landscape features such as ponds or woodland.	+

distinctiveness of landscape and townscape character.	Therefore this policy is likely to have a direct positive effect on the SA objective.	
8. Create places, spaces and buildings that work well, wear well and look good.	Green Infrastructure and Open Space are an essential part of places as spaces that work well. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Resists development in areas of open space and land with amenity, and so decreases loss of areas which could act as carbon sinks, mitigating some of the carbon emitted. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Protects Green Infrastructure and open space that can help to mitigate climate change and manage flood risk. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
12. Maintain and enhance human health.	Protecting areas of existing open space close to existing residential areas ensures the people living in those areas continue to have access to areas for recreation and exercise. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Protects areas of open space. Therefore this policy is likely to have a direct significant positive effect on the SA objective.	++
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Protects areas of open space, many of which are close to current settlements. This ensures they are accessible for a wide range of users, and not just those with access to a car. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	Protects spaces such as parks, playing fields and allotments which are used for community activities. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	GI and open space have been shown to have an economic value. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

DM11 – Protection of Existing Green Infrastructure and Open Space - O1: Identify specific areas for protection rather than a criteria based approach.		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Resists development likely to result in the permanent loss of open space with amenity, recreational or habitat value within specific areas. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	If specified areas include ponds and open land these areas can assist in managing water sustainability. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
4. Avoid damage to designated sites and protected species.	Resists development in areas of habitat value within specific areas. May not include smaller areas which may still have habitat value for protected species. Therefore this policy is likely to have a direct positive effect on the SA objective	+
5. Maintain and enhance the range and viability of characteristic habitats and species.	Resists development in areas of habitat value within specific areas. May not include smaller areas which may still have habitat value. Therefore this policy is likely to have a direct positive effect on the SA objective	+
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Protection of certain areas would include some landscape features such as ponds or woodland. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
8. Create places, spaces and buildings that work well, wear well and look good.	Green Infrastructure and Open Space are an essential part of places as spaces that work well. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Decreases loss of specific areas which could act as carbon sinks, mitigating some of the carbon emitted. May not include smaller areas which may still have value as a carbon sink. Therefore this policy is likely to have a direct positive effect on the SA objective	+
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Protects Green Infrastructure and open space that can help to mitigate climate change and manage flood risk. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

12. Maintain and enhance human health.	Protecting specific areas of existing open space potentially close to existing residential areas ensures the people living in those areas continue to have access to areas for recreation and exercise. Other areas which may not be included in the designation may also be of recreational value, but lose their protection compared to the alternative option. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Ensures specific areas of open space are protected, but some areas may be missed. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	No significant effect.	0
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Protects specific areas of open space, many of which are close to current settlements. This ensures they are accessible for a wide range of users, and not just those with access to a car. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	May protect spaces such as parks, playing fields and allotments which are used for community activities. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	GI and open space have been shown to have an economic value. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

DM12 – Boroughwide (Rural Areas and Coastal Areas) Green Infrastructure

SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Alongside growth this policy designates specific sites of local importance as green links which are to remain undeveloped. Therefore this policy will have a direct significant positive effect on the SA objective.	++
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0

3. Limit water consumption to levels supportable by natural processes and storage systems.	GI and open land can assist in managing water sustainability. Therefore this policy is likely to have an indirect positive effect on the SA objective.	++
4. Avoid damage to designated sites and protected species.	Protects designated areas which may provide habitat which may provide homes to protected species. Therefore this policy will have an indirect positive effect on the SA objective.	+
5. Maintain and enhance the range and viability of characteristic habitats and species.	Protects designated areas of character landscape and possible habitat which may provide homes to a range of species. Therefore this policy will have an indirect positive effect on the SA objective.	+
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	No significant effect.	0
8. Create places, spaces and buildings that work well, wear well and look good.	Increases possibilities within areas of growth to access green amenity space, making an area which should work well, and look good. Therefore this policy is likely to have an indirect positive effect on the SA objective.	++
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Gives options for green travel, such as walking cycling or upon the waterways. Therefore this policy is likely to have an indirect positive effect on the SA objective.	++
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	Protects undeveloped areas near areas of growth, ensuring there are areas of run of and infiltration, helping to mitigate effects of flooding. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
12. Maintain and enhance human health.	Ensures opportunities to access green amenity space close to areas of growth, providing opportunity for outdoor exercise. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Ensures opportunities to access specific green amenity space close to areas of growth. Therefore this policy is likely to have a direct significant positive effect on the SA objective.	++
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Increases routes which would allow the ability to use alternative modes of transport to safely access services and facilities, such as walking and cycling, providing additional opportunities for those without car access. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++

