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1 Summary

1.1 What is Sustainability Appraisal?

- 1.1.1 Development Plan Documents must contribute to sustainable development. Sustainability Appraisal is used to measure the impacts of social, environmental and economic effects of the policies and ensure that the principles of sustainable development are integrated from the outset.

1.2 Why is Sustainability Appraisal required?

- 1.2.1 Local planning authorities must comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of plans and programmes which are likely to have significant effects on the environment. Sustainability Appraisal incorporates the requirements of the Strategic Environmental Assessment Directive and is mandatory for new or revised Development Plan Documents.
 - 1.2.2 This report contains the background evidence, methodology and findings of the Core Strategy Sustainability process and the key findings are summarised below. This final report appraises the strategic policies in the Core Strategy proposed submission document.
 - 1.2.3 The Core Strategy pre submission document was also subject to 'Appropriate Assessment' which assesses the potential effects of plans, policies and programmes on European designated sites of biodiversity and geodiversity importance. These sites include Ramsar sites, Special Areas of Conservation, Special Protection Areas and Offshore Marine Sites. The Appropriate Assessment report is available on the Council website.
- ### **1.3 Likely significant effects of the Core Strategy**
- 1.3.1 The Core Strategy pre submission policies will apply across the whole Borough throughout the lifetime of the plan to 2025. Therefore their impacts can be considered to be significant and they could have a collective impact that accumulates over time.
 - 1.3.2 The Core Strategy pre submission document contains a policy framework rather than site allocations. This will affect the overall pattern of development in the Borough. More individual impacts and significance will be identified in the Site Specifics Allocations and Policies Development Plan Document.
 - 1.3.3 The Core Strategy pre submission document seeks to concentrate development mainly in the town of King's Lynn but also in the other two smaller towns of Downham Market and Hunstanton. There will

be a more limited number of development opportunities in certain villages and in the rural area. Other development will be allowed in the countryside through the re-use of existing buildings, farm diversification schemes and limited opportunities for new development of particular types such as affordable housing. Policies have been developed to cover specific areas of concern which include, amongst others: flood risk, renewable energy, access to services and facilities, transport and design.

- 1.3.4 A summary of the main impacts of the proposed submission policies is contained below, and section 7 of this report provides more details of the policies.
- 1.3.5 The impacts and issues below are taken as a result of consultations, background studies and reports undertaken during the life of the Local Development Framework process so far.
- 1.4 **Summary of Environmental impacts as a result of proposed policies:**
- Sites designated for their landscape, nature conservation or historic environment interests are protected.
 - None of the proposals should have an adverse impact on the integrity of a European Site (see the Appropriate Assessment report for further details).
 - All new development is required to maximise energy efficiency and minimise use of resources through design and construction.
 - Larger developments are required to integrate renewable energy technology which should reduce carbon emissions.
 - Development will be restricted in areas at risk of flooding or coastal erosion.
 - There are adequate water resources for the growth proposed and development is phased over the plan period in accordance with Anglian Water recommendations in order to ensure that there is capacity to accommodate new development with no negative impact on water quality. The Water Cycle Study will also be used to guide development.
 - Concentrating new development in the main towns of King's Lynn, Downham Market and Hunstanton may result in some new development on Greenfield and undeveloped land in these locations, which may impact on the outskirts of these settlements.
 - Concentrating new development in larger settlements will enable access to employment, shops and other facilities by foot and cycle, therefore reducing emissions and reducing the effect of traffic on the environment.
 - Large allocations for new development will make integration of renewable energy and sustainable construction methods more viable due to economies of scale. The policies ensure that high

quality design that can adapt to a changing climate and not adversely affect landscape character is provided.

- Certain types of development may be permitted in the smaller villages and rural areas which may result in increased traffic movements as it is unlikely that they will be accessible by public transport; however it is unlikely that congestion will occur.
- Development in the Countryside will have a landscape impact, however many types are restricted to reuse of existing buildings to reduce this impact and the Landscape Character Assessment will be used to assess individual proposals. There will be a landscape impact arising from new allocations adjacent to towns.

1.5 **Summary of Social impacts as a result of proposed policies:**

- Concentrating new housing in the main towns of King's Lynn, Hunstanton and Downham Market will provide reasonably good access to jobs, services and community facilities. This should enable access for those without a car and encourage healthy modes of travel.
- Opportunities to secure higher proportions of affordable housing will be encouraged and supported.
- Specific policies encourage job growth through the provision of employment land and other opportunities for employment development.
- Specific policies require that new development is accessible to all and address both crime prevention and community safety.
- Restricting market housing development in many locations could reduce choice and increase house prices in villages as development opportunities are reduced. However there are only limited opportunities for market development in villages currently as there are limited sites available, and the majority of these house prices are already beyond the reach of local people.
- Restricting new housing development in the small villages could also limit opportunities to make changes or improvements to those villages through developer contributions.
- Increasing the critical mass of people in the towns will increase their viability and support more retail opportunities.
- Making allocations in villages that have a certain level of services may increase the viability of those services.

1.6 **Summary of Economic impacts as a result of proposed policies:**

- Development will be concentrated in locations where there are services available and with suitable access to the road network, therefore supporting business development.
- A range of employment land will be provided to meet different demands.

- Investment is also possible in the countryside through re-use of existing buildings and farm diversification schemes.
- Manufacturing is declining across the country and most new growth is likely to be in smaller businesses and tourism. Policies allow these to be accommodated in a range of locations across the Borough which will enable economic growth while minimising impact on the environment.
- The provision of affordable housing will enable lower paid workers to live in the area, therefore supporting certain businesses, such as health and social care.
- Specific policies support tourism development in areas that have capacity to absorb growth.
- Concentrating development in the main towns of King's Lynn, Hunstanton and King's Lynn will also support the vitality and viability of these areas as more people will use the shops and services within them.
- Development is restricted in areas designated as having a high risk of flooding and/or coastal erosion which may effect economic growth or create 'blight' in those locations, however certain temporary uses may be permitted in coastal erosion zones and low risk uses permitted in high flood risk zones following sequential testing.
- Policies require contributions from developers towards several objectives such as affordable housing, transport, renewable energy provision, open space etc which will add to development costs and may threaten the viability of some developments.

1.7 Core Strategy preparation process

- 1.7.1 Table1 illustrates the stages of the preparation process that were undertaken for the Core Strategy process and indicates where the Sustainability Appraisal sits in the process. Further information is contained in the Core Strategy proposed submission document.

Table 1 Core Strategy Preparation Process

Date	Process	Output
June 2005	Evidence gathering Understanding of Issues Issues & Options paper	Consultation Events, Issues and Options Paper, Sustainability Appraisal Scoping Report, Sustainability Appraisal, Studies Commissioned by KLWNBC, National and Regional Policy
Spring 2006	Preparation and production of Preferred Options paper: Public consultation on the Preferred Options Analyse comments received	Preferred Option Report, Sustainability Appraisal Report and Summary, Appropriate Assessment Report and Summary Analysis of Responses and Revision of Strategy as appropriate
Jan 2007	Review of Process	Statement of Community Involvement adopted Studies commissioned by KLWNBC National and Regional Policy
Feb/Mar 2008	Formulation of Key Issues Production of Sustainable Community Strategy themed issues papers Public Consultation on Key Issues	Series of Themed Issue Papers Examination and Analysis of Responses
August 2008	Formulation of Regulation 25 Document	In house consultation Regulation 25 Document Draft Strategic Policies, SA, Appropriate Assessment
Jan – Sep 2009	Regulation 25 plan preparation and consultation	Consultation with members, public and stakeholders
Nov 2009	Publication: pre submission consultation (Reg 27)	Consultation with members, public and stakeholders

2 Introduction and Methodology

2.1 Introduction to the King's Lynn and West Norfolk Core Strategy

2.1.1 King's Lynn and West Norfolk Borough Council is replacing its Local Plan with a new type of plan: the Local Development Framework (LDF), which is being prepared under the Planning and Compulsory Purchase Act¹. Local Development Frameworks have replaced Structure Plans at a regional level and Local Plans at a local level. The LDF will be made up of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) in line with the Government's new format of development plans. The LDF will guide new development and the use of land in the Borough up to 2021.

2.1.2 The main documents that will be prepared for King's Lynn and West Norfolk are:

- Core Strategy - this provides the vision, objectives and policies for the future development of the Borough.
- Site Specific Allocations and Policies - will identify land for development and land to protect in order to deliver the development needs of the Borough.

2.1.3 The Core Strategy is the key Development Plan Document in the LDF. It will set out the spatial vision, objectives, policies and a monitoring and implementation framework for the Borough of King's Lynn and West Norfolk. The Core Strategy will help determine the broad location of housing and other strategic development needs such as employment, retail, leisure, community, essential public services and transport development. It will set out the LDF's role in delivering the Council's vision for the Borough, objectives for the development and improvement of the physical environment and a strategy for delivering these objectives. The Core Strategy Regulation 25 Document was produced by the Borough Council of King's Lynn and West Norfolk in February 2009.

2.1.4 The Core Strategy Regulation 25 Document contains:

- The issues, needs, natural resources and constraints facing the Borough as well as the consideration of broad alternatives;
- A summary of the requirements of the Regional Spatial Strategy (RSS) for the East of England;
- The relationship of the Core Strategy with the Development Plan Documents (DPDs) or saved policies;

¹ Planning and Compulsory Purchase Act 2004 (Commencement No.3) Order 2004

- The Spatial Vision and Strategic Objectives for the Borough which includes visions for King's Lynn, Downham Market, Hunstanton and Rural Areas.

The Core Strategy Regulation 25 Document also contains the following policies:

- Spatial Strategy
- Settlement Hierarchy
- Development in the towns of King's Lynn, Downham Market and Hunstanton
- Development in Rural and Coastal Areas
- Sustainable Development
- Housing
- Economy
- Transportation
- Environmental Assets
- Community Social and Culture
- Implementation
- Monitoring

2.2 Objectives and Structure of the Sustainability Appraisal Report

2.2.1 The DPDs and SPDs that make up the LDF must, under the Planning and Compulsory Purchase Act (2004), undergo a Sustainability Appraisal (SA) as part of the process of ensuring that they will contribute to sustainable development. Sustainability Appraisal looks at the impacts which the Core Strategy pre submission policies, plans and proposals will make on the environment, economy and social issues in the Borough. Where necessary, it makes recommendations for improvement by suggesting ways to mitigate or compensate for possible adverse effects or suggests that an approach would have a detrimental impact and therefore should be discarded.

2.2.2 The SA conducted also meets the requirements for Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC (the SEA Directive).² The SA will play an important part in demonstrating whether the Core Strategy is sound by ensuring that it reflects sustainability objectives. The results of the SA will contribute to a reasoned justification of policies.³

2.2.3 The Government has recently published a Sustainable Development Strategy - 'Securing the Future'. It sets out guiding principles in which to achieve sustainable development, these are:

- living within environmental limits;
- ensuring a strong, healthy and just society;

² The SEA Directive: European Directive 2001/42/EC (EC,2001)

³ Planning Policy Statement 12: Local Development Frameworks. *Office of the Deputy Prime Minister*. 2004

- achieving a sustainable economy;
- promoting good governance;
- using sound science responsibly.

- 2.2.4 The Sustainability Appraisal for the Core Strategy pre submission document will assess how far the policies help to support these principles.
- 2.2.5 This Sustainability Appraisal for the Regulation 25 Document of the Core Strategy follows on from the earlier Scoping Report and Sustainability Appraisal of the issues and options paper in June 2005, and a Sustainability Appraisal for the first preferred options paper in June 2006. Since that time, more baseline data has been collected to inform the emerging LDF and an exercise was undertaken looking at the critical issues in the Borough. A Sustainability Appraisal was undertaken in November 2008 to assess the issues and impacts of possible emerging policies.
- 2.2.6 The main issues that have arisen through the Sustainability Appraisal of the proposed submission document are given in Section 7 and in the summary at 1.4, 1.5 and 1.6 above.

2.3 Strategic Environmental Assessment (SEA) Directive

- 2.3.1 The Strategic Environmental Assessment (SEA) Directive requires the assessment of certain plans and programmes on the environment. SEA and SA are separate processes; however, the Government advocates that both the requirements of the SEA and Sustainability Appraisals are unified and that the environmental report required by the directive can be amalgamated into the final sustainability report.
- 2.3.2 This SA report takes into account the requirements of the SEA Directive and follows the advice of the ODPM SA Guidance (2005)⁴. Table 2 sets out the requirements of the SEA directive and identifies which section of this SA report addresses each of these requirements.

⁴ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. Office of Deputy Prime Minister. 2005

Table 2 Compliance with the SEA Directive

Requirements	Where Covered in SA Report
a. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans or programmes;	Section 2,3,4 and 5
b. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Previous SA (2006), Section 5
c. The environmental characteristics of areas likely to be significantly affected;	Previous SA (2006) Section 5
d. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Previous SA (2006) Section 2 and Section 5
e. The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during it's preparation;	Previous SA (2006) Section 2, 5
f. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects);	Previous SA (2006) Section 5 and 7
g. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 2, 6 and 7
h. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Section 2, 5, and 7
i. A description of measures envisaged concerning monitoring in accordance with Art.10;	Section 6, 7 and 8
j. A non-technical summary of the information provided under the above headings.	As separate document

2.4 Habitat Regulation Assessment

- 2.4.1 The Habitats Directive (92/43/EEC) introduces the requirement for Habitat Regulation Assessment (or Appropriate Assessment) to assess the impacts of a land-use plan against the conservation objectives of a European site⁵ and to ascertain whether it would adversely affect the integrity of that site. Where significant negative effects are identified, alternative options should be examined to prevent any potentially damaging effects.
- 2.4.2 There are 5 Ramsar sites in the Borough, 8 Special Areas of Conservation and 4 Special Protection Areas. Locations of the designated sites and reasons for their designation are included in the Appropriate Assessment report and in Appendix 3 of this document.
- 2.4.3 Habitat Regulation Assessment was carried out in association with the Sustainability Appraisal, alongside the development of the previous Preferred Options Paper for the Core Strategy in October 2006. This report is available on the Council's website. The provisions of the Regulation 25 document and the policies of the Regulation 28 document have been subject to assessment. Also amendments have been designed into the latter. The final Habitat Regulation Assessment is available on the Council website.

2.5 Appraisal Methodology

2.6 When the Sustainability Appraisal was carried out

- 2.6.1 The process of Sustainability Appraisal was undertaken at the same time as the preparation of the Core Strategy Regulation 25 document. A Scoping Report was published in 2005 which set out the issues that needed to be addressed along with a framework for assessing policy against sustainability objectives. This was subject to written consultation with the four main statutory bodies (English Nature, The Countryside Agency, Environment Agency and English Heritage) prior to publication. Further details on the Scoping Report are available on the Council website.
- 2.6.2 The recommendations of the Scoping Report and subsequent Sustainability Appraisal for the Issues and Options Paper in 2005 and the Sustainability Appraisal for the preferred options paper in 2006 were undertaken as the Core Strategy has developed into the Regulation 25 and 28 versions in 2009. This has allowed continuous refinement of approaches to ensure that they are the most sustainable and appropriate approaches.

⁵ Special Protection Areas (SPA's) Special Areas of Conservation (SAC's) and sites on draft lists for protection as outlined in Regulation 10 of the Habitat Regulations 1994.

- 2.6.3 Following the Preferred Options paper consultation in October to November 2006 and then subsequently the public consultation on the Regulation 25 document from February to April 2009, work commenced on analysing the representations received and drafting policies for the submission Core Strategy. From April 2009 to November 2009, the content of the pre submission document underwent Sustainability Appraisal. From this point, the Sustainability Appraisal focused on strategic policies and those policies that were new or significantly different to the preferred options policies.

2.7 Who carried out the Sustainability Appraisal

- 2.7.1 The Scoping Report for the issues and options paper was undertaken internally, the Sustainability Appraisal for the issues and options paper and the preferred options was undertaken by Land Use Consultants. This sustainability report for the Core Strategy Proposed Submission Document has been undertaken by planners in the Local Development Framework team as this would integrate it into plan preparation and inform policies as they developed.
- 2.7.2 The LDF Task Group (made up of elected members and Local Development Framework officers as well as officers with a specialised interest in different elements of the Core Strategy) has considered the sustainability objectives and the preferred options and policies enabling a general appraisal of the approaches. Officers then carried out a Sustainability Appraisal of the remaining approaches and policies that were not represented.

2.8 How the Appraisal was carried out

- 2.8.1 The Office of the Deputy Prime Minister (ODPM) Sustainability Appraisal Guidance explains the main stages of the Sustainability Appraisal process and how these should be carried out as part of the plan-making process. Table 3 sets out the SA stages and tasks which should be incorporated within the process of Development Plan Document preparation.

Table 3 Stages in the SEA Process (based on SEA Guidance, ODPM 2006)⁶

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

2.9 Stage A – Setting the context and objectives, establishing the baseline and deciding on the scope

- 2.9.1 The Borough Council of King's Lynn and West Norfolk undertook the pre-production evidence gathering for the production of the Core Strategy Issues and Options paper and the SA. This involved identifying and reviewing other relevant plans and programmes and sustainability objectives. It also involved collecting large amounts of baseline information, identifying sustainability issues and problems and developing the SA Framework. This went towards the

⁶ A Practical Guide to the Strategic Environmental Assessment Directive, Aug 2006

production of an SA Scoping Report, which was completed in June 2005. Consultees' comments on the Scoping Report are set out in Appendix 1. These comments were addressed by Land Use Consultants in reviewing and updating the Scoping Report in February 2006, and are reflected in this SA Report.

- 2.9.2 The final SA report for the Core Strategy pre submission document has been used in the formulation of policies for the Core Strategy Regulation 28 Document prepared in the summer of 2009.

2.10 Stage B – Developing and Refining Options and Assessing Effects

- 2.10.1 The Core Strategy's options for policies and an Issues and Options Report were developed by the Borough Council. An SA of the Issues and Option Report was prepared by the Borough Council in June 2005 and preferred options were developed from this. The preferred options paper then tested its policies with an associated Sustainability Appraisal through April to June 2006 undertaken by Land Use Consultants.
- 2.10.2 The Council then decided to undertake more studies to inform the Core Strategy and build on the evidence base of the Growth Point submission. Meetings were held with officers, councillors and stakeholders to ascertain the main issues in the Borough and any impacts on sustainability.
- 2.10.3 From this, a set of draft policies was formulated and a Sustainability Appraisal was undertaken in November 2008 for these policies. The policies were then developed and taken forward in the Core Strategy Regulation 25 Document, drafted in February 2009. The regulation 25 policies underwent a Sustainability Appraisal before and after they were tested through public consultation and this report sets out the findings of the final Core Strategy Proposed Submission Document.

2.11 Stage C – Preparing the Sustainability Appraisal Report

- 2.11.1 This SA report was undertaken internally by officers in the planning policy team because it was considered essential that it was carried out in tandem with the plan preparation.
- 2.11.2 Using external consultants may have meant that local issues were overlooked and have been a 'bolt on' document instead of a process which informs policies as they develop.

2.12 Stage D – Consulting on the Sustainability Appraisal Report

- 2.12.1 This is the current stage of the report. This SA for the proposed submission document was sent to LDF Task Group prior to publication.

2.13 Limitations of the Assessment

- 2.13.1 The policies contained in the Core Strategy Regulation 25 document are general strategic policies rather than specific to a particular area. The appraisal cannot provide as detailed an assessment of impacts as would be found in an Environmental Impact Assessment as it is a more general appraisal.
- 2.13.2 It should be recognised that the appraisal was carried out by planning officers within the policy team, with input from other officers in the Council, members, stakeholders and members of the public with an interest. Therefore, it is not a scientific process and is based on assumptions of the potential impact of policies with reference to sources of information such as the Scoping Report, previous Core Strategy Sustainability Appraisal, consultations and studies.
- 2.13.3 There are also limitations in terms of collecting and using the baseline data to inform the Appraisal such as:
- data for some indicators is not available because it is not monitored;
 - boundaries of natural features extend beyond administrative boundaries and the information does not specifically relate to King's Lynn and West Norfolk;
 - data on the same topic is often collected in different ways, giving different results depending on source;
 - time series data is limited and collection methods can change over time. Therefore, while the Appraisal and previous Scoping Report contains many indicators and baseline figures there are some gaps in the data.

2.14 How Sustainability Appraisal has been used in developing Core Strategy Policies

- 2.14.1 Sustainability Appraisal has been an integral part of the decision making process in developing Core Strategy policies for the regulation 25 document. It has been useful in identifying preferred options and comparing them with other options.
- 2.14.2 In developing the preferred options for the regulation 25 Document, Sustainability Appraisal was used in conjunction with other factors. These included:
- responses to consultation (questionnaire, written and via web);

- workshops with Parish Councils, District Councillors, public stakeholders and residents of the Borough where they were briefed on various stages of the Core Strategy;
 - local, regional and national strategies.
- 2.14.3 A corresponding process was followed in further developing the reg. 25 policies submitted to the Secretary of State.
- 2.14.4 Sustainability Appraisal was also used to compare all options and the submission policies against the 'do nothing' approach. This helped to illustrate the impact of each policy in terms of environmental, social and economic considerations, and to show how the policy can make improvements to these areas. (see Table 5).
- 2.14.5 As well as highlighting the likely positive impacts of implementing the policy, the appraisal process also helped to identify any potential negative impacts which will need to be considered and mitigated where necessary.

3 Sustainability Issues and Objectives

3.1 The Scoping Report

- 3.1.1 The Scoping Report is the first stage of the Sustainability Appraisal process and has been used to inform this report. The Scoping Report identifies the issues that need to be addressed and establishes evidence and a framework for appraisal. The Scoping Report is available on the Council website.
- 3.1.2 In order to assist with the identification of issues to be addressed in the Core Strategy pre submission document a range of consultation events were organised including:
- workshops with Borough wide stakeholders in the three main towns of King's Lynn, Hunstanton and Downham Market as well as villages in the rural area;
 - focus groups run in parallel with the West Norfolk Partnership;
 - workshops with elected members.
- 3.1.3 These helped identify the issues that the Core Strategy pre submission document should address, and summaries of the results and consultation for the Core Strategy are contained in the consultation document which is available on the Council website.
- 3.1.4 Information from the consultation events were fed into the Scoping Report. The draft Scoping Report was subject to written formal consultation in 2006 with The Countryside Agency, English Heritage, English Nature and the Environment Agency. The

comments received are included in Appendix 1. It was not considered necessary to consult European or international bodies or countries as the effects of the plan are limited to the UK, although European and international legislation was included in the review of relevant plans and programmes.

3.2 Social, environmental and economic issues

- 3.2.1 The Scoping Report contains the main issues identified through the consultation and evidence gathering processes. A summary of these is shown below.

3.3 Key Strategic Issues Facing the Borough

3.4 Environment

- Impending climate change and issues associated with it.
- Much of the Borough is low-lying, meaning that 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 and 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, 5 Historic Parks and Gardens and buildings and landscapes with cultural value.
- Greenhouse gas emissions from 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.
- 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 pre planning decisions.
- Some SSSI's 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.
- Threatened landscape character.

3.5 Social

- Unsustainable transport patterns as a result of dispersed populations.
- Low skills base in the Borough under national average for GCSE's and A levels.
- There are higher proportions 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 health/care 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.
- Low number of Parish Plans.

3.6 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 underspending 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 large seasonal variation in employment opportunities and income in the town.
- Changes in farming needs and practice mean 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 employed in tourism is low given the relative importance of the Borough.
- Lack of cultural and quality night time economy.
- Poor transport links.
- Lack of investment.

3.7 Sustainability Appraisal objectives and framework

- 3.7.1 The Scoping Report contains sustainability objectives and indicators, and establishes the framework to appraise the Core Strategy policies. The objectives were used in order to provide a robust and objective method of assessing the Core Strategy policy areas. The objectives cover social, economic and environmental issues of sustainability.
- 3.7.2 In total, there are 20 objectives to deliver this vision.

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

- 3.7.3 The Core Strategy objectives were assessed against the Sustainability Appraisal objectives to show their compatibility with the principles of sustainable development which helped to inform discussion on the objectives.
- 3.7.4 The main areas of possible conflict are between the sustainability objectives relating to the environment and the Core Strategy objectives relating to housing and development, growth of some of the villages, development and increase of services and facilities in the coastal area of the Borough and direct and indirect impacts on our landscape, heritage, biodiversity and geodiversity.
- 3.7.5 These conflicts have been minimised by implementing mitigation and compensation where no alternatives can be found. For example by looking to develop in areas previously developed, avoiding areas of greatest risk to flooding and by introducing green infrastructure into new development to encourage biodiversity. Mitigation is explored further in section 7 of the report.

4 Issues and Aims

4.1 Compatibility of aims and objectives

- 4.1.1 This section looks at how the key issues for the Borough have developed into the document and policies of the Core Strategy Proposed Submission Document.
- 4.1.2 Preparation of the Scoping Report and Core Strategy evidence gathering work has involved a number of studies and consultation events with the public, internal officers and external stakeholders.
- 4.1.3 This background work enabled the Core Strategy pre submission document to be developed and policies formulated to help achieve the vision and objectives.
- 4.1.4 The planning policy team has worked very closely with the LDF Task Group in order to ensure that the key issues for the draft Core Strategy pre submission document aims have been appraised against the sustainability objectives to test compatibility and areas of weaknesses in the document. Following consultation, the process was repeated for the revised aims. For both versions of the document before and after consultation, each aim has been scored as to whether it has a positive, neutral or negative effect on the sustainability objectives.
- 4.1.5 The Core Strategy pre submission document generally performs well against the sustainability objectives with most policies having a slight or significant positive effect.
- 4.1.6 Conflict arose on the following issues:
- Minimising the loss of undeveloped land;
 - To meet housing requirements as outlined in the RSS some development will take place on greenfield sites. However most of the new development will be centred on the 3 main towns in the Borough (King's Lynn, Downham Market and Hunstanton). This strategy does however promote brownfield site development before Greenfield.
 - Greenfield land will also be lost to road infrastructure, particularly around the settlement of West Winch.
 - Avoiding damage to designated sites and protected species;
 - The level of growth in the Borough could create further disturbance to protected sites and species, particularly on the sensitive areas on the coast. Although the Appropriate Assessment for the Core Strategy pre submission document has determined that these affects can be mitigated through policy formation.

- Limit or reduce vulnerability to the effects of climate change (including flooding);
 - The settlement hierarchy directs development to King's Lynn which has large areas at a high risk of flooding. Some of the Key Rural Service Centres are also at risk of flooding.

4.1.7 The main negative significant issues that emerged through the Sustainability Appraisal process were as follows:

- the loss of Greenfield land to increased development;
- development on land subject to the risk of flooding.

4.1.8 The main positive significant issues that emerged through the Sustainability Appraisal process were as follows:

- Improving human health and access to health facilities;
- Improvement of the range, quality and accessibility of services, facilities and activities for local people;
- Improving peoples access to work;
- Improvement of the local economy;
- Protection of historic sites and buildings, designated areas and protected species;
- Ensuring access to open space;
- Redressing inequality issues;
- Working to reduce the effects and vulnerability to climate change;
- Working to ensure that buildings and spaces are built to high standards;
- Limiting emissions through improvement of access and transport options;
- Provision of affordable housing so that local people have the choice to remain in the area;
- Maintaining and enhancing habitats and species;
- Improving landscape and townscape character;
- Reducing crime and the fear of crime.

4.2 Development and consideration of options

4.2.1 The SEA process and new planning legislation focuses on the assessment of alternative policy options. This was undertaken throughout the regulation 25 process which was informed by Sustainability Appraisal which assessed the economic, social and environmental implications of each of the policy options. The existing Local Plan approach was also appraised in order to show the likely effects of not implementing the LDF Core Strategy.

4.2.2 LDF's should be guided by sustainable development principles and be in general conformity with national and regional policy objectives. This limits the range of policy options that are available and the 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.

- 4.2.3 Therefore, whilst various options have been considered through evidence gathering and consultation, only options that were realistic, appropriate and in accordance with national and regional policy were considered and appraised.
- 4.2.4 The purpose of the SA process is not to select a preferred option, rather to ensure that the preferred option reflects sustainable development objectives as far as possible. Where a policy approach has significant negative effects on SA objectives any measures that could be used to mitigate these effects were listed in the framework.
- 4.2.5 Analysis of the representations on the preferred options document and the key issues noted in the spatial portrait of the Core Strategy informed the development of the draft approaches into policies contained in the submission Core Strategy document.
- 4.2.6 Not all of the preferred approaches were translated into policy. Sometimes several issues have been incorporated within a single policy in line with government guidance.
- 4.2.7 The SA guidance states that where the submission Core Strategy is simply a refinement of one or more preferred approaches a further SA may not be necessary. However, if it includes a strategy which was not included in the preferred options then the effects must be appraised.
- 4.2.8 This SA report is used to assess the new strategic policies as these provide far more detail than what was contained in the preferred options report.

4.3 Evaluating and mitigating effects of the Core Strategy

- 4.3.1 Where policies could have significant negative effects on SA objectives, possible mitigation measures are suggested in section 7 to minimise effects.

5 Baseline and Context

5.1 Context and Baseline Review

- 5.1.1 A one week internal consultation event with different departments in the Council was carried out to ascertain issues encountered in the Borough. This enabled key challenges and opportunities for the Borough to be explored and provide direction for policies to be formulated. It also helped to identify social, economic and environmental objectives and indicators that needed to be reflected in the Sustainability Appraisal framework.
- 5.1.2 This work was used to inform the emerging Core Strategy Proposed Submission Document policies and to scope out the key social, economic and environmental sustainability issues for the Sustainability Appraisal for the DPD.

5.2 Review of Relevant Plans and Programmes

- 5.2.1 In line with the SEA Directive's requirement to provide information on the plan's or programme's "*relationship with other relevant plans and programmes*", relevant plans and programmes were identified and reviewed during the preparation of the Scoping Report, and have been taken into account in this SA report. The plans were reviewed for their links to the King's Lynn and West Norfolk LDF Core Strategy, and the "*environmental protection objectives established at international, [European] Community or national level, which are relevant to the plan... and the way those objectives and any environmental considerations have been taken into account during its preparation*" which they identify. This represents Task A1 in the ODPM's SA Guidance, "Identifying other relevant policies, plans, programmes and sustainability objectives". The plans and programmes which were considered relevant are listed below.
- 5.2.2 Implications for the SA were drawn from the following international level documents:
- Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979).
 - Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979).
 - EC Council Directive 79/409/EEC, on the Conservation of Wild Birds (1979).
 - EC Council Directive 85/337/EEC & 97/11/EC on the Assessment of the Effects of certain Public and Private Projects on the Environment (1985).
 - EC Council Directive 92/43/EEC, on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992).
 - EC Council Directive 99/31/EC, on the landfill of waste (1999).

- EC Council Directive 2000/60/EC, Water Framework Directive (2000).
- Kyoto Protocol (1992).
- Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971).
- The Johannesburg Declaration on Sustainable Development (2002).

5.2.3 At the national level, the following context documents were reviewed:

- Securing the Future - the UK Sustainable Development Strategy 2005.
- Sustainable Communities Plan: Building for the future.
- Air Quality Strategy for England etc (Jan 2000 and February 2003 addendum).
- Planning (Control of Major Accident Hazards) Regulations
- Seveso II Directive Council Directive 96/82/EC).
- Rural White Paper: Our Countryside (2000).
- Rural Strategy 2004.
- Urban White Paper- Our Towns and Cities: The Future (2000).
- Energy White Paper: Our Energy Future – creating a low carbon economy (2003).
- Energy Review 2006.
- Saving Lives: Our Healthier Nation White Paper (1999).
- UK Climate Change Programme – first published Jan. 1994, produced annually (latest version March 2006).

5.2.4 Furthermore, the full range of Central Government Planning Policy Statements was reviewed.

5.2.5 At the regional level, the following context documents were reviewed:

- East of England Plan (May 2008).
- Inventing our future, collective action for a sustainable economy, the regional economic strategy for the East of England 2008–2031.
- East of England Implementation Plan - consultation draft (April 2009).
- A Sustainable Development Framework for the East of England (EERA, 2009).
- East of England Plan review to 2031 project plan (March 2009)
- East of England Plan Review to 2031 Integrated Sustainability Appraisal.
- Scoping report and topic papers (May 2009).
- Habitat Regulations Assessment (including Appropriate Assessment) draft Scoping Report (November 2008).
- Interim Integrated Sustainability Appraisal (September 2009).

- East of England Plan Call for Proposals – prospectus (September 2008) and schedule (November 2008).
- East of England Plan Review to 2031 – strategic advice from each of the county and unitary councils (January to June 2009).
- Woodland for Life - Regional Woodland strategy for the East of England (2003).
- Sustainable Futures: The Integrated Regional strategy for the East of England (2005).
- Living with Climate Change in the East of England, EERA and Sustainable Development.
- Round Table for the East of England.
- Sustainable Communities in the East of England (2003).
- Sustainable Tourism Strategy for the East of England (2004).
- Water resources for the future: a strategy for the Anglian Region.
- Norfolk, Suffolk and Cambridgeshire Strategic Health Authority Health Strategy 2005 – 2010.

5.2.6 At the Local level, the following context documents were reviewed:

- Local Transport Plan for Norfolk 2006 – 2011 (inc. Transport Strategy to 2021).
- Shaping the Future - an economic strategy for Norfolk and Waveney, and a social cohesion strategy for Norfolk.
- Norfolk Biodiversity Action Plan 2004.
- Biodiversity Supplementary Planning Guidance for Norfolk (NCC, 2004).
- Norfolk Ambition.
- Gypsies and Travellers Strategy for Norfolk (2005-2008).
- Norfolk Minerals Local Plan (NCC, 1996).
- Norfolk Waste Local Plan 2000 (NCC, 2000).
- Norfolk Coast Area of Outstanding Natural Beauty: Management Plan 2004-2009 (Norfolk Coast Partnership 2004).
- Countryside Management Plans.
- Landscape Character Assessment, (2007).
- Sustainable Community Strategy.
- Housing Strategy.
- Economic Strategy (2009).
- Tourism Strategy.

5.2.7 It should be noted that due to the large amount of material, not all plans and programmes were reviewed in detail. Rather, the focus was on those plans which were considered the most relevant to setting the context for the development of the King's Lynn and West Norfolk Core Strategy pre submission document. It was assumed that regional level plans were reviewed in the preparation and SA of the Regional Spatial Strategy, and therefore the majority of these have not been reviewed in this SA; the review instead focuses on district level plans.

- 5.2.8 A table demonstrating which plans and programmes are relevant to each Sustainability Objective can be found in Appendix 2.
- 5.2.9 The SEA Directive requires the Environmental Report to provide information on “*relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme*” and “*the environmental characteristics of the areas likely to be significantly affected*”⁷. The collation and reporting of this information represents Task A2 of the ODPM’s SA Guidance: Collecting Baseline Information.

5.3 Summary of Baseline Information

- 5.3.1 The SEA Directive requires the Environmental Report to provide information on ‘*relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme*’ and ‘*the environmental characteristics of the areas likely to be significantly affected*’⁸. The collation and reporting of this information represents Task A2 of the ODPM’s SA Guidance: Collecting Baseline Information.
- 5.3.2 Baseline information has been collected on the Borough of King’s Lynn and West Norfolk; it provides the basis for predicting and monitoring the effects of the Core Strategy and is used to identify sustainability issues and alternative ways of dealing with them.⁹ Below is a summary of the baseline information collected for the production of the Scoping Report and last Sustainability Appraisal, detail of which can be found on the Council website.

5.4 King’s Lynn and West Norfolk

- 5.4.1 The Borough of King’s Lynn and West Norfolk covers approximately 550 square miles, and stretches from the North Sea coast and The Wash in the north, to the boundary of Wisbech in the west and Breckland Forest in the south. A map of the Borough can be found in Appendix 3. King’s Lynn acts as both market town and regional centre, with the market town of Downham Market and the coastal market town of Hunstanton the other smaller centres.

5.5 Land, soil and water resources

- 5.5.1 The topography of the Borough reflects the underlying geology (see Appendix 3) consisting of a low, flat, peaty landscape overlying fen deposit, and gently undulating hills over chalk uplands. This means

⁷ The SEA Directive: European Directive 2001/42/EC (EC, 2001) (Annex 1 (b), (c))

⁸ The SEA Directive: European Directive 2001/42/EC (EC, 2001) (Annex 1 (b), (c))

⁹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. *Office of the Deputy Prime Minister*. 2005.

that the topography of the Borough does not exceed 100m above sea level at any point.

- 5.5.2 Beyond the main settlements, the Borough is essentially rural in nature, with a large proportion of high grade agricultural land. Agricultural land classifications across the Borough are provided in Appendix 3.
- 5.5.3 The rivers of West Norfolk are a significant feature, with King's Lynn being located at the mouth of the River Great Ouse. 90% of the rivers in the Borough are of good chemical quality, and 99% of good biological quality. Although water resource availability is not a specific issue for the Borough, the use of underground water reserves is an increasing problem across the East of England, due to rising water demand and abstraction, and the Environment Agency are encouraging a 10-25% reduction in water use in the East of England to address this.¹⁰

5.6 Biodiversity, flora and fauna

- 5.6.1 The Borough is renowned for its important and valuable biodiversity resource. These are listed in Appendix 3 with a map which shows the locations. A variety of habitats have been identified as nationally important ecological areas including: salt marsh and coastal margins, estuaries, woodland, rivers, commons, breck and heathland. There are numerous internationally designated sites, including The Norfolk Coast Area of Outstanding Natural Beauty nationally recognised for its landscape importance, 5 Ramsar sites designated as wetlands of international importance, 8 Special Areas of Conservation, internationally recognised for their unique habitats, 4 Special Protected Areas internationally recognised for birdlife, 29 sites of Special Scientific Interest nationally recognised for their biodiversity and geological value, over 200 County Wildlife Sites locally recognised for their biodiversity value and 23 ancient woodlands.
- 5.6.2 An Econet Map for the Borough has been prepared by the Norfolk Wildlife Trust. This highlights areas in the Borough with high biodiversity value and areas which could be enhanced. This map is contained in the Appendix for the Core Strategy pre submission document.
- 5.6.3 Of the SSSI sites monitored for change, 16 are in favourable condition, 7 unfavourable recovering, 3 unfavourable declining, 2 unfavourable no change and 1 declining. This is due to factors such as increased recreation pressure, lack of management and water abstraction.

¹⁰ Adam Ireland, Planning Liaison Officer, Environment Agency. *Pers. Comm.* 27.06.06.

5.7 Cultural heritage and landscape

- 5.7.1 West Norfolk includes part of the Norfolk Coast Area of Outstanding Natural Beauty, as well as part of the North Norfolk Heritage Coast. A landscape characterisation study identified 14 landscape types in the Borough, although the character is predominantly coastal and in-land marshes and wooded open or settled farmland.¹¹ According to the Countryside Quality Counts classification, which describes changes in landscape quality, the Borough is split between three Landscape Character Areas: The Fens, North West Norfolk and the North Norfolk Coast.
- 5.7.2 Over the period 1990-1998, The Fens and the North Norfolk Coast were subjected to limited or small scale change consistent with landscape character; and North West Norfolk was subjected to some changes inconsistent with landscape character.
- 5.7.3 The townscape of King's Lynn town varies from the red-brick historic core and terraced housing, to large detached housing, industrial units in industrial estates and low density, poor quality housing. The importance of the built heritage of the Borough, especially the historic core of King's Lynn, can be measured in the 42 Conservation Areas, some 2000 listed buildings and 133 Scheduled Ancient Monuments, (which is the greatest number for any district or unitary authority in the East of England. Ensuring that the growth of the Borough respects the historical integrity of its buildings and landmarks is an important consideration in the Proposed Submission Document.
- 5.7.4 The Council undertook a Borough wide Landscape Character Assessment in March 2007. The Landscape Character Map can be seen in the proposed submission document and on the Council website with the Character Map for the Borough in Appendix 3. This study has identified 11 Landscape Character Areas and looks at planning guidelines and sensitivities to change. The rural areas were also subject to Historic Landscape Character Assessment. In time, this work may need to be extended to the three main towns.
- 5.7.5 A Wind Turbine Development Landscape Assessment was published in August 2003, in partnership with Breckland District Council. This looks at the impact of single, small, medium and large scale wind farms on different landscape character areas of the Borough. This has been used as background evidence when assessing wind farm applications. This report is available on the Council website.

¹¹ Wind Turbine Development: Landscape Assessment, Evaluation and Guidance. *Land Use Consultants*. 2005.

- 5.7.6 In 2006 there were 90 visits to museums in the Borough per 1,000 population. This ranked 202 out of 241 Districts in the Country (DAWN).

5.8 Climate change and air pollution

- 5.8.1 King's Lynn and West Norfolk currently contributes more than the national average per capita of carbon dioxide emissions (CO₂) that are giving rise to climate change.
- 5.8.2 In 2003, the Borough emitted a total of 1756kt CO₂, of which 472kt was domestic (compared to a National average of 385kt per district), 461kt was due to road travel, and 618kt industrial. This equates to emissions of 12.7kt CO₂ per capita, compared to a national average of 10.6kt CO₂ per capita.¹²
- 5.8.3 Climatic changes are likely to have a variety of effects on West Norfolk. A different climate will affect farming practices, choices of crops and livestock, and may lead to arched soils which could increase erosion. Climate change may also lead to higher risks of drought, and increased water demand, which will put further pressure on water resources in the Borough.
- 5.8.4 Climate change is likely to increase the risk of flooding. There are considerable areas within King's Lynn and West Norfolk that are subject to fluvial flooding, as well as coastal areas at risk of tidal inundation. Rising sea levels, which are predicted to be over 6mm per year, may mean that in some coastal locations land will be lost.
- 5.8.5 The Strategic Flood Risk Assessment for the Borough identified three tidal flood risk sources (the North Sea, the Wash and the Great Ouse estuary) and seven fluvial flood risk sources (the Great Ouse, the Ely-Ouse system, the Great Ouse Relief and Cut Off Channels, the River Nar, the Middle Level arterial drainage system, the River Gaywood and the River Nene). The assessment shows that, even with current flood defences in place, much of King's Lynn town and most of the coastal areas in the Borough (generally up to approximately 1km from the sea) are at high risk of tidal flooding.
- 5.8.6 A level 2 Strategic Flood Risk Assessment has been undertaken to update previous work and this shows levels of high medium and low flood risk in the Borough. This will be used to inform planning decisions and Core Strategy and Site Specifics. These maps can be seen on the Council website as well as a Borough map in Appendix 3.
- 5.8.7 A Water Cycle Study phase 1 and 2 has been formulated. This will identify areas where there are constraints in terms of water supply.

¹² Experimental Statistics on Carbon Dioxide Emissions at Local Authority and Regional Level. Defra. 2005.

This will be used to guide development particularly in the Site Specifics stage. These reports can be seen on the Council website.

- 5.8.8 Two Shoreline Management Plans are currently underway, one for the Wash and the other for the Norfolk Coast. This is being led by the Environment Agency and will look at the different approaches to shoreline management over the next 100 years. At present the changes will not make any impacts in the life of the Core Strategy, however it will look at approaches including managed defence, managed realignment and managed retreat reverting to naturally functioning areas. At present these plans are currently going through public consultation with a view to adoption in Spring 2010. More information can be seen on the Environment Agency website.
- 5.8.9 An air quality assessment in 2003 concluded that air quality objectives for Nitrogen dioxide and PM10 were unlikely to be met. There are two Air Quality Management Areas (AQMAs) in the Borough, both in King's Lynn - South Quay was designated for fugitive PM10 from port activities and Railway Road for excessive levels of annual mean NO2.

5.9 Healthy communities

- 5.9.1 In 2001, 65% of the population of King's Lynn and West Norfolk reported their health as good, which is lower than the national, regional and county averages.
- 5.9.2 Additionally, the proportion of people with a long-term limiting illness (20.5%) is higher than the national, regional and county averages. The highest life expectancy in the Borough is 84.7 years for males in Springwood ward and 88.1 years for females in Burnham ward, and the lowest 74.6 for males in Fairstead ward and 78.6 years for females in North Lynn ward.
- 5.9.3 Average life expectancy in Kings Lynn and West Norfolk was 80.30 years in 2007. By comparison, the Norfolk figure was 80.72 years, the East of England figure was 80.69 years and the national figure was 79.68 years.
- 5.9.4 Kings Lynn and West Norfolk is ranked 173 out of 375 districts on our health score, indicating standards of health that are in the middle 20% of districts nationally. Our health score indexes life expectancy at birth to the national average.
- 5.9.5 With a health score of 100.71, Kings Lynn and West Norfolk is around the national median. However, the nature of the small range between the highest and lowest health scores means that small actual differences will have a major impact on the position relative to the national median.

5.10 Inclusive communities

- 5.10.1 The population of King's Lynn and West Norfolk is expected to rise to 156,900 by 2026; an increase of 14.5%, which is higher than the average for Norfolk of 10.9%. In mid 2003, the population of the Borough was 137,900, of whom 5 per cent were children under five and 25 per cent were of retirement age (65 and over for males or 60 and over for females). The equivalent figures for England and Wales overall were 6 per cent under five and 19 per cent of retirement age. The overwhelming majority of the population of King's Lynn and West Norfolk (98.6%) are ethnically white, which is higher than the national average of 90.9%.
- 5.10.2 Kings Lynn and West Norfolk is ranked 36 out of 408 districts on the average age of residents, indicating an average age in the highest 20% of districts nationally.
- 5.10.3 With an average age of 42.38 years, Kings Lynn and West Norfolk is well above the national median.
- 5.10.4 The proportion of residents aged 15-24 in Kings Lynn and West Norfolk was 10.77% in 2008. By comparison, the Norfolk figure was 12.15%, the East of England figure was 12.46%.
- 5.10.5 Kings Lynn and West Norfolk is ranked 253 out of 354 districts on the proportion of its population classified as Non-White, placing the area in the lowest 40% of districts nationally.
- 5.10.6 With 3.63% of residents classified as Non-White, Kings Lynn and West Norfolk is below the national median.
- 5.10.7 The ethnic fractionalisation index for Kings Lynn and West Norfolk is 0.15. This indicator measures the probability that two randomly selected residents from the population belong to different ethnic groups. The closer to 1 this indicator is for an area, the more ethnically diverse that area is. By comparison, the Norfolk figure is 0.14, the East of England figure is 0.24 and the national figure is 0.30.
- 5.10.8 Kings Lynn and West Norfolk is ranked 340 out of 408 districts on the average household size, placing the area in the lowest 20% of districts nationally.
- 5.10.9 With an average household size of 2.32 people, Kings Lynn and West Norfolk is well below the national median.
- 5.10.10 The proportion of one person households in Kings Lynn and West Norfolk was 27.86% in 2001. By comparison, the Norfolk figure was

29.21%, the East of England figure was 28.28% and the national figure was 30.27%.

- 5.10.11 Kings Lynn and West Norfolk is ranked 146 out of 408 districts on long-term change in its resident population, placing the area in the highest 40% of districts nationally.
- 5.10.12 With a change in population of 10.53% between 1991 and 2008, Kings Lynn and West Norfolk is above the national median.
- 5.10.13 The proportion of the working age population who are overseas nationals registered for National Insurance in Kings Lynn and West Norfolk was 1.60% in 2007. This is a proxy for the proportion of the workforce who are economic migrants from overseas. By comparison, the Norfolk figure was 1.35%, the East of England figure was 1.54% and the national figure was 1.85%.
- 5.10.14 Access to services is a major consideration which will need to be addressed in the emerging Core Strategy. The average distance to a local GP is 3.4km, 1.3km to the nearest Post Office and 2.79 km to the nearest shop (Data About West Norfolk).
- 5.10.15 Kings Lynn and West Norfolk is ranked 137 out of 354 districts on our deprivation score, putting it in the 40% most deprived districts nationally.
- 5.10.16 The Index of Multiple Deprivation average (Super Output Area) SOA score for Kings Lynn and West Norfolk is high, with a score of 20.58 in 2007. By comparison, the Norfolk figure was 18.56, the East of England figure was 15.31 and the England figure was 21.57. Maps of multiple deprivation across the Borough can be seen in Appendix 3.
- 5.10.17 In terms of Community spirit, 69.5% of residents felt that there was good community spirit in their areas. Hunstanton and Burnham Market came out as the top two areas where community spirit was said to be high and King's Lynn north came out as the lowest sense of perceived community spirit.
- 5.10.18 Similarly 58.7% of residents said they enjoyed living in their area. Dersingham and Gayton came out as the top two areas where people enjoyed where they live and Downham Market came out as the least happy (Quality of Life Survey 2007/2008).
- 5.10.19 Between January 2008 and Dec 2008 those with NVQ Level 4 and above totalled 15,100. This ranked King's Lynn and West Norfolk 18.6% of the working age population with this level of education compared to 26.1% in the East of the region and 29% in Great Britain (ONS Annual Population Survey).

- 5.10.20 Those residents with no qualification in the Borough amounts to 11,6000 which is 14.3% of residents of working age. This is above average for the East of the region with 11.8% working age population with no qualifications and 12.4% of working age population in Great Britain as a whole (ONS Annual Population Survey).
- 5.10.21 From April 2008 to March 2009 3,700 residents were registered as being unemployed. This made up 5.4% of the working age population with 5.3% of the working age population in the East being unemployed and 6.2% of the working age population in Great Britain being unemployed (ONS Annual Population Survey).
- 5.10.22 10.7% of all housing built in the Borough in 2004/05 fell under the definition of 'affordable', compared to a National average of 24%; the proportion of affordable housing built has decreased over recent years. The 2002 Housing Needs Survey estimated an increase of 790 households per year in the Borough, of these, approximately 400 households will be in housing need. House prices in King's Lynn and West Norfolk have increased by almost 200% since 1995, and by 100% since 2001. King's Lynn has the second highest proportion of second homes in the East of England (4%), and in the Area of Outstanding Natural Beauty this rises to 15%. Housing in King's Lynn and West Norfolk is skewed towards large detached and semi-detached properties, particularly in the AONB.¹³
- 5.10.23 King's Lynn and West Norfolk is an area of relatively high deprivation; three of the eight wards in King's Lynn town, North Lynn, Fairstead and Gaywood Chase, are in the most deprived 10% in England. 19.1% of all dependent children in the Borough live in lone parent families (ranked 16th highest out of 48 nationally).
- 5.10.24 Crime levels are significantly below the average for England and Wales, with highest crime rates being for theft from a motor vehicle and violence against the person.
- 5.10.25 There were 313 common assault incidents in 2008 (DAWN, Data About West Norfolk) and since Sep 2008 there has been 3 reported racist incidents (Demographic Services, King's Lynn and West Norfolk Borough Council).

5.11 Economic activity

- 5.11.1 Kings Lynn and West Norfolk is ranked 178 out of 408 districts on our labour market score, indicating participation rates within the resident working age population that are in the middle 20% of districts nationally.

¹³ Norfolk Coast Area of Outstanding Natural Beauty: The Housing Market and Affordable Housing. *Three Dragons*, Jane Smith, B. Line Housing information, Dr Andrew Golland. 2005.

- 5.11.2 With a labour market score of 103.99, Kings Lynn and West Norfolk is around the national median.
- 5.11.3 In 2009, 77.00% of the resident working age population were in employment. By comparison, the Norfolk figure was 74.77%, the East of England figure was 77.30% and the national figure was 74.04%.
- 5.11.4 Kings Lynn and West Norfolk is ranked 300 out of 407 districts on our economic productivity score, placing it in the bottom 40% of districts nationally.
- 5.11.5 With a productivity score of 81.44, Kings Lynn and West Norfolk is below the national median.
- 5.11.6 Relative to other districts, the size of the economy in Kings Lynn and West Norfolk is around the national median, with an economic scale score of 73.22. By comparison, the Norfolk score is 64.69 and the national average is 100.00.
- 5.11.7 Kings Lynn and West Norfolk is ranked 317 out of 407 districts on our knowledge worker score, indicating a resident workforce that performs in the bottom 40% of districts nationally.
- 5.11.8 With a knowledge worker score of 82.37, Kings Lynn and West Norfolk is below the national median.
- 5.11.9 The proportion of knowledge workers in Kings Lynn and West Norfolk is low by national standards, with 35.83% of the working population classified as professional, managerial or technical workers. By comparison; the Norfolk figure is 39.50%, the East of England figure is 44.47% and the national figure is 43.50%.

5.12 Limitations and Assumptions of Baseline

5.13 Information

- 5.13.1 The main difficulty encountered with the baseline information when attempting to carry out the appraisal of the plan was the fact that there were some gaps and areas to be strengthened exist in baseline data. Whilst additional studies and plans have been reviewed and responses to the Scoping Report have helped to improve the baseline information, some data is still lacking.

5.14 Indicators Needing Action

5.14.1 The most significant gaps in the baseline information are:

Table 4 Indicators needing action

Indicators Needing Action	
Social	
Health	Figures for death rate and illnesses per population.
Education and Skills	Figures for qualifications.
Crime and Anti-Social Activity	Hotspots for crime.
	Information on the causes and fear of crime within the Borough.
Poverty and Social Exclusion	Wards of deprivation figures.
	Housing benefit recipients figures.
	Access to transport figures.
Unemployment	High long-term unemployment.
	Average earnings.
Housing	Affordable housing figures.
Quality of Neighbourhood and Community Participation	Low electoral turnout in local authority elections.
Environment	
Soil Resources and Quality	Dwellings on Greenfield land.
	Dwellings per hectare of net developable area (also a social issue).
Waste	Numbers and locations of waste management and recycling facilities in the Borough.
	Air, soil, noise, light and vibration pollution sources and trends.
Traffic	Levels of use of public transport and alternative modes of transport for industrial/freight transport.
Climate Change	Energy efficiency of homes.
	Information on renewable energy generated and used in the Borough.
Biodiversity	Lack of surveys pre planning decisions.
Historic Environment	Historic assets in Borough's towns.
Landscapes and Townscapes	Percentage of new dwellings completed on previously developed land.
	Number of vacant dwellings.
Economic	
Prosperity and Economic Growth	Low net percentage change in the total number of VAT registered businesses in the area.
	Business formation rate.
	Business survival rate.

	Profile for number and percentage of employees by employment division.
	Number and percentage of businesses by size (number of employees).
	Type, quantity and accessibility of services and facilities within the Borough.
	Amount of inward investment into the Borough.
Revitalising Town Centres	Percentage of town centre units with shop uses.
Efficient Patterns of Movement	Transport links.
Indigenous and Inward Investment	Levels of investment.

5.15 KEY SUSTAINABILITY ISSUES

- 5.15.1 The SEA Directive requires the provision of information on “*any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC*”¹⁴. The identification of these issues represents Task A3 in the ODPM’s SA Guidance: Identifying sustainability issues and problems. The baseline information above and in Appendix 2 and 3 have been used to identify the key sustainability issues facing King’s Lynn and West Norfolk.
- 5.15.2 The Directive also requires information on “*the environmental characteristics of the areas likely to be significantly affected*”¹⁵. The areas most likely to experience change are identified in the LDF Core Strategy as King’s Lynn, Downham Market, Hunstanton and the Rural Areas of the Borough. The key sustainability issues for the Borough have been broken down according to the areas likely to be affected by the issue, which provides a characterisation of each of the areas. This information is set out in Table 5, below.
- 5.15.3 Table 5 also identifies the “*relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme*”¹⁶, as required by the SEA Directive, as well as the role that the Core Strategy could play in affecting the issue.

¹⁴ The SEA Directive: European Directive 2001/42/EC (EC, 2001) (Directive Annex 1 d)

¹⁵ The SEA Directive: European Directive 2001/42/EC (EC, 2001) (Directive Annex 1 c)

¹⁶ The SEA Directive: European Directive 2001/42/EC (EC, 2001) (Directive Annex 1 b)

Table 5 Key sustainability issues affecting King's Lynn and West Norfolk, their likely evolution without the Implementation of the Core Strategy, and the potential influence of the Core Strategy

Sustainability problem/issue	Likely evolution without the implementation of the plan	Potential influence of the Core Strategy	Areas affected					SA Objective which addresses this issue
			Borough	King's Lynn	Downham Market	Hunstanton	Rural Areas	
Impending climate change and issues associated with it.	Policies in the Local Plan do not address this issue however they are likely to continue regardless of planning policies.	The Core Strategy acknowledges the threat of climate change and makes provision for sustainable building techniques, development to be placed in sustainable locations, provision for habitat and species adaptation and relocation and reduction of CO2 emissions.	✓					11
Much of the Borough is low-lying, meaning that it may be at risk of flooding. Coastal locations are particularly at risk.	Policies in the existing Local Plan aim to maintain flood defences, and restrict development in the flood plain. However, the Borough will remain low-lying, and climate changes are likely to lead to an increase in water levels and therefore flood risk.	The Core Strategy could play a role in maintaining and extending flood defences and restricting development in the floodplain by utilisation of the SMP and SFRA, however, other organisations such as the Environment Agency are likely to have a significant influence.	✓	✓	✓	✓	✓	11

There is a potential lack of water resources due to over abstraction, and climate change leading to decreased water availability.	Potential lack of water resources would be likely to increase due to increased housing development in the Borough leading to increased demand, as there are no specific policies in the existing Local Plan to reduce water abstraction.	The Core Strategy could help to reduce water demand (e.g. through encouraging water efficiency in developments and utilising recommendations in the Water Cycle Strategy) but other plans, such as the Anglian Water Resource Plan, are likely to have a larger effect on water resources.	√						3
The Borough is renowned for its wildlife and natural resources, which should be protected from any negative impacts of development.	Protection of wildlife and natural resources would be likely to continue despite increased development pressure as there are specific policies in the existing Local Plan to protect habitats and landscapes.	The Core Strategy can have some impact on protecting the wildlife and natural resources of the Borough, by locating development away from sensitive areas and enhancing and creating new areas. However, farming practices and other land use activities are likely to have a larger effect on the wildlife and natural resources of the Borough.	√	√	√	√	√	√	5
The Borough has a large number of designated sites protecting habitats and species.	The protection of designated habitats and species would be continued under Policies 4/1, 4/5 and 4/6 of the existing Local Plan and under Government legislation.	The Core Strategy is likely to continue to play a major role in directing development away from designated sites and continuing to protect designated sites and species. Under the Habitats Directive, there should be no adverse impacts on Natura 2000 sites arising as a result of the Core Strategy.	√	√	√	√	√	√	4
The Borough contains part of the Norfolk Coast Area of Outstanding Natural Beauty, which will require protection.	The Norfolk Coast AONB would continue to be protected under policy 4/5 of the existing Local Plan, which would limit development in the coastal areas of the Borough.	The Core Strategy should play a major role in protecting the AONB from development and working to the recommendations of the AONB Management Plan.	√	√			√	√	4 and 7

The Borough has over 100 Scheduled Ancient Monuments, around 2000 Listed Buildings, 5 Historic Parks and Gardens and buildings and landscapes with cultural value.	The Local Plan protects SAM's in the Borough along with listed buildings and parks and gardens. Government guidance also protects our cultural heritage in the Borough.	The Core Strategy recognises the role that our heritage has on the economy, attraction and uniqueness of the Borough.	✓					6
Greenhouse gas emissions from the Borough are contributing to climate change, and are higher than the national average.	Climate change is a global issue, and is likely to continue with or without the implementation of the plan. The Borough's contribution to greenhouse gas emissions is likely to increase.	The Core Strategy can play a role in reducing climate change by reducing the Borough's emissions of greenhouse gases through a variety of measures including reducing the need to travel and encouraging travel by modes of transport other than the car and by encouraging energy efficiency in built development plus the promotion of renewable sources of energy.	✓					9
Air Quality targets are unlikely to be met for nitrogen dioxide and PM10.	Air quality would be likely to continue to be low, as there are no policies in the Local Plan to improve it, and increased development would be likely to further decrease air quality.	The Core Strategy could play a role in improving air quality through, for example, locating development to reduce travel, but other plans, including the King's Lynn Area Transport Strategy, are likely to have more of an effect.	✓	✓				9
Gov 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.	Policy in the Local Plan did support renewable energy but this was before Gov legislation raised the targets.	The Core Strategy has included a Merton Style policy. Aiming to reduce co2 emissions by 20% in new development. The Core Strategy has also set policies for sustainable building techniques and incorporation of energy efficiency devices.	✓					2, 9 and 11

Unsustainable transport patterns as a result of dispersed populations.	The Local Plan acknowledged Corridors of Movement but it does not look at the issue of rural isolation and the impact of development which has unsuitable traffic infrastructure.	The Core Strategy has acknowledged that some rural areas rely on the car as the only viable means of transport to and from their locality. Policies in the Core Strategy aim to improve public transport and to develop in sustainable locations with good access to services and facilities.	✓	✓	✓	9 and 15
Low skills base in the Borough under national average for GCSE's and A levels	Low skills would be likely to continue as there are no policies in the Local Plan to address this.	The Core Strategy could help to improve skills by supporting development of schools and resources for further learning. However the County Councils education programme would have more of an effect.	✓			15 and 19
There are higher proportions of people living with limiting long term illnesses in the Borough than the national, regional or county averages.	High levels would be likely to continue in the absence of any specific policies in the existing local plan to address this issue.	The Core Strategy can support the provision of health facilities and services, and healthy lifestyles (e.g. by providing areas of greenspace, and making walking and cycling attractive transport options) but health specific plans, such as the Health Improvement Plan are likely to have a larger effect.	✓			12, 15 and 18
The difference in life expectancy between the best and worst wards in the Borough is over 10 years, representing significant health inequalities.	Likely to continue in the absence of any specific policies in the existing local plan to address this issue.	The Core Strategy could influence this issue by providing more equal health care facilities, but health-specific plans, such as the Health Improvement Plan are likely to have a larger effect.	✓			12, 15, 16, and 18
The Borough has an ageing population. This places demands on the health/care sector and means a shortage of residents of working age.	The Local Plan does not address this issue and therefore this would be likely to continue.	The Core Strategy aims to provide more doctors and health care facilities for its population, however due to the nature of the Borough being rural and coastal with relatively low house prices, this issue is unlikely to change.	✓			12, 15, 16, and 18

Lack of facilities for young people. This leads to younger people leaving the area and not returning.	The Local Plan does not acknowledge the issues surrounding lack of facilities for young people. These problems are likely to continue under the present plan.	The Core Strategy has policies to provide facilities for the local community including young people however much of this issue also is dependant upon house prices, employment and other factors.	✓					14, 15, 16 and 18
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.	Deprivation would be likely to decrease as the existing Local Plan aims to provide for the development needs of the local economy and community.	The Core Strategy could contribute to decreasing deprivation, but external factors, as well as other social and economic plans for the Borough, will also play a large role.	✓	✓				12, 13, 14, 15, 16, 17, 18 and 19
There is a low proportion of affordable housing developed in the Borough.	The existing Local Plan aims for the inclusion of 30% affordable housing within development. The data on the development of affordable housing shows that this target was not met in 2004/05, and that affordable housing development levels were decreasing up to this point. Therefore it can be assumed that the target would be unlikely to be met, and that the provision of affordable housing would remain low.	The Core Strategy will play an important role in allocating land for affordable housing developments, and ensuring that targets set in the Regional Spatial Strategy are met.	✓					17
The Borough has a lack of good quality employment sites. This discourages potential businesses from coming to the area.	The Local Plan acknowledged and encouraged employment to the area with an employment policy for the main towns however the national economy influences the rate of business growth regardless of plan policies. The Local Plan did not address this issue.	The Core Strategy will continue to identify areas for employment and encourage new businesses into the area. However the national economy will continue to play a major role.	✓					15 and 20
Attracting and retaining key workers in the Borough.		The Core Strategy has acknowledged this issue and seeks to increase the provision of higher skilled jobs. This however is dependant upon the national economy also.	✓					19 and 20

There is a high level of employment in agriculture and manufacturing in the Borough, compared with other districts in Norfolk, and Britain in general, reflecting the focus on low-skilled employment sectors.	The focus on agricultural employment would be likely to decrease due to the existing Local Plan's policy to provide employment land in the urban areas of King's Lynn and Downham Market.	The Core Strategy could have some effect on the levels of employment in different sectors, but other influences such as the external economy are likely to have more of an impact.	✓				✓	1, 15, 19 and 20
Average earnings in the Borough is lower than both the national and regional averages.	Average earnings in the Borough would be likely to increase under the Local Plan's policies to develop the Borough's economy.	The Core Strategy could help to develop the Borough's economy to influence earnings, but the external economy is likely to have more of an impact.	✓					15 and 19
King's Lynn is under performing in terms of services, the economy, housing and tourism given its role as a significant centre.	Underperformance of service provision would be likely to continue, as the existing Local Plan does not include any policies to increase service availability in King's Lynn.	The Core Strategy would be likely to play an important role in increasing service provision and developing the economy and tourism, and it will have a key influence in determining housing provision.		✓				15 and 20
Some areas of King's Lynn town centre appear uncared for and unsafe.	Areas of King's Lynn town would be likely to improve under policies for regeneration in the existing local plan.	The Core Strategy would play a key role in improving the layout, design and appearance of the town centre.		✓				13, 14 and 15
Impact of communities particularly on the coast from 'second homes'.	The Local Plan does not address the issues associated with second home ownership as this is an issue which has evolved since the plan period.	The Core Strategy has looked at some of the issues surrounding second home ownership and the impact on local communities. However national economy and house prices will play a larger role.	✓				✓	17 and 18

An increase in residential development in Downham Market has led to the town outgrowing its compact market town characteristics and facilities.	The increase in residential development would increase under various policies in the existing Local Plan. The existing Local Plan would continue to see Downham Market as a compact market town, and the mis-match in scale between the size of the town and its facilities would be likely to continue.	The Core Strategy could play a large role in increasing the provision of facilities and services in Downham Market for the growing population to reduce the mis-match between the size of the town and its level of service provision.	✓				7, 8, 15, 17 and 18
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.	Investment in Downham Market would be likely to increase under various policies in the existing Local Plan. However, in the absence of specific policies on improving the visual amenity and economic regeneration of the Town, these would be unlikely to improve.	The Core Strategy could play a significant role in increasing investment in Downham Market. It will have a key influence on the improvement of the visual amenity of the town, and could help to regenerate the economy, though external factors will also play a large role.	✓				7, 8, 14, 15, 17, 19 and 20
Downham Market is used as a dormitory town due to location on the main line to Cambridge and London. This leads to underspending in the town and lower community spirit.	The Local Plan would be unable to address this problem and so as long as new housing was provided in the town this could continue.	The Core Strategy would be unable to influence house buying trends however it would ensure a healthier economy for the local population that use the town and its services and facilities.	✓				15, 16, 17, 18, 19 and 20
Hunstanton, and other coastal locations, have significant retired populations, which creates an imbalance in the age structure.	The imbalance of population is likely to continue, in the absence of policies in the existing Local Plan to address this.	The Core Strategy is unlikely to have a large effect on the population structure of Hunstanton, but could play a role in making the town more attractive for young people. The LDF could also play a role in responding to the problems of an ageing population, for example the demands on health services, but other plans, including the Health Improvement Plan, are likely to have a larger effect.		✓			16

The seasonal nature of visitors to Hunstanton and other coastal locations lead to variations in population and demands on local services.	Likely to continue due to policies in the existing Local Plan to reinforce Hunstanton's role as a tourist destination.	The Core Strategy can play some role in encouraging year-round tourists and other industries, but would be unlikely to be able to influence the seasonal variations in population due to tourism.	✓					15, 18 and 20
The role of Hunstanton and other coastal locations as seaside resorts means there is large seasonal variation in employment opportunities and income in the town.	Likely to continue due to policies in the existing Local Plan to reinforce Hunstanton's role as a tourist destination.	The Core Strategy can play some role in reducing variability in employment and income by encouraging year-round tourists and other industries.	✓					20
The isolated rural nature of parts of the Borough leads to inaccessibility of essential services and facilities.	Likely to continue due to policies to protect the rural nature of the countryside, although policies do allow for development of essential community facilities.	The Core Strategy can play a significant role in affecting the accessibility of services and facilities in the rural areas of the Borough, but viability could also have a major influence.	✓				✓	15
Increasing rural populations are increasing demand for housing and service provision in the countryside.	Likely to continue to increase, due to continuing attractiveness of rural lifestyles.	The Core Strategy is unlikely to be able to influence the demand for rural lifestyles, but could play a large role in responding to the increased demand for housing and service provision.	✓				✓	15, 17, 19 and 20
Changes in farming needs and practice mean that agricultural diversification is needed.	This is likely to continue under as the Local Plan has no control over agricultural changes.	The Core Strategy is unlikely to influence changes in agriculture however it will support farm diversification where there is a need.	✓				✓	1 and 20
Loss of high quality agricultural land.	This is likely to continue under the Local Plan as development will still sometimes take place on Greenfield sites although there is some protection of the countryside.	The Core Strategy acknowledges the importance of high quality agricultural land. Most of the Grade 1 and 2 land is situated in the Fens and this is where development will be limited. Therefore there will be a limited impact.	✓				✓	1

Withdrawal of village services.	The Local Plan supported the development of services and facilities to meet the needs of the local community. However the closure of services such as Post Offices would have happened regardless of the Plan.	The Core Strategy has acknowledged the role that village services have to the community and policies protect to some extent these services where there is an identified need. However the national economy will play a larger role.	√					√	15,19 and 20
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6 Sustainability Appraisal of Plan Options

6.1 Sustainability Appraisal of submission Core Strategy policies

6.1.1 There are 14 policies in the proposed Submission Document of the Core Strategy.

6.1.2 These are listed below:

- CS01 Spatial Strategy
- CS02 Settlement Hierarchy
- CS03 Strategic Development within King's Lynn
- CS04 Strategic Development within Downham Market
- CS05 Strategic Development within Hunstanton
- CS06 Development in Rural Areas
- CS07 Development in Coastal Areas
- CS08 Sustainable Development
- CS09 Housing Distribution
- CS10 Economy
- CS11 Transport
- CS12 Environmental Assets
- CS13 Community and Culture
- CS14 Infrastructure

6.2 The impact of the Sustainability Appraisal process on Core Strategy development

6.2.1 Sustainability Appraisal has proved to be very useful in terms of shaping policies in the Core Strategy pre submission document. It has helped to identify social, economic and environmental issues in the Borough and helped to shape solutions, compare options and discard options which are unsustainable and lead to detrimental impacts.

6.2.2 This meant that during formation of the policies, potential adverse impacts could be lessened by appropriate mitigation or a change in policy or policy wording and positive impacts could be maximised. The Sustainability Appraisal also explored the impacts of the 'do nothing' approach and to show what sort of impact this would have on the policies and whether this was a realistic option.

6.2.3 Sustainability Appraisal also helped to identify areas of the Core Strategy which needs to be monitored and where policies need to be strengthened. This has meant that certain subjects such as heritage and culture which have previously not had a strong presence in the document have been highlighted as issues which need to be resolved and safeguarded in the policies.

- 6.2.4 In developing policies for the Core Strategy pre submission document, Sustainability Appraisal was used in conjunction with responses to consultation (written and questionnaire), workshops which included Parish Councils, District Councillors, officers, stakeholders and interested members of the public. Local regional and national strategies were also incorporated into policy formation.

6.3 Likely significant effects of the submission King's Lynn and West Norfolk Core Strategy.

- 6.3.1 Significant positive impacts as a result of the submission Core Strategy policies have been identified through the Sustainability Appraisal.
- 6.3.2 In terms of environmental objectives, positive impacts can be seen by adapting to the threats of climate change, protecting and enhancing heritage, biodiversity and geodiversity assets in the Borough, minimising the loss of greenfield land, enhancement of landscape and townscape character, responding to issues of flood risk, and promotion of sustainable design and energy efficiency which will reduce emissions and create a healthier environment in the Borough.
- 6.3.3 In regards to the economy, several significant positive impacts as a result of the Core Strategy policies have been identified. These include: provision of employment opportunities, increase of affordable housing, and improving the efficiency, competitiveness and adaptability of the local economy.
- 6.3.4 Significant social positive impacts of the policies include improving access to work, services and facilities, supporting residents acquire skills to improve chances of finding suitable employment, increase of the quality, quantity and accessibility of services and facilities, creation of spaces, places and buildings which work well, reducing crime and the fear of crime and the provision of public open space.
- 6.3.5 All of these outcomes will have a positive impact on the perception of the Borough and will ensure that residents and people who work and visit the area enjoy what it has to offer.
- 6.3.6 There will be some impacts felt in the short to medium term whilst development and projects take place. In the long term there will be increased employment facilities, areas of regeneration and more sustainable developments where people have better access to services and facilities.
- 6.3.7 There are some potential negative impacts which could occur as a result of the Core Strategy policies, for example: impact of increased development on the landscape, impact of development on historic, biodiversity and geodiversity sites and loss of land and

development to the sea. An increase in population will mean an increase in pollution, waste, loss of land and higher usage of energy. These impacts are not certain and the Council will work with service providers and partners to deliver solutions and to mitigate and monitor effects.

- 6.3.8 Most significant positive effects are mitigated for by other policies in the Core Strategy pre submission document. Some policies work together to have synergistic beneficial effects for example by locating development in sustainable locations this will reduce the use of the private car and provide better access to services and facilities.

6.4 Cumulative Policies

- 6.4.1 The Sustainability Appraisal framework was used to assess the likely significant social, economic and environmental effects of each policy. The main findings are outlined in Section 7 and the accompanying matrices in Appendix 4. The cumulative score in Appendix 5 indicates the likely impact of the submission Core Strategy as a whole on each Sustainability Appraisal objective.
- 6.4.2 Table 6 below indicates which Sustainability Appraisal objectives are applicable to the Core Strategy policies.

6.5 Monitoring the significant effects of the Core Strategy

- 6.5.1 A monitoring framework will be available in the Annual Monitoring Report in addition to national core indicators to monitor likely significant effects of the Core Strategy every year.

6.6 Conclusion

- 6.6.1 Through the process of Sustainability Appraisal the majority of the Core Strategy pre submission document policies are likely to have a positive impact on the Sustainability Appraisal objectives. There are a couple of policies that will have a negligible effect and one policy that will have a negative effect on the Sustainability Appraisal objective which is: 'limiting the loss of Greenfield land'. This is due to the high levels of growth envisioned and needed in the Borough. However, the plan does stipulate that brownfield land will be targeted first for development and that development will need to be in sustainable locations with good access to services and facilities. Therefore, this can be mitigated to some extent.

Table 6 Policies applicable to SA Objective

SA Objective	Policy 1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	X	X	X
2	✓	✓	✓	✓	X	X	X	✓	✓	X	✓	X	X	X
3	✓	✓	✓	✓	X	X	X	✓	✓	X	X	✓	X	✓
4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	X
5	✓	✓	✓	✓	✓	X	✓	✓	✓	X	X	✓	X	✓
6	✓	✓	✓	✓	✓	✓	✓	✓	X	X	✓	✓	✓	X
7	✓	✓	✓	✓	✓	✓	✓	✓	X	X	X	✓	✓	X
8	X	✓	✓	✓	✓	X	✓	✓	X	✓	X	X	✓	X
9	✓	✓	✓	✓	X	X	X	✓	✓	X	✓	X	✓	✓
10	X	X	X	X	X	X	X	✓	X	X	X	X	X	✓
11	✓	✓	✓	✓	✓	X	✓	✓	X	X	X	✓	X	X
12	✓	✓	✓	✓	X	X	X	✓	X	X	✓	✓	✓	✓
13	✓	✓	✓	✓	X	X	X	X	X	X	X	X	✓	X
14	✓	✓	✓	✓	✓	X	✓	✓	✓	X	X	✓	X	✓
15	✓	✓	✓	✓	✓	✓	✓	✓	X	X	✓	✓	✓	✓
16	✓	✓	✓	✓	X	✓	X	X	✓	✓	✓	X	✓	X
17	✓	✓	✓	✓	✓	✓	X	X	✓	X	X	X	X	✓
18	X	X	X	X	X	X	✓	X	X	X	X	✓	✓	X
19	✓	✓	✓	✓	✓	✓	✓	X	X	✓	✓	X	✓	X
20	✓	✓	✓	✓	✓	✓	✓	X	X	✓	X	X	X	X

✓ = SA objective is applicable to policy. X = SA objective not applicable

7 Core Strategy Policies

7.1 Justification CS01 Spatial Strategy

- 7.1.1 The Spatial Strategy is the approach to delivering the vision and objectives and sets an overview of the development priorities for the Borough and where it is planned. It also reflects the Regional East of England Plan, which designates King's Lynn as a key Centre for Development and Change. Therefore the strategy directs the majority of growth and regeneration to King's Lynn, and begins to develop a settlement hierarchy for the Borough.

7.2 Impact on SA objectives; Environmental

- 7.2.1 The Spatial Strategy will have a positive effect on most of the environmental objectives. This is due to sites being located in more sustainable locations with a view to developing brownfield sites first. Better design standards will also be actively encouraged along with the incorporation of areas of green space.
- 7.2.2 Building on land subject to flooding is not a long term sustainable approach to development. However, the need for housing and economic regeneration outweighs the need to protect land subject to flooding.
- 7.2.3 Working to the recommendations of the Strategic Flood Risk Assessment will also maintain the long term sustainability of the local communities to adapt to the challenges of climate change.

7.3 Impact on SA objectives; Social

- 7.3.1 This policy addresses the long term social needs of communities throughout the Borough. The Green Infrastructure Strategy will help to inform the provision of open space and access to services and facilities will be improved. This came out as a major concern of residents through public consultation as many live in rural areas with poor public transport links and few village services and facilities.

7.4 Impact on SA objectives; Economic

- 7.4.1 The Regional Spatial Strategy requires a provision of 5000 jobs in the Borough. As part of the regeneration of King's Lynn the policy seeks to provide a large amount of employment in the town. Downham Market has been identified in the policy by way of a revitalised town centre, Hunstanton by diversifying year round activity and the areas adjacent to Wisbech by expansion of the port.

7.5 Alternatives Considered

- 7.5.1 The Spatial Strategy is in line with the recommendations of the East of England Plan therefore no other alternatives were considered.

7.6 Mitigation Measures

- 7.6.1 The approach concentrates development in the main towns and there will be a loss of some Greenfield land. Therefore a balance will need to be struck between Greenfield and brownfield allocations to minimise loss of Greenfield sites.
- 7.6.2 Ensure high quality design standards of new development which respects landscape character.
- 7.6.3 Work to the recommendations of the Strategic Flood Risk Assessment.

CS01 Spatial Strategy

Development priorities for the borough will be to:

- facilitate and support the regeneration and development aspirations identified in the Regional Spatial Strategy;
- encourage economic growth and inward investment;
- improve accessibility for all to services; education; employment; health; leisure and housing;
- protect and enhance the heritage, cultural and environmental assets and seek to avoid areas at risk of flooding;
- foster sustainable communities with an appropriate range of facilities.

Sustainable development locations

In accommodating these priorities our approach will utilise a settlement hierarchy (set out in Policy CS02) to ensure that:

- new investment is directed to the most sustainable places;
- significant emphasis is placed on brownfield redevelopment within the towns and villages;
- the development of sustainable urban extensions to the main towns;
- locally appropriate levels of growth take place in selected Key Rural Service Centres and Rural Villages;
- new development is guided away from areas at risk of flooding now or in the future, however recognising development may be required within flood risk areas to deliver regeneration objectives within King's Lynn and maintain the sustainability of local communities in rural areas;
- approximately 90% of new residential development will take place in

main settlements (including 44% in the King's Lynn area). The remainder will be spread across the more rural communities of the borough;

- 75% of employment land will be allocated in King's Lynn.

King's Lynn

In support of the overall development strategy the Council will:

- promote King's Lynn as the main centre including retail, leisure and culture and economic driver within the borough, a significant "engine of growth" and sub regional centre in the East of England;
- provide for a minimum of 7,000 new houses, at least 1,000 on brownfield land and the remainder by urban expansion;
- make provision for new jobs within existing and new employment areas and also as part of central area regeneration;
- make appropriate use of the high quality historic environment in the town through sensitive inclusion in regeneration proposals;
- establish a strong educational base.
- underpin the growth and development of King's Lynn with a major review of transport strategy to:
 - improve the public transport network linking the main centres of population within and beyond the borough;
 - seek improvements to the efficiency and safety of principal roads connecting to other parts of the borough;
 - Enable improved circulation within the town and support new development.
 - It will also reflect the rural nature of King's Lynn's hinterland where the car will remain the primary transport mode to the town throughout the plan period.
- seek to resolve the need for economic and social regeneration in those parts of the town which are at risk to flooding

Downham Market

Downham Market will be supported as a key town within the south of the borough supporting the demands for, and improving accessibility to, local services, cultural and leisure facilities.

The impact of significant development in recent years and the adequacy and quality of local services will be assessed by the Council and its strategic partners to quantify and address necessary change.

The strategy for the town will seek to:

- provide new employment opportunities within a revitalised town centre and new allocations of land.
- support the role of the town a service centre for visitors and the local tourism economy.
- provide a limited amount of growth to the town including at least

2,700 new homes with new allocations of 350 houses.

- ensure existing essential services and facilities are not jeopardised and that new investment brings with it appropriate mitigation and improvements.

Hunstanton

The focus for Hunstanton will be on ensuring the town develops its position as a successful service hub for the area providing retail, cultural and social facilities while strengthening its role as a year round tourist destination.

Support will be given to:

- extend the season and diversify year-round activity without detracting from the town's heritage with additional tourist facilities and leisure development
- Improving visitor accessibility and public transport so that the town may benefit from growth proposals for King's Lynn.
- Implement the Southern Seafront and Town Centre Masterplan.

Provision will be made for at least 560 new homes with new allocations of 200 houses.

The area adjacent to Wisbech

Although the town of Wisbech is beyond the borough's administrative area it does provide services and employment to people living in the borough.

The Council will be supportive in principle to:

- the expansion of the port-related employment area into land predominantly within the borough.
- consider the provision of at least 500 new houses to the east of the town.

(The nature and scale of this development will be dependant upon the outcome of work by Fenland District Council addressing the strategic role of Wisbech, the scale of housing provision overall, the impact of Strategic Flood Risk Assessment and the impact upon traffic using the A47 (T). The Borough Council will review the potential for further joint study with Fenland District Council as these issues achieve more clarity).

Rural and coastal areas

The strategy for the rural areas will:

- promote sustainable communities and sustainable patterns of development;
- ensure strong, diverse, economic activity, whilst maintaining local

- character and a high quality environment;
- focus most new development and at least 2,800 new homes within or adjacent to these selected Key Rural Service Centres. (To be defined in the Site Specific Allocations DPD);
- protect the countryside beyond the villages for its intrinsic character and beauty, the diversity of its historic environment; landscapes; geodiversity and biodiversity through a Green Infrastructure Management Plan, and Biodiversity Action Plans.

Within the coastal areas, the Council will work with its strategic partners to limit any detrimental impact of coastal change and take account of the Shoreline Management Plan, which will plan for future change.

7.7 Justification CS02 The Settlement Hierarchy

- 7.7.1 The plan imposes a requirement to define the approach to development within other towns and in the rural areas to increase economic and social sustainability. Therefore the potential of other centres has been considered.

7.8 Impact on SA objectives; Environmental

- 7.8.1 The settlement hierarchy directs development to urban areas which maximises the potential to utilise brownfield allocations for development. Although there will be some losses, this will help to limit development in the countryside and protect Greenfield sites.
- 7.8.2 As most of the Borough's protected sites are in the rural areas this policy will indirectly benefit these sites from disturbance through focusing development in the towns and larger centres.
- 7.8.3 However, King's Lynn has large areas which are at high risk of flooding (in flood zone 2 and 3). Some Key Rural Service Centres are also at risk of flooding.
- 7.8.4 Developing in areas which have a certain level of services and facilities and which are close to infrastructure have the capacity to accommodate growth and will ensure that growth is more sustainable in the longer term.

7.9 Impact on SA objectives; Social

- 7.9.1 The settlement hierarchy aims to enable improved services and facilities throughout the Borough which will provide for the wider communities regardless of location.

7.10 Impact on SA objectives; Economic

- 7.10.1 Provision of services, facilities and employment will be provided in the rural areas and smaller villages as well as the main towns. This will improve a healthier economy and provide more choice.

7.11 Alternatives Considered

- 7.11.1 Through consultation on the first Issues and Options Paper three different options of growth were explored to inform the Settlement Hierarchy. Option 1 was Concentrated Strategy with major growth in King's Lynn. Option 2 was Town Growth Strategy in the three main towns of King's Lynn, Hunstanton and Downham Market and Option 3 was Geographic Spread where development would be distributed all over the Borough including the villages.
- 7.11.2 Option 1 came out as the preferred option, although there was a consensus that Hunstanton and Downham required some growth to ensure economic vitality and to ensure that the needs of the community were addressed.
- 7.11.3 Option 3 was the least favoured with the villages wanting very limited or no further growth. Therefore, this policy has reflected these needs and aspirations.

7.12 Mitigation Measures

- 7.12.1 Ensure a careful balance of the choice of Greenfield and brownfield sites to ensure that Greenfield sites are protected where possible.
- 7.12.2 Encourage good design standards in sustainable locations.
- 7.12.3 Work to the recommendations of the Strategic Flood Risk Assessment, Green Infrastructure Strategy and Water Cycle Study to take into account flood issues, provision of accessible green infrastructure and associated water resources.
- 7.12.4 Provide a number of affordable housing with new development to meet the needs of the community.

CS02 The Settlement Hierarchy

Decisions on investment in services and facilities and on the location and scale of new development will be taken on the basis of the Borough settlement hierarchy.

The hierarchy is as follows:

Sub Regional centre		
King's Lynn (including West Lynn) and Gaywood (Provides a significant neighbourhood level function within King's Lynn)		
Main towns		
Hunstanton	Downham Market	
Settlements adjacent to Kings Lynn or the main towns		
North Wootton	Walsoken	West Winch
South Wootton	Emneth	
Key rural service centres		
Burnham Market	East Rudham	Methwold
Brancaster	Feltwell / Hockwold Cum Wilton	Snettisham
Castle Acre	Gayton / Grimston	Terrington St Clement
Clenchwarton	Great Massingham	Tilney St Lawrence / Terrington St John
Dersingham	Heacham	Upwell / Outwell
Docking	Marham	Watlington
		West Walton Highway
Rural villages		
Brancaster Staithe	Pott Row	Walpole Cross Keys
Burnham Deepdale	Runton Holme	Walpole St Peter
Castle Rising	Saddlebow	Welney
Denver	Sedgeford	Wereham
East Winch	Setchey	West Newton
Fincham	Shouldham	Wiggenhall St Germans
Great Bircham	Southery	Wiggenhall St Mary Magdalen
Harpley	St Johns Fen End	Wimbotsham
Hilgay	Stoke Ferry	
Hillington	Stowbridge	
Ingoldisthorpe	Syderstone	

Marshland St James	Thornham	
Middleton	Three Holes	
Nordelph	Tilney All Saints	
Northwold	Tottenhill	
Old Hunstanton	West Walton	
Smaller villages and hamlets*		
Anmer	Leziate	Walpole Highway
Ashwicken	Methwold Hythe	Walpole Marsh
Barroway Drove	New Houghton	Walpole St Andrew
Barton Bendish	North Creake	West Acre
Bawsey	North Runcton	West Bilney
Bircham Newton	Pentney	West Dereham
Boughton	Ringstead	West Rudham
Brookville	Roydon	West Winch Mill
Burnham Norton	Salters Lode	Whittington
Burnham Overy Staithe	Shernbourne	Wiggenhall St Mary the Virgin
Burnham Overy Town	Shouldham Thorpe	Wolferton
Burnham Thorpe	South Creake	Wormegay
Congham	St Johns Highway	Wretton
Crimplesham	Stanhoe	
East Walton	Stow Bardolph	
Flitcham Cum Appleton	Ten Mile Bank	
Fring	Tilney cum Islington	
Gayton Thorpe	Tilney Fen End	
Hay Green	Tilney High End	
Holme next the Sea	Titchwell	
Lakesend	Tottenhill Row	
*Unlisted hamlets and smaller groups of rural dwellings are excluded from this hierarchy and deemed to be within the wider countryside		

Land allocation in each of the settlement tiers will be in accordance with the principles set out in Policy CS09 Housing Distribution. All new development in the Borough should be of the highest quality design in accordance with the requirements of Policy CS08 Sustainable Development.

Sub Regional Centre (King's Lynn)

The focus of major planned growth will be in and adjacent to King's Lynn as indicated within the Key Diagram, in accordance with Policy CS03 King's Lynn. A significant area of growth will be allocated to the south east of the town which will contribute both to current needs and also establish a direction of future growth to meet anticipated need beyond the current plan period.

Gaywood functions as a **neighbourhood centre** within King's Lynn. It provides a significant range of services including retail. Gaywood's important

role as a centre is recognised and will be protected so that it can continue to provide a nucleus for new local business in accordance with Policy CS10 Economy.

Main Towns (Downham Market & Hunstanton)

Significant development will take place in these locations with a focus on maintaining and enhancing their respective roles in delivering essential convenience services, opportunities for employment and residential development, and enhanced tourist facilities in accordance with Policies CS04 Downham Market and CS05 Hunstanton.

Settlements adjacent to King's Lynn and the main towns

Development will take place in these locations where it can demonstrate a positive impact on the adjacent Sub Regional Centre/Main Town and which will assist in both maintaining and enhancing the provision of services.

Key Rural Service Centres

Limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the Development Limits of the Key Rural Service Centres. In accordance with Policy CS06 Development in rural areas.

Rural Villages

Limited minor development will be permitted which meets the needs of settlements and helps to sustain existing services in accordance with Policy CS06 Development in rural areas.

Smaller Villages and Hamlets

Development in Smaller Villages and Hamlets will be limited to specific identified needs only in accordance with Policy CS06 Development in rural areas.

In all cases set out above, development should seek to avoid conflict with the environmental protection and nature conservation policies of the Local Development Framework and should, where necessary, introduce mitigating or compensatory measures to address harmful implications in accordance with Policy CS12 Environmental Assets.

Policy CS02 aims to assist the delivery of all the Core Strategy Objectives by directing development to sustainable locations.

7.13 Justification CS03 King's Lynn

- 7.13.1 The focus of major planned growth will be in King's Lynn, the Sub Regional Centre. Therefore due to the growth envisioned here the town requires a separate policy approach.

7.14 Impact on SA objectives; Environmental

- 7.14.1 As 7000 extra homes will be required to be built in the King's Lynn area, this has an implication on the loss of some undeveloped land and agricultural holdings. However, most undeveloped land and agricultural holdings are in the more rural areas of the Borough.
- 7.14.2 The level of growth will increase the amount of waste produced, increase emissions from increased traffic by a larger population, place further pressures on natural resources and have an impact on designated sites and species.
- 7.14.3 The policy seeks to protect and enhance the historic qualities of the town as a valuable asset and new development will need to be sympathetic to the natural and built surroundings that make the town so attractive and distinctive.
- 7.14.4 Through the policy development will also need to consider the effects of climate change and the associated impacts of flooding as large areas of the town are high flood risk areas.
- 7.14.5 Building on land subject to flooding is not a long term sustainable approach to development. However, the need for housing and economic regeneration outweighs the need to protect land subject to flooding.

7.15 Impact on SA objectives; Social

- 7.15.1 The Core Strategy is supportive of retaining and if possible promoting expansion of the Queen Elizabeth Hospital. This is a major health facility for the local people and is a major employer in the town.
- 7.15.2 Open space and the provision of services and facilities will also be promoted in King's Lynn which will serve the deprived wards in the Borough including St Margaret's with St Nicholas, Fairstead, Gaywood, North and South Lynn.

7.16 Impact on SA objectives; Economic

- 7.16.1 Promoting King's Lynn as a sub regional centre will have positive implications for the local economy and this will benefit communities outside of the town as well as within who at present utilise Norwich and Cambridge as alternatives for shopping.

7.17 Alternatives Considered

- 7.17.1 The focus of major planned growth in King's Lynn is in accordance with the East of England Plan and therefore no alternatives were considered.

7.18 Mitigation Measures

- 7.18.1 Utilisation of brownfield land before Greenfield.
- 7.18.2 High standards of design will be needed, particularly in the historic areas of the town in order to ensure that local character is maintained and enhanced.
- 7.18.3 Work to the recommendations of the Strategic Flood Risk Assessment in areas of high flood risk and the Green Infrastructure Strategy particularly in the Nar Ouse area and Gaywood Valley to the south east of the town.
- 7.18.4 Further survey work may be needed where work could impact archaeological and historic sites of interest.

CS03 King's Lynn area

In support of the overall development strategy King's Lynn will continue to meet its obligations as a Growth Point and Key Centre for Development and Change and develop as a Sub-Regional Centre.

The strategy for growth is to:

- Provide at least 7,000 new dwellings within and around King's Lynn including:
 - West Lynn,
 - South Wootton,
 - North Wootton, and
 - West Winch.
- At least 1,000 of these dwellings will be provided as part of the regeneration of the central part of the town and the remaining number will be allocated within urban expansion areas to the north and south east of the town.
- The area south east of the town adjoining West Winch will contribute significantly both to current needs and also establishes a direction of future growth to meet anticipated need beyond the current plan period.
- Provide at least 3,000 new jobs in existing and new employment areas to the east and south of the town at Hardwick Estate Extension, Saddlebow Road, and Land south of Hardwick Narrows and as part of a balanced mix of uses within areas of renewal and replacement.
- Provide at least 20,000m² of retail floor space as an extension to the

existing town centre west of Railway Road.

- Continue protecting and enhancing the historic environment of King's Lynn in order to promote the town for its unique heritage and cultural offer.

To achieve these outcomes precedence will be given to the Urban Renaissance Strategy set out for:

- The Nar-Ouse Regeneration Area;
- The Waterfront Regeneration Area, which will combine to provide a balanced mix of housing; employment sites; educational facilities and local services; and the
- Town Centre Extension Development Framework which will promote the town's role as a sub-regional attraction with an expanded retail offer and improved accessibility to cultural, tourism and leisure uses.

Within the historic and commercial cores of the town, new development will be required to demonstrate a high quality of design which, without stifling innovation, respects and enhances the wider historic surroundings and reinforces a positive visitor experience to the town and consequently supports the local tourism, leisure and culture economies.

The expansion areas, and sites of significant redevelopment, are indicated within the Key Diagram and will be defined within the Site Allocations and Policies Development Plan Document.

Elsewhere throughout the urban area, schemes of renewal or replacement that positively contribute to the regeneration of the town will be encouraged where there is no detrimental impact upon:

- flood-protection strategies set out in CS01 and CS08;
- the transportation network, including the operation of the port as a strategic transport facility
- local services and facilities;
- significant trees, wildlife or historic assets;
- enjoyment of the public realm;
- crime prevention.

In support of these policies the Council will continue to monitor and seek to influence improvements in the efficiency of the public transport network within the town, its links to main towns and villages within the borough, and major destinations beyond the borough. Improvements may require change to operational aspects of the services or appropriate improvements to the highways infrastructure including traffic management and car-parking strategies. The King's Lynn Area Transportation Strategy will address detailed proposals.

Open space and recreational facilities will be provided within and around the town to serve the needs of the existing residents and to meet the needs of

the growing population.

The Council will seek to enhance green infrastructure in the town in accordance with the Green Infrastructure Strategy. In particular enhancing the area around the Gaywood Valley to the east of the town and Nar Ouse Riverside Park to the west.

Alternative links within the town for walking and cycling will be maintained and extended to meet the future needs of the residents notably within the areas of regeneration and expansion.

The Council will work with its strategic partners to:

- ensure the continued presence of a general hospital at King's Lynn to serve the needs of its growing population, the broader population of West Norfolk and the relevant catchment areas from Breckland, Cambridgeshire and Lincolnshire.
- develop a major new educational enterprise campus by relocating all, or parts, of the College of West Anglia, and attracting both the Anglia Ruskin University and relocating the Academy School to develop King's Lynn as an educational and enterprise centre.

Policy CS03 contributes to Core Strategy objectives 1-15 Economy, Society and Environment and 16-20 King's Lynn.

7.19 Justification CS04 Downham Market

7.19.1 Through consultation, Downham Market came out as a key area of growth although there will need to be infrastructure improvements such as increased services, public transport, health provision, employment, retail and tourism facilities as the town has experienced rapid growth which has put pressure on existing infrastructure.

7.20 Impact on SA objectives; Environmental

7.20.1 The same approach will be taken in Downham Market as in King's Lynn, developing brownfield land first. However there will be a loss of some Greenfield land to development. This is in order to meet the housing targets set in the East of England Plan.

7.20.2 There are no designated sites in Downham Market however an increase in the population could mean that more people will be utilising designated sites in the Borough more which could add pressure to species and habitats.

- 7.20.3 Green infrastructure will need to be provided in the town along with development. Development will need to be well designed and sympathetic to local landscape and townscape character.

7.21 Impact on SA objectives; Social

- 7.21.1 Through consultation, the residents of Downham Market have indicated that there is a lack of services and facilities to cope with the number of people living in and around the town. The provision of services and facilities along with improving transport and links in the town and on the A10 will address this need.

7.21.2 Impact on SA objectives; Economic

- 7.21.3 The policy will promote the town as a visitor centre, improve the current retail offer, create new areas of employment and provide mixed housing. Therefore this will help to improve the local economy.

7.22 Alternatives Considered

- 7.22.1 Option 1 of a Concentrated Strategy in King's Lynn came out through consultation as the most preferred option although there was a consensus that Hunstanton and Downham wanted some growth to ensure economic vitality and to ensure that the needs of the community were addressed.
- 7.22.2 Therefore, although option 1 was the preferred and most sustainable choice, there was considered need for growth in the town of Downham Market. Option 3 of Geographic Spread was shown to be too unsustainable and would place demands upon Greenfield sites and transport links due to isolation in the more rural areas.

7.23 Mitigation Measures

- 7.23.1 Ensure that Greenfield sites are protected where possible with development targeted at brownfield sites first.
- 7.23.2 The recommendations of the Green Infrastructure Strategy and the Water Cycle Study will need to be implemented alongside development to ensure that open space is created, (particularly in the Wissey Valley Landscape Project and the Cock Doves and Kingston Plantation area) and that water resources are protected.
- 7.23.3 Design will need to be of good quality and sensitive to the local character of the town.
- 7.23.4 Further survey work may be needed where work could impact archaeological and historic sites of interest.

CS04 Downham Market

The role of Downham Market will continue as a main town providing and supporting employment and essential services for the southern part of the borough. In supporting the function of the town, provision will be made for:

- At least 15 ha in existing employment areas; combined support for an employment area alongside the east bank of the Relief Channel south of Hythe Bridge and; as part of a balanced mix of uses within areas of renewal and replacement;
- At least 2,700 new homes including at least 350 new houses on Greenfield site(s) adjoining the eastern half of the town.

The broad location for expansion and sites of significant redevelopment are indicated within the Key Diagram and will be defined within the Site Allocations and Policies Development Plan Document.

The provision of new housing will be carefully balanced with the need to provide additional services and local facilities both to meet the needs of the future population and also to redress present inadequacies within the existing level of services within the town.

Focus in the town centre will be on:

- Maintaining and enhancing a strong local convenience and service offer;
- Accommodating a balanced diversity of uses to strengthen the evening economy;
- Improving the local arts and culture offer;
- Promoting the town's role as a wider visitor centre.

Seek to respect and enhance the built, historic and natural environment in the town. Maintain the landscape and the quality of open space in Downham Market.

In addition opportunities will be investigated to develop a leisure and tourism attraction within the proposed employment site adjacent the Relief Channel.

Pedestrian and cycling links will be improved throughout the urban area to enhance accessibility to the town centre, the railway station and employment areas.

In addition to an over-arching approach to seek improvements to the King's Lynn / Cambridge / London rail-link and the A10, public transport links to King's Lynn, Ely and Cambridge and the surrounding villages will be

improved.

Seek to enhance green infrastructure in the town in accordance with the Green Infrastructure Strategy. In particular enhancing the Wissey Valley Landscape Project, Cock Doves and Kingston Plantation.

Policy CS04 contributes to Core Strategy objectives 1-15 Economy, Society and Environment and 21, 22 Downham Market.

7.24 Justification CS05 Hunstanton

7.25 Through consultation, Hunstanton came out as a key area of growth that will require infrastructure improvements such as increased services, public transport, health provision, employment and retail facilities. Hunstanton's role as a coastal resort also means that year round activities are required to ensure that the town has a strong economy all year round to serve the needs of the local population as, well as the tourists.

7.26 Impact on SA objectives; Environmental

7.26.1 The main environmental impacts to the town of Hunstanton will be the impacts of coastal flooding on communities, habitats and species and sites and buildings of heritage value.

7.26.2 As the town is a typical Victorian seaside resort, care also needs to be taken to ensure development is sympathetic to the surroundings.

7.26.3 Building on land subject to flooding is not a long term sustainable approach to development. However, the need for housing and economic regeneration outweighs the need to protect land subject to flooding.

7.27 Impact on SA objectives; Social

7.27.1 Lack of services and facilities along with poor transport links came out as a key area of concern to residents through the consultation process. The seasonal nature of the tourist industry in the town also means that local residents do not benefit from the same services as in the peak visitor periods.

7.28 Impact on SA objectives; Economic

7.28.1 Creating an economy which is not so reliant but does still recognise the importance of the seasonal/tourist industry in the town has been the main economic objective of the policy. This will ensure that the town has a healthy economy balanced with it's unique and special tourism offer.

7.29 Alternatives Considered

- 7.29.1 Option 1 of a Concentrated Strategy in King's Lynn came out as the most preferred option although there was a consensus that Hunstanton and Downham wanted some growth to ensure economic vitality and to ensure that the needs of the community were addressed.
- 7.29.2 Therefore although option 1 was the preferred and most sustainable choice, there was considered need for growth in the town of Hunstanton. Option 3 of Geographic Spread was shown to be too unsustainable and would place demands upon Greenfield sites and transport links due to isolation in the more rural areas.

7.30 Mitigation Measures

- 7.30.1 Ensure that the recommendations of the Green Infrastructure Strategy and the Appropriate Assessment are implemented to avoid impact to designated sites and species and to enhance and create new sites, particularly in Oasis Way.
- 7.30.2 Further survey work may be needed where work could impact archaeological and historic sites of interest.
- 7.30.3 Design will need to be high quality and sensitive to the local character of the town.
- 7.30.4 The recommendations of the Strategic Flood Risk Assessment will need to be implemented along with the Shoreline Management Plan.

CS05 Hunstanton

The focus for Hunstanton will be on ensuring that as a main town it develops its position as a successful service hub for the local area, while strengthening the role as a tourist destination with year-round activities. This will utilise evidence within the Town Centre and Southern Seafront Masterplan.

The strategy for the town is to:

- retain and strengthen the role of Hunstanton as a main town in the Borough, a service centre supporting retail, culture and social infrastructure;
 - providing modest and balanced employment growth to provide jobs and opportunities to meet the needs of existing and new residents. This should be quality year round employment, with

- less reliance on seasonal/tourist activity.
 - promoting opportunities for residential development within the town centre, particularly for affordable housing.
 - allocating up to 200 new dwellings to the south of the town.
- strengthen the town's role as a visitor destination. Support will be given to additional sustainable tourist facilities and leisure development which extends the season by providing diverse year-round activities, while acknowledging and being sympathetic to the valuable natural assets of the town and surrounding area;
- develop a transport and movement strategy for the town, to expand upon the information in the Town Centre and Southern Seafront Masterplan. This should include
 - a parking strategy. The provision of adequate levels of parking in the town as a whole is key, particularly during the summer months. For the town centre area particularly, there is a demand for parking at all times of the year, stemming from retail uses;
 - improvements to public transport; increasing the frequency and reducing journey times of services to Kings Lynn; supporting more frequent services along the coast; and strengthening public transport links within rural areas;
 - improvements to routes, signage and facilities for walking and cycling.
- build upon the relationship between Hunstanton and King's Lynn so the town is able to benefit from growth proposals for King's Lynn;
- enhance the local character of the town, promoting high quality design of the local environment and the public realm. In particular to;
 - respect the heritage of Hunstanton while promoting the vibrancy of the town centre and The Green. New development should meet modern requirements while respecting the built environment in the conservation area.
 - promote a new style of design for the Southern Seafront area, creating a new identity that reflects modern and high quality architecture rather than replicating the past. The public realm should be enhanced with a consistent approach to design and layout helping to forge the new character of this area;
- seek to enhance green infrastructure in the town in accordance with the Green Infrastructure Strategy and Delivery Plan in particular enhancing:
 - The green assets in the town particularly Oasis Way; and
 - links to Heacham and Hunstanton Park.

Policy CS05 contributes to Core Strategy objectives 1-15 Economy, Society and Environment and 23-27 Hunstanton

7.31 Justification CS06 Development in Rural Areas

- 7.31.1 The Vision of the rural area as a thriving network of Key Rural Service Centres, Rural Villages and Hamlets in the countryside, highlights the diverse nature of this part of the Borough in terms of the different settlement types it accommodates and their functions.
- 7.31.2 In line with PPS3; Housing, Housing in rural areas will seek to sustain rural communities.

7.32 Impact on SA objectives; Environmental

- 7.32.1 Although development will be targeted to the three main towns in the Borough, some development will be targeted in the rural areas. There are designated sites and species in the rural area which are susceptible to disturbance or damage through an increased population and new development. An Appropriate Assessment has been prepared to ensure that sites of international importance are not adversely affected and the policy recommendations of that report have been incorporated into the Core Strategy pre submission document.
- 7.32.2 Increased development in the countryside will also need to take into account pressures on the local landscape character and sites of heritage value.
- 7.32.3 Breckland District Council has undertaken a study on the impacts of growth on the Breckland Special Protection Area on Stone Curlews. Therefore some of the Key Rural Service Centres i.e. Northwold, Methwold and Hockwold will need to work to the recommendations of the study to ensure that there are no adverse effects on the SPA.

7.33 Impact on SA objectives; Social

- 7.33.1 Due to the decrease in village services and facilities and poor transport links, communities in the rural area are less well served than those in the towns and larger villages. To reduce rural isolation the policy aims to improve transport links, including by way of walking and cycling so that the car is not the only viable option to rural communities. Opportunities for employment could be strengthened by improving the access to broadband and supporting existing village services.
- 7.33.2 Provision of affordable housing will also help communities to afford to stay in their villages.

7.34 Impact on SA objectives; Economic

- 7.34.1 Although there will be moderate growth in the villages, opportunities to protect existing services and support new ones will create more sustainable communities and a healthier economy.

7.35 Alternatives Considered

- 7.35.1 The option of Geographic Spread in the villages and Borough was considered to be the least sustainable option although rural communities did feel that they wanted some growth. Therefore, whilst the countryside will generally be protected from development pressure, in rural areas where there is a need for development and services and facilities, this will be supported.

7.36 Mitigation Measures

- 7.36.1 The loss of Greenfield sites and grade 1 and 2 agricultural land will need to be balanced with the need for development to ensure that the countryside is protected.
- 7.36.2 Development will need to take into account the requirements of the Appropriate Assessment to ensure that there are no adverse effects on the Boroughs sites of international importance. The recommendations of the Green Infrastructure Strategy to enhance and create new areas for biodiversity will also need to be implemented alongside development.
- 7.36.3 Further survey work may be needed where work could impact archaeological and historic sites of interest.
- 7.36.4 The recommendations of the Strategic Flood Risk Assessment will be taken into account to ensure that development is placed in sustainable locations.

CS06 Development in rural areas

The strategy for rural areas is to:

- promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity;
- maintain local character and a high quality environment;
- focus most new development in key rural service centres selected from the Settlement Hierarchy Policy CS02;
- ensure employment, housing (including affordable housing), services and other facilities are provided in close proximity.

Provision will be made for a total of 2,800 new homes within or adjacent to selected Key Rural Service Centres.

In the Rural Villages, Smaller Villages and Hamlets, more modest levels of development, as detailed in Policy CS09, will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment, services and markets, and without detriment to the character of the surrounding area or landscape. Sites may be allocated for affordable housing or exception housing in accordance with criteria to support the housing strategy.

Within all centres and villages, priority will be given to retaining local business sites unless it can be clearly demonstrated that continued use for employment (including tourism or leisure) of the site is economically unviable, or cannot overcome an overriding environmental objection, or a mixed use can continue to provide local employment opportunities and also meet other local needs.

Beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all. The development of Greenfield sites will be resisted unless essential for agricultural or forestry needs.

The strategy will be supportive of farm diversification schemes and conversion of existing buildings for business purposes in accordance with Policy CS10 providing any proposal:

- Meets sustainable development objectives and helps to sustain the agricultural enterprise;
- Is consistent in its scale with its rural location;
- Is beneficial to local economic and social needs;
- Does not adversely affect the building and the surrounding area or detract from residential amenity.

Conversion to residential use will only be considered where:

- the existing building makes a positive contribution to the landscape;
- a non-residential use is proven to be unviable;
- the accommodation to be provided is commensurate to the site's relationship to the settlement pattern; and
- The building is easily accessible to existing housing, employment and services.

In terms of transport there will be a focus on improving accessibility between towns and villages so helping to reduce social exclusion, isolation and rural deprivation as set out in Policy CS11.

Policy CS06 contributes to Core Strategy Objectives 6, 7, 9 Society, 14, 15 Environment, 28, 29, 30, 31 Rural Areas 34 Coast.

7.37 Justification CS07 Development in Coastal Areas

- 7.37.1 The coastal areas of the Borough are a major asset in terms of providing tourism, employment, homes, recreation, retail facilities and habitats for species.
- 7.37.2 Through consultation we have learnt that coastal communities feel that there needs to be more services and facilities available all year round with improved public transport and links, employment, provision of homes and protection from flooding.

7.38 Impact on SA objectives; Environmental

- 7.38.1 Some land will be lost to the sea from the impacts of climate change and changes in shoreline management. This will mean the potential loss of dwellings and land and impact on species and habitats.
- 7.38.2 Sites of historic value could also be lost to the sea and therefore this will mean that efforts will need to be made to safeguard our heritage assets in a way which is sensitive but also serves social and economic needs for the coastal area.

7.39 Impact on SA objectives; Social

- 7.39.1 Coastal communities will need to be included more in the planning process and in the work of other strategies such as the Shoreline Management Plan. This will help to shape the way the coast is managed over the next 100 years.
- 7.39.2 The coast may change as a result of climate change in ways which are at present not known. There may be increased tourism, therefore it is important to develop services and facilities all year round to meet the needs of these communities.
- 7.39.3 Development in areas of high coastal flood risk, and thereby risk to life will not be permitted.

7.40 Impact on SA objectives; Economic

- 7.40.1 Coastal communities should not feel that development and investment in the coast will stop, but that there will be change and this may bring opportunities for example in creating more sustainable homes and communities, expansion of green tourism, increases in flood protection in areas and new services and facilities.

7.41 Alternatives Considered

- 7.41.1 The Option of Geographic Spread in the villages and Borough was considered to be the least sustainable option although coastal communities did feel that they wanted some growth. Therefore whilst the coast will be protected from development pressure, especially where there are major coastal flooding issues, where there is a need for development and services and facilities in the coastal area this will be supported.

7.42 Mitigation Measures

- 7.42.1 The Council will work with partners to ensure that the needs of habitats and species are met as well as working to the recommendations of the Green Infrastructure Strategy and Appropriate Assessment to ensure that there are no adverse effects to the internationally designated sites and species on the coast.
- 7.42.2 Monitoring these sites will need to be undertaken to establish any changes especially in light of increased visitor pressure and impacts of coastal erosion.
- 7.42.3 Sites of historical value will also need to be monitored to ensure their protection and mitigate risk.
- 7.42.4 Ensure that development is sympathetic to the distinctive character of the area and that development utilises sustainable building techniques. The Borough's Landscape Character Assessment will be used as a guide.
- 7.42.5 The Shoreline Management Plan for the North Norfolk Coast is currently undergoing consultation and the Council will work in partnership with the Environment Agency and local communities to ensure that the needs of the coastline along with the communities, species and habitats are met.

CS07 Development in coastal areas

The Council will seek to balance the sensitive nature of the coastal area of West Norfolk with the national and international designations including the Area of Outstanding Natural Beauty for wildlife, landscape and heritage with the need for economic and social development of the area and the effects of climate change.

In this context the Council will:

- protect and enhance the historic environment qualities of the coast

- including designated and undesignated archaeological assets;
- support and develop services which attract visitors throughout the year and provide for the local community to increase economic sustainability for businesses and services;
- promote visitor access in coastal areas of the borough, whilst considering any necessary measures to meet the requirements of the Habitats Regulations and protect the integrity of the coastal European sites, working with partners and neighbouring authorities as appropriate;
- work with partners including the Environment Agency and local communities to limit any detrimental impacts of coastal change and take account and implement the policies of the Shoreline Management Plans;
- resist new and replacement dwellings and the extensive alteration of dwellings and relaxation of occupancy limitations unless the outcome of the Shoreline Management Plans acknowledge the absence of risk or promotes the retention and/or improvement of local sea defences;
- ensure that any development on the coast is sustainable and able to withstand the effects of climate change;
- ensure that any new development enhances the distinctive local character of coastal areas as well as helps to support and enhance services and facilities for local people and visitors alike;
- work in partnership with organisations such as Natural England and the Norfolk Coast Partnership and other conservation bodies to ensure that protected species and habitats on the coast are adequately protected;
- Where appropriate, ensure mitigation or compensation measures are put in place where management strategies change or coastal habitats and the species using them may change in light of changes in climate;
- support the recommendations of the AONB Management Plan and continue to play a role as a key partner in the Norfolk Coast Partnership;
- use the Green Infrastructure Strategy and the West Norfolk Econet Map to identify possible areas for biodiversity enhancement on the coast (Wash and North Coast) and deliver this through decisions on planning application and partnership working.

Policy CS07 contributes to Core Strategy Objectives 2, 5, Economy 7, 8, 9 Society, 11, 12, 13, 14, 15 Environment, 32, 33, 34 Coast.

7.43 Justification CS08 Sustainable Development

- 7.43.1 The Government has now committed the UK to cutting greenhouse gas emissions by 80% by 2050 and to make all homes zero carbon by 2016. These targets are supported by the Regional Spatial Strategy in the East of England Plan. Given the urgency to meet

these targets there will need to be significant moves in the Local Development Framework to address the issues of sustainable development.

7.44 Impact on SA objectives; Environmental

- 7.44.1 There is a need to conserve water resources through increased development. Through talks with Anglian Water they identified no constraints although the area to the south east of the town was their least favoured option in terms of providing water infrastructure.
- 7.44.2 Through the Appropriate Assessment of the Core Strategy pre submission document it was highlighted that some installations such as turbines may impact on protected species. Therefore the policy has been amended so that renewable projects are assessed accordingly where necessary by Habitat Regulation Assessment. Overall, improving air quality by reducing emissions and improving the quality of the environment will be a positive move forward in protecting and enhancing the environment of the Borough.
- 7.44.3 Similarly some renewable installations may have a negative impact on sites of historical value either visually or through construction. Specifying that development is of a high quality design which respects local character in the policy, may help to mitigate some of this risk.
- 7.44.4 High quality and sustainable design is key to ensuring that targets are met without jeopardising the unique landscape character of the Borough. Construction techniques which work to the recommendations of CABI Building for Life is encouraged for new development which will ensure that these new buildings can respond to changes in climate.
- 7.44.5 Reduction of emissions has been a key issue of the Borough as there are at present two Air Quality Management Areas and along with Government targets, this means that efforts need to be made to reduce emissions in the Borough. The policy sets a target for the reduction of 10% of onsite emissions of new development of more than 10 dwellings and a 20% reduction for development over 100 dwellings. This is in line with Government guidance and the recommendations of Planning Policy Statement 22 Planning and Renewable Energy.
- 7.44.6 The long term sustainability of the Borough requires that development takes into account the flood risk issues of the Borough. Therefore, areas which are vulnerable to the effects of climate change will be avoided and the Council will work to the recommendations of the Strategic Flood Risk Assessment to ensure that recommendations are put in place.

7.45 Impact on SA objectives; Social

- 7.45.1 Improving the overall quality of the environment by reducing emissions will help benefit the health of residents of the Borough and create a more attractive and healthy environment to live.
- 7.45.2 Ensuring that the new areas of open space which will be created are healthy functioning, this will benefit the communities that will use them and secure them for future generations.

7.46 Impact on SA objectives; Economic

- 7.46.1 The economic impacts on the SA objects are less than that of the environmental and social gain. However by ensuring that development is built with sustainability in mind will ensure that constraints such as flooding do not jeopardise the long term growth of the Borough and that opportunities for new businesses and investment will still be available.

7.47 Alternatives Considered

- 7.47.1 This policy is in line with Government and regional guidance therefore no other alternatives were considered.

7.48 Mitigation Measures

- 7.48.1 The results of the Water Cycle Study will be utilised to guide development away from areas where there are constraints associated with water supply. The Council will also work closely with partners to ensure that needs are met.
- 7.48.2 The process of Appropriate Assessment will be used to ensure that there are no adverse effects on designated sites and species from renewable installations. The provision of new areas of biodiversity and geodiversity value through the Green Infrastructure Strategy will also serve to ensure that fragile species can adapt to the changing climate.
- 7.48.3 Sites of historical value will also need to be monitored to ensure their protection and mitigate risk.
- 7.48.4 The Borough's Landscape Character Assessment and the Wind Turbine Character Assessment will also be used to guide planners in decision making to ensure that the character of local areas are not jeopardised by bad design or impact of installations.
- 7.48.5 A series of mitigation strategies are outlined in the emerging Shoreline Management Plans for the North Norfolk Coast and the

Wash. These will be supported and implemented in line with the findings.

CS08 Sustainable Development

All new development in the borough should be of the highest quality design. New development will be required to demonstrate its ability to:

- protect and enhance the historic environment;
- enrich the attraction of the borough as an exceptional place to live, work and visit;
- respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment;
- optimise site potential, making the best use of land including the use of brownfield land;
- enhance community wellbeing by being accessible, inclusive, locally distinctive, safe and by promoting healthy lifestyles (see Policy CS14 Community & culture);
- achieve high standards of sustainable design.

To promote and encourage opportunities to achieve high standards of sustainability and energy efficiency, measures should include:

- construction techniques, layout, orientation, internal design and appropriate insulation maximised to improve efficiency;
- innovative use of re-used or recycled materials of local and traditional materials to decrease waste and maintain local character;
- reduction of on site emissions by generation of cleaner energy;
- provision of green space to safeguard wildlife, provide recreation opportunities and improve the quality of life for people living in the area;
- good access links for walking and cycling;
- integration of water saving devices and Sustainable Drainage Systems;
- designs that exceed the present standards set by Building Regulations and achieve higher levels of the Code for Sustainable Homes will be encouraged;
- at the design stage, attention should be had to the CABI 'Building for Life' national standard for well-designed homes and neighbourhoods, and all new schemes should be assessed against the Building for Life Criteria;
- new development of more than 10 dwellings (new build or conversions) or 1000m² of non residential floor space should reduce their predicted CO₂ emissions by at least 10% (by using decentralised

and renewable and low carbon sources) as compared to the Standard Assessment Methodology¹⁷. For developments over 100 dwellings a 20% reduction of CO² emissions will be necessary.

The Council will take account of the impact of achieving these targets on the viability of a scheme and where appropriate agree a lower or nil target provided:

- the development of the site is in the wider public interest; and
- the developer is prepared to share information on development costs and margins with the Council prior to consent being granted.

Density of development

In seeking to optimise site potential the Council will scrutinise Design and Access Statements to confirm the proposal maximises the density of development, and reflects at least minimum national standards in the light of local factors. Proposals will need to explain why a higher density than that intended is not possible.

Flood Risk and Climate Change

The Council's Strategic Flood Risk Assessment outlines potential flood risk throughout the borough. In order to ensure future growth within the borough is sustainable:

- the findings of the Strategic Flood Risk Assessment will be used to guide planned growth and future developments away from areas of high flood risk;
- the Council will work in conjunction with the Environment Agency and ensure that decisions take into account coastal flooding and climate change adaption issues.

The emerging Shoreline Management Plans will also serve to highlight the future needs and changes that may affect coastal communities arising from changes in climate. The adopted Shoreline Management Plans will be material considerations in planning applications.

Policy CS01 acknowledges that some development may be required in flood risk areas to meet regeneration objectives and maintain the sustainability of local communities. Development proposals in high flood risk areas will need to demonstrate that:

- the type of development is appropriate to the level of flood risk identified in the Strategic Flood Risk Assessment, or;
- if the development vulnerability type is not compatible with the flood zone as set out in PPS25, proposals will need to demonstrate that the development contributes to the regeneration objectives of King's Lynn

¹⁷ Standard Assessment Procedure for Energy Rating of Dwellings

- or the wider sustainability needs of rural communities;
- the development is on previously developed land, or, where proposals are for development of Greenfield sites, the development must demonstrate a contribution to the regeneration objectives of Kings Lynn or the wider sustainability needs of rural communities;
- flood risk is fully mitigated through appropriate design and engineering solutions.

Renewable Energy

The Council and its partners will support and encourage the generation of energy from renewable sources. These will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social, economic and other benefits.

Renewable projects should be assessed accordingly (where necessary by project level Habitat Regulation Assessment) to ensure minimal ecological impact, and should undergo a detailed cumulative impact assessment.

Policy CS08 contributes to Core Strategy Objectives 5, Economy, 11, 12, 13, 15, Environment, 18, King's Lynn, 32, Coast.

7.49 Justification CS09 Housing Distribution

- 7.49.1 The diverse nature of housing characteristics in the Borough suggests that a careful mechanism is needed to ensure that the variety of needs can be met. Sustainability Appraisal shows the importance of using previously developed land but also meeting the social needs of the population. The policy reflects these needs.

7.50 Impact on SA objectives; Environmental

- 7.50.1 The use of brownfield land to protect Greenfield sites in the Borough will be the guiding aim of new development. However, some Greenfield land will be lost to development to accommodate the requirements or growth.
- 7.50.2 An increase in population by its very nature will also put pressure on the environment by an increase in use of resources and an increase of disturbance to sites of importance to habitats and species. However, as housing growth is directed to the main towns where there are less environmental constraints, effects are indirect or cumulative rather than direct.
- 7.50.3 Housing in the three settlements of Hockwold, Methwold and Feltwell will need to take into account the Breckland Special Protection Area buffer.

- 7.50.4 Sustainable design methods will also need to feature in new housing schemes to ensure long term sustainability.

7.51 Impact on SA objectives; Social

- 7.51.1 In line with the Growth Point requirements, new housing will need to deliver multifunctional and accessible green space to all new housing developments. This is to ensure that people have access to the countryside and that growth does not mean loss of space for recreation.
- 7.51.2 The need for sites to accommodate gypsies, travellers and travelling show people was highlighted through consultation and a gypsy and traveller survey in 2009. This has been addressed through the policy along with the need for affordable housing. This need was drawn out of the conclusions of the Housing Needs Survey in 2007 and updated in 2009.

7.52 Impact on SA objectives; Economic

- 7.52.1 The housing policy will seek to ensure that by providing additional housing, this will help to meet the needs of those who wish to remain in, or move to, the Borough. Infrastructure will need to be provided alongside so that communities are viable and sustainable.

7.53 Alternatives Considered

- 7.53.1 The numerical requirements for housing are given from the Regional Spatial Strategy and the relative distribution relates back to the overall vision.
- 7.53.2 The elements of the policy dealing with affordable or special needs housing reflects evidence from focused studies. The affordable housing thresholds and percentages take into account demand, viability of development and the size and function of settlements in the Borough.
- 7.53.3 The approach to accommodating gypsy and travellers reflects need evidenced from regional and local sources and criteria.
- 7.53.4 Therefore, no other alternatives were considered.

7.54 Mitigation Measures

- 7.54.1 Ensure that brownfield land is utilised for development before Greenfield sites.

- 7.54.2 The recommendations of the Green Infrastructure Strategy will need to be carried out with new development to ensure that there is access to multi functional green space alongside new development.
- 7.54.3 The Water Cycle Study will be used to ensure that there are no pressures on water resources through increased growth in certain locations.
- 7.54.4 The process of Appropriate Assessment will be used to ensure that there are no adverse effects on designated species and habitats, particularly in the Breckland Special Protection Areas buffer zone.
- 7.54.5 Sites of historical value will also need to be monitored to ensure their protection and mitigate risk.
- 7.54.6 High standards of design which promote sustainability will be needed to ensure that local character is maintained and enhanced and that development is built to withstand changes in climate.

CS09 Housing Distribution

The plan will identify sufficient land for a minimum of 15,840 new dwellings across the borough over the period 2001 to 2025, (12,000 to 2021 and an additional 2,400 to maintain a 15 year supply from adoption date of the Core Strategy, anticipated 2010. The total also allows 10% for flexibility and non-completion of commitments, etc.) This will be distributed broadly as follows:

- **King's Lynn area** – Provision for at least 7,000 new dwellings in total (with allocations for 4,600 new homes) will be made in King's Lynn through development at strategic locations identified on the proposals map and through other smaller sites, both will be allocated through the Site Allocations DPD. Encouragement will be given to brownfield sites which come forward in contributing to the overall total to support the regeneration emphasis in King's Lynn. An allocation of at least 1,600 new homes south east of the town will contribute both to current needs and also establish a direction of future growth to meet anticipated need beyond the current plan period.
- **Downham Market** – Provision will be made for at least 2,700 new dwellings in total (with allocations for 350 new homes) in Downham Market over the plan period, which will require new allocations in the town and will be identified through the Site Allocations DPD.
- **Hunstanton** – Provision will be made for at least 560 new dwellings in total (with allocations for 200 new homes) in Hunstanton, which will require the identification of new allocations within the town. Where possible new allocations should support the aims and objectives in the Hunstanton regeneration plan and involve the redevelopment of previously developed land in the centre of the town. New Greenfield allocations will be restricted to land east of the A149 and will be identified through the Site Allocations DPD.

- **Wisbech** fringe (Emneth/Walsoken parishes) - Provision will be made for up to 500 new dwellings to support the service centre function of Wisbech.
- **Key Rural Service Centres** – Provision will be made for at least 2,800 new dwellings in total (with allocations for 600 new homes) in the Key Rural Service Centres identified by the Settlement Hierarchy (see Policy CS02). Most of this provision will be met through existing completions and commitments, with new housing allocations of an appropriate scale reflecting location and function, to be identified through the Site Allocations DPD.
- **Rural Villages** – Provision will be made for at least 1,260 new dwellings in total (with allocations for 195 new homes) in the rural villages. New housing allocations will be restricted solely to the provision of small scale infilling or affordable housing allocations or potential exceptions housing to meet the identified needs of the local community, and will be identified through the Site Allocations DPD.
- **In total new allocations amount to 6,450.**

Housing – type, size, tenure

Proposals for housing must take appropriate account of need identified in the most up to date strategic housing market assessment with particular regard to size, type and tenure of dwellings. (These needs will include appropriate provision for all sectors of the community, for example including the needs of elderly people or people with disabilities).

Affordable Housing

The Council will work with partner organisations to ensure there is an appropriate supply of good quality affordable housing distributed throughout the borough. This will be achieved by having regard to up to date strategic housing market assessments and affordable housing needs viability studies.

The overall target for affordable housing in the borough during the plan period will be related to the ability to deliver in the market conditions that prevail at the time a planning application is made. At the present time the percentage which will be sought for affordable housing provision on qualifying sites is:

- 15% within the built up area of King's Lynn;
- 20% in all other areas.

The thresholds over which affordable housing provision will be sought are:

- King's Lynn, Downham Market and Hunstanton - Sites of 0.33 ha or 10 or more dwellings;
- Rural areas - Sites of 0.165 ha or 5 or more dwellings.

The Borough Council will vary this percentage and/or threshold(s) in line with a model of dynamic viability. The levels will be reviewed annually in

consultation with a stakeholder group informed by the following factors:

- Market land values;
- House prices;
- Level of contributions sought overall;
- Index of build costs.

(The detailed mechanisms for assessing the factors will be considered as part of the Supplementary Planning Document referred to in Policy CS14, the policy relating to developer contributions for infrastructure, which is also to be reviewed annually).

The expectation is that affordable housing will be delivered on site other than in exceptional circumstances when a financial contribution will be sought.

A flexible approach on both thresholds and proportions will be taken to ensure scheme viability and balance housing need, negotiated scheme-by-scheme, subject to an open book approach by developers.

Tenure mix - 70:30 Rented to 'shared ownership', adjusted where necessary to balance housing need and make schemes viable, subject to negotiation. 30% 'shared ownership' to include other forms of intermediate tenure, including intermediate rented.

In negotiating the proportions and tenures of affordable housing account will be taken of the site characteristics and effects on the economic viability of the development through an open book approach. Provision will be 'on-site' unless it is demonstrated that this is not feasible.

It is appropriate to consider the exceptional provision of affordable housing (maintained in 'perpetuity') are within the Rural Villages classification in Policy CS02.

Gypsies and Travellers and Travelling Showpeople

Provision will be made for a minimum of 146 permanent pitches identified in the Regional Spatial Strategy as being needed in the borough between 2006 and 2011 for gypsies and travellers.

Any deficit will be addressed through working with Registered Social Landlords and additionally with the gypsy and traveller communities to bring forward applications on suitable sites.

In addition the Borough Council will review by survey the need for additional pitches on an annual basis and judge this against the 3% annual compound increase indicated in Regional policy for the period 2011 - 2021.

Provision for transit sites and additional provision of permanent sites for gypsies and travellers above the 146 pitches will be considered where

additional need is demonstrated. The Borough Council will work with partners in county groupings to establish a network of transit sites and appropriate provision for travelling show people across the county.

Sites for gypsies, travellers (or travelling show people) will be given permission where they:

- are capable of being serviced by basic utilities;
- meet an identified need;
- avoid environmentally sensitive areas and areas at risk from flooding;
- afford good access to main routes (including the A47(T); A17; A10; A148/9; and A134); and
- are located within a reasonable distance of facilities and supporting services (such as schools or health provision).

Policy CS09 contributes to Core Strategy Objectives 1, 3, Economy, 6, 7, 9, Society, 11, 13, 15, Environment, 16, 17, 18, King's Lynn, 28, 29, 30, 31 Rural Areas.

7.54.7 Justification CS10 The Economy

7.54.8 The policy approach to encourage employment generation will enable a wide range of commercial uses and business types to locate in established and new employment centres. King's Lynn is the Key Centre for Development and Change and will be the focus for employment growth. However to support local economies employment development will be needed in the other towns and more sustainable villages where appropriate.

7.54.9 This pattern of growth reflects the potential for employment growth and development in our settlements outlined in the Employment Land Study.

7.55 Impact on SA objectives; Environmental

7.55.1 The Borough's agricultural resource plays an important role in the economy. Therefore the rural economy and diversification will be supported along with a rural exception approach to new development in the countryside. Some agricultural land may be lost however to employment land allocations.

7.55.2 A highlighted issue which came out of the Appropriate Assessment was the impact of increased tourism, especially on the coast. The policy has been adapted to take this issue into account and ensure that Appropriate Assessment is used to determine risk and ensure that international designated sites are not adversely affected.

7.55.3 The Green Infrastructure Strategy will also be used to ensure that there are sufficient areas of multifunctional green space created to mitigate for loss from development pressure.

7.55.4 High quality design will be required in employment development to ensure that local character is not jeopardised and that such development can respond to the impacts of climate change.

7.56 Impact on SA objectives; Social

7.56.1 Improving the economy will help to address social issues throughout the Borough. It will ensure access to more jobs, services and facilities and create a place where people want to live and work.

7.56.2 Improving the skills and aspirations of residents in the Borough will also not only help our skills base, but improve peoples choices in terms of career and aspirations.

7.57 Impact on SA objectives; Economic

7.57.1 Provision of jobs is needed in the towns as well as the more rural villages as there has been a loss in recent years of some of the towns larger employers.

7.57.2 Investment in improving the skills base in the Borough will attract and retain skilled workers to the Borough where they will spend their income, thus fostering a stronger economy.

7.57.3 Regeneration of the towns, through enhancing the visitor economy (especially in King's Lynn) will enable the towns to compete with larger towns in the region.

7.58 Alternatives Considered

7.58.1 Given the growth agenda in King's Lynn and the targets for employment set out in the Regional Spatial Strategy no other alternatives were considered.

7.59 Mitigation Measures

7.59.1 Brownfield sites will be targeted before Greenfield sites to ensure the protection of the countryside.

7.59.2 The Council will work to the recommendations of the Green Infrastructure Strategy and the Appropriate Assessment to ensure that sites of biodiversity, geodiversity or heritage value are protected and enhanced.

- 7.59.3 High standards of sustainable design will be needed to ensure that buildings compliment the locality and can respond to changes in climate.

CS10 The Economy

The local economy will be developed sustainably:

- to facilitate job growth in the local economy, delivering the RSS target of 5,000 additional jobs by 2021. Job growth will be achieved through the provision of employment land as well as policies for tourism, leisure, retail and the rural economy;
- to increase the proportion of higher skilled jobs while ensuring that opportunities are available for the development of all sectors of the economy and workforce;

Some 66 hectares of employment land will be allocated between 2010 and 2025 to provide for business, industrial and distribution uses. This will achieve a mix and range of sites consistent with the Settlement Hierarchy to meet identified and future needs and to provide for choice. At least 75% of employment land will be located in King's Lynn, in line with Policy CS01.

In the employment areas indicated on the Proposals Map, only high quality development which generates employment will be permitted. The distribution of employment land will be approximately as follows:

Area	Approx. Total land
King's Lynn	50ha
Downham Market	15ha
Hunstanton	1ha
Total	66ha

The Core Strategy and subsequent documents will ensure that a readily available supply of land is maintained throughout the plan period (at least a five year supply of readily available land is maintained, with a further 10 years that is developable and allocated.) Development Briefs (SPDs) will be prepared to focus on overcoming constraints to key sites. The quantity and range of available employment sites will be monitored and the amount of land allocated for employment purposes reviewed in future DPDs.

Infrastructure networks in some areas will need to be expanded and improved to facilitate the growth planned. The Implementation Chapter

addresses the way in which we intend to facilitate these improvements.

Tourism, Leisure and Retail

Retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough, and contribute to the regeneration and growth of the area. The policy approach to retail development is addressed within the Settlement Hierarchy policy.

The Council will promote opportunities to improve and enhance the visitor economy:

- Supporting tourism opportunities throughout the borough.
- Promoting the expansion of the tourism (including leisure and culture) offer in Hunstanton to create a year-round economy.
- Smaller scale tourism opportunities will also be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment.

The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria being met:

- It should be located in or adjacent to our villages and towns;
- It should be of a high standard of design in line with national guidance;
- Will not be detrimental to the landscape;
- Mechanisms will be in place to permanently retain the tourism related use.

New development to promote and enhance tourism should consider the historic character and setting of our towns, and proposals should aim to preserve and enhance this unique environment. In the Countryside, preservation of the natural and historic environment should be a priority (also refer to Environmental Assets). Promotion of tourism and leisure industries will be assisted by implementation of the Green Infrastructure Management Plan.

Rural Employment Exception Sites

The Council will support the rural economy and diversification through a rural exception approach to new development within the countryside; and through a criteria based approach to retaining employment land and premises.

Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need. Any development must satisfy the following criteria:

- It should be appropriate in size and scale to the local area;
- It should be adjacent to the village centre/services;

- The proposed development and use will not be detrimental to the local environment or local residents.

Retention of Employment Land

The Council will seek to retain land or premises currently or last used for employment purposes (including agricultural uses) unless it can be demonstrated that:

- continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or
- use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

Skills and Aspirations

Opportunities for innovation, skills and training will be expanded through:

- facilitating the expansion of, and access to, further and higher education provision. The aspiration for a new higher education college has been outlined within the Spatial Strategy and the Implementation Chapter;
- encouraging links between training and education provision and relevant business concentrations;
- supporting primary and secondary schools, throughout the borough, to improve facilities for the provision of a good range of vocational and academic education for the whole community. We will seek to ensure any new growth will be accompanied by the appropriate level of infrastructure to meet the needs of our communities. The Implementation Chapter provides more information on this.

Policy CS10 contributes to Core Strategy Objectives 1, 2, 3, 4, 5, Economy.

7.70 Justification CS11 Transport

- 7.70.1 The Regional Spatial Strategy shows King's Lynn to be a Regional Transport Node for the improvement of inter-urban public transport, both of a strategic nature and for coordinating local interchange too. The Regional Spatial Strategy also notes that King's Lynn should have policies that provide improved transport choices both within the urban area and between the town and its hinterland.

7.71 Impact on SA objectives; Environmental

- 7.71.1 Increased road infrastructure along with an increase of emissions will cause disturbance to species and habitats. However if journeys are shortened as a result this could mean a reduction in use of more rural routes which would benefit the habitats and species of those areas.
- 7.71.2 There will also be a loss of land from road improvements which could impact agricultural sites and sites of historical value.
- 7.71.3 Although there could be an increase in road usage, the policy also looks at improvements to public transport and walking and cycling networks, therefore this could help reduce emissions.

7.72 Impact on SA objectives; Social

- 7.72.1 Improving transport links, public transport and walking and cycling routes will ensure that people have better access to services and facilities. This will provide people with more choices as to how to travel around their areas and increase health benefits both by more sustainable modes of transport i.e. walking and cycling and by reduction of emissions. This will reduce social exclusion, isolation and rural deprivation

7.73 Impact on SA objectives; Economic

- 7.73.1 Improving the accessibility and connectivity within and beyond the Borough will directly help people gain access to employment and attract more businesses and investment into the area.

7.74 Alternatives Considered

- 7.74.1 Given the growth agenda in King's Lynn and the targets for transport set out in the Regional Spatial Strategy no other alternatives were considered.

7.75 Mitigation Measures

- 7.75.1 Ensure that the recommendations of the Habitats Regulation Assessment are adhered to along with Government guidance for biodiversity, geodiversity and heritage.

CS11 Transport

Strategic issues

The Council will work with partner organisations (including the Regional

Transport Board, Highways Agency, public transport operators, Network Rail, Norfolk County Council and neighbouring authorities) to deliver a sustainable transport network which improves connectivity within and beyond the borough, and reinforcing the role of King's Lynn as a regional transport node, so as to:

- facilitate and support the regeneration and development priorities as identified in Policy CS01 Spatial Strategy;
- foster economic growth and investment;
- improve accessibility for all.

Priority will be given to:

- Improving the strategic networks serving passenger and freight movements to, from and through the borough (including via the port) and including the introduction of measures to reduce congestion, and improve reliability and safety of travel within the A10, A17, A134, and A47 (T)/A148/9 corridors. This will include seeking:
 - Bypasses for Middleton and East Winch, and West Winch; and junction improvements at key interchanges including A47(T)/A149;
 - Improvements to rail infrastructure, facilities, and services on the King's Lynn to Cambridge/King's Cross rail line, aimed at achieving better frequency and quality of travel.
- Implementing the KLATS schemes, including delivering a package of transport improvements within King's Lynn arising from the KLATS. This will involve balancing ease of access, and car parking, with flows, highway safety and alternatives such as park and ride and a second parkway station.
- Achieving improvements within the towns of King's Lynn, Downham Market and Hunstanton, particularly where there are air quality issues.
- Achieving a balanced package of highway, traffic management (including car parking) and public transport improvements.
- Maximising the use of alternative modes of freight movement via rail and the port.
- Improving accessibility and connections between (and within) towns and villages; so helping to reduce social exclusion, isolation and rural deprivation. To do this the Council and its partners will seek to:
 - Improve the quality of the bus network;
 - Extend the choice of transport available for communities;
 - Work with commercial providers of broadband to increase the accessibility of high speed connections within the borough;
 - Provide integrated and safe routes for pedestrians and cyclists;
 - Recognise that in the rural areas the private car will remain an important means of travel.

Dealing with transport issues in new development

Development proposals should demonstrate that they have been designed to:

- Reduce the need to travel.
- Promote sustainable forms of transport appropriate to their particular location and related to the uses and users of the development. In order of preference this should consider:
 - Walking
 - Cycling
 - Public transport
 - Private car (development proposals which are likely to have significant transport implications will need to be accompanied by a transport assessment and travel plan to show how car based travel can be minimised)
- Provide for safe and convenient access for all modes.

The Council will seek appropriate contributions to necessary transport improvements.

Policy CS11 contributes to Core Strategy Objectives 12, 13, 14, Environment, 19, King's Lynn, 22, Downham Market, 31 Rural Areas, 33 Coast.

7.76 Justification CS12 Environmental Assets

- 7.76.1 Government legislation strongly encourages not only the protection of existing sites of nature conservation but the creation of new sites. The Borough has a wealth of important sites of biodiversity, geodiversity, heritage and landscape value. Due to the amount of growth envisioned in the Borough this highlighted the need for a Green Infrastructure Strategy to be prepared and for Habitats Regulation Assessment to ensure that there are no adverse effects on international protected sites.

7.77 Impact on SA objectives; Environmental

- 7.77.1 The Borough has 5 Ramsar sites, 8 Special Areas for Conservation, 4 Special Protected Areas, 29 Sites of Special Scientific Interest, 6 National Nature Reserves and an Area of Outstanding Natural Beauty. Therefore the Borough benefits from a distinctive and special environment for habitats and species.
- 7.77.2 As well as these designated sites there are a number of local sites which could be in danger of being impacted by the high levels of development envisioned for the Borough, therefore this policy will seek to ensure that local sites which do not receive statutory protection are still protected and that new areas are created through the Green Infrastructure Strategy.

- 7.77.3 Breckland District Council undertook a study on the impacts of development on the Breckland Special Protection Area and it was discovered that this would have implications on the population of Stone Curlews. Therefore buffer zones have been devised to guide development away from sensitive areas with development restricted within 1,500m of the Breckland SPA. These buffer zones will be considered in development which takes place in the settlements of Methwold, Hockwold and Feltwell to ensure that there is no adverse effect on the Stone Curlews.
- 7.77.4 Other ecological studies may be required depending on the scale and nature of a proposal which has impacts on designated sites or protected species.
- 7.77.5 Sites and buildings of historic value are protected through the planning system and government legislation. Through consultation however English Heritage raised concerns that the need to protect and enhance historic sites and buildings was not emphasised enough. Therefore this has now been reflected in policy.
- 7.77.6 Development will be informed by the Landscape Character Assessment to ensure that materials, scale and design are sympathetic to the landscape quality of the locality.
- 7.77.7 An Econet map for the Borough has been produced by the Norfolk Wildlife Trust. This map will be used to create ecological networks to link sites in the Borough so that species can move around and adapt to the changing climate. This will reduce vulnerability to impacts such as flooding.

7.78 Impact on SA objectives; Social

- 7.78.1 The creation and enhancement of new sites of biodiversity, geodiversity and heritage will ensure that people have access to the wider environment and that these resources can be enjoyed for future generations.

7.79 Impact on SA objectives; Economic

- 7.79.1 Although there are no effects identified through the Sustainability Appraisal process, there will be indirect effects from increased tourism where new areas are created and enhanced. The general improvement of the environment in the Borough will attract more people to the area to live and visit.

7.80 Alternatives Considered

- 7.80.1 Protection and enhancement of the environment is in line with Government guidance, therefore no alternatives were considered.

7.81 Mitigation Measures

- 7.81.1 Habitat Regulation Assessment along with further ecological studies may be required where there are implications on designated sites and species.
- 7.81.2 The Borough will work to the recommendations of the Breckland Special Protection Area study to ensure that there are no adverse impacts on the Breckland Special Protection Area.
- 7.81.3 The Green Infrastructure Strategy and Econet Map will be used to mitigate the effects of growth in the Borough.
- 7.81.4 Sites of historical value will also need to be monitored to ensure their protection and mitigate risk.
- 7.81.5 High standards of sustainable design will be needed to ensure that buildings compliment the locality and can respond to changes in climate.
- 7.81.6 The recommendations of the Strategic Flood Risk Assessment will be taken into account to ensure that development is placed in sustainable locations.

CS12 Environmental Assets

Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity

Proposals to protect and enhance our historic environment and landscape character, biodiversity and geodiversity will be encouraged and supported.

The Borough Council will work with partners to ensure an integrated network of green infrastructure throughout the urban and rural areas (identified through the Green Infrastructure Management Plan and Econet map) is successfully created and managed to:

- meet the environmental, social and economic needs of local communities and the wider borough;
- create a high quality environment for biodiversity and geodiversity to flourish;
- provide opportunities for species to adapt to the impacts of climate change;
- contribute to an improved quality of life for current and future residents and visitors;
- areas identified as being deficient in multi-functional green space will be targeted;
- the incorporation of Sustainable Drainage Systems with new

development will also be promoted to encourage new habitats.

The historic and built environment play a crucial role in delivering environmental quality and well-being. Therefore the Council will preserve and where appropriate enhance its qualities and characteristics.

The Council and its partners will support a range of initiatives, including Biodiversity Action Plans and proposals that will improve areas of poor quality lacking in biodiversity and geodiversity as well as maintaining, enhancing and linking areas of good quality.

The Council will protect and enhance County Wildlife Sites, ancient woodlands, Biodiversity Action Plan Species and Habitats, Regionally Important Geological Sites and designated sites of historical value from development which damages their interest or significance unless the need for, and benefits of the development outweigh the loss of interest or significance.

Development should seek to avoid, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage as well as seeking to enhance sites through the creation of features of new biodiversity, geodiversity and heritage interest. The design of new development should be sensitive to the surrounding area, and not detract from the inherent quality of the environment.

The Council will require development proposals to be accompanied by an ecological impact study and assessment proportionate to the degree of the impact and importance of the species affected.

It may be necessary to secure biodiversity, geodiversity and heritage needs through planning conditions and/or obligations. This can include timing of work, Section 106 Agreements, pre-application negotiations, conditions, mitigation and compensation measures.

New built development will be restricted within 1,500m of the Breckland SPA. Development will be restricted to the re-use of existing buildings or where existing development completely masks the new proposal from the Breckland SPA. Beyond the SPA, a 1,500m buffer will also be applied to areas where the qualifying features are known to exist, or where nesting attempts have been made. In this area, development may be acceptable where suitable alternative habitat (outside the SPA) can be secured.

Character Assessment

Proposals for development will be informed by, and seek opportunities to reinforce the distinctive character areas and potential habitat creation areas identified in the King's Lynn and West Norfolk Landscape Character Assessment, the West Norfolk Econet Map and other character assessments.

Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.

Policy CS12 contributes to Core Strategy Objectives 5 Economy, 10, Society, 12, 13, 14, 15 Environment, 32, 33, Coast.

7.82 Justification CS13 Community and Culture

7.82.1 It is essential that planning policy aims to improve the wellbeing of local communities by tackling social issues. Policies in the Core Strategy must address the following key issues:

- Inequality
- Health
- Crime
- Community Cohesion

7.82.2 There is a clear need for the long-term building of sustainable communities, as described in the Community Cohesion Strategy and by the Safer Stronger Communities Fund. This is reflected by evidence in the Quality of Life Survey which highlights residents' perceptions of the Borough and crime and deprivation figures for priority areas.

7.83 Impact on SA objectives; Environmental

7.83.1 Cultural assets and facilities are key to enhancing tourism in the Borough. Therefore, sites of historical value as well as sites of natural interest will be protected and enhanced in order to improve the cultural offer of the Borough and provide for the needs of local residents and visitors.

7.83.2 There may be issues in the amount of emissions produced should there be more visits to the area as a result of an enhanced tourism offer.

7.84 Impact on SA objectives; Social

7.84.1 Promoting healthy and active lifestyles is key to enhancing the quality of life in the Borough. New development will be in walking distance of open space and there will be an increase in leisure and recreation facilities.

- 7.84.2 Good design will need to take into account crime prevention and community well being, ensuring that a mix of people with different needs can access the services.

7.85 Impact on SA objectives; Economic

- 7.85.1 An increase in leisure, recreation and cultural facilities will attract more tourists to the Borough as well as providing more employment opportunities.

7.86 Alternatives Considered

- 7.86.1 The Corporate Strategy and West Norfolk Partnership has clear aims and objectives relating to the provision of community and cultural services and facilities, therefore the 'do nothing' approach was not considered.

7.87 Mitigation Measures

- 7.87.1 Sites of historical value will also need to be monitored to ensure their protection and mitigate risk.
- 7.87.2 Ensure that the level of emissions are monitored and that development is located in sustainable locations with good access to public transport and walking and cycling links.

CS13 Community & culture

(i) Delivering community well-being and enhancing quality of life through good design

Where possible, developers should examine best practice on design in new development and should aim to involve the community early in the design process of new development.

The form, design, location and layout of development should enhance community wellbeing, by:

- being accessible and inclusive - ensuring that people of any age, gender, ethnicity and ability can use and access the development;
- being adaptable - creating high quality development which is capable of being modified either for different uses or to suit people with different needs;
- being locally distinctive - contributing to a sense of place and identity;
- reducing the opportunity for crime - considering factors such as natural surveillance, boundaries and security features, lighting and the management of public space to promote safe living environments;

- being within walking distance of open space - to increase peoples quality of life and enable active and healthy lifestyles.

(ii) Creating sustainable communities through the provision of community infrastructure

Promoting healthy and active lifestyles is a priority. To ensure that people have the opportunity to exercise and improve their health the Borough Council will:

- support proposals that protect, retain or enhance sports, leisure and recreation facilities including children's playgrounds or create new facilities in accessible locations where an existing need can be justified and without compromising the environmental quality of the area;
- work with NHS Norfolk to ensure that new health facilities are provided to serve an expanded population, particularly in growth areas in King's Lynn.

The Borough Council recognises the importance of community facilities and services (also referred to as community infrastructure) to improving people's quality of life, reducing inequality and improving community cohesion. The Council will seek opportunities to gain funding for the development of community infrastructure, particularly in deprived parts of the borough (see Policy CS14).

In tackling inequality and promoting community cohesion, the Borough Council will work with the community, local charities, the Local Strategic Partnership and the Norfolk