16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Increases routes which would allow the ability to use alternative modes of transport to safely access services and facilities, such as walking and cycling, providing additional opportunities for those without car access. Therefore this policy is likely to have an indirect significant positive effect on the SA objective.	++
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement of local people in community activities.	Allows communities to access GI close to their homes. Therefore this policy is likely to have a direct positive effect on the SA objective.	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	GI and open space have been shown to have an economic value. Therefore this policy is likely to have an indirect positive effect on the SA objective.	+

DM12 – Boroughwide (Rural Areas and Coastal Areas) Green Infrastructure – Option 1: No policy		
SA Objective	Discussion	Score
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Areas would still have some protection (PPS9- LPAs should seek to maintain networks of natural habitat), but the specific areas put forward would have no special protection. This may give opportunity for wider networks to be forged however, from sites that have not been specifically designated. Therefore the policy is likely to have an indirect positive effect on the SA objective.	+
2. Minimise waste and reduce the use of non-renewable energy sources.	No significant effect.	0
3. Limit water consumption to levels supportable by natural processes and storage systems.	No policy would mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
4. Avoid damage to designated sites and protected species.	Areas of possible habitat would have some protection under PPS9, but it may not be as strong without specific designation. Therefore the policy is likely to have an indirect positive effect on the SA objective.	+
5. Maintain and enhance the range and viability of characteristic habitats and species.	Areas of possible habitat and landscape character would have some protection under PPS9, but it may not be as strong without specific designation. Therefore the policy is likely to have an indirect positive effect on the SA objective.	+
6. Avoid damage to protected sites and historic buildings.	No significant effect.	0

7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	No significant effect.	0
8. Create places, spaces and buildings that work well, wear well and look good.	The Natural Environment White Paper suggests urban GI should be linked to natural networks to create places that work well, however currently this carries little weight. This may mean that little protection is given to the sites. Therefore the policy is likely to have an indirect slightly positive effect on the SA objective.	+
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light).	Would not be designating new green movement corridors, so opportunities for new green travel would be limited. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
10. Minimise waste production and support the recycling of waste products.	No significant effect.	0
11. Limit or reduce vulnerability to the effects of climate change (including flooding).	No policy would mean new areas to assist with this would not be designated despite the growing presence of impermeable surfaces disrupting natural water systems, so areas would be left more vulnerable to the effects of climate change. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
12. Maintain and enhance human health.	Opportunities to access green space should have some protection through PPS9; however they may not be actively promoted. This may lead to limited accessibility to opportunities for free, outdoor access. Therefore this policy is likely to have a negligible effect on the SA objective.	~
13. Reduce and prevent crime, and reduce the fear of crime.	No significant effect.	0
14. Improve the quantity and quality of publicly accessible open space.	Opportunities to access green space should have some protection through PPS9; however they may not be actively promoted. This may lead to limited accessibility to opportunity for free, outdoor access. Therefore this policy is likely to have a negligible effect on the SA objective.	~
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	Would not be designating new green movement corridors, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
16. Redress inequalities related to age, gender, disability, race, faith, location and income.	Would not be designating new green movement corridors, so opportunities for new green travel would be limited, so reducing possible options to access services and facilities. This would particularly disadvantage those who do not have access to a car or the mobility impaired. Therefore the policy is likely to have a direct negative effect on the SA objective.	-
17. Ensure all groups have access to decent, appropriate and affordable housing.	No significant effect.	0
18. Encourage and enable the active involvement	Does not promote new areas for community use.	-

of local people in community activities.	Therefore the policy is likely to have an indirect negative effect on the SA objective.	
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	No significant effect.	0
20. Improve the efficiency, competitiveness and adaptability of the local economy.	Does not provide for GI and so the area would be missing out on potential economic value. Therefore this policy is likely to have an indirect negative effect on the SA objective.	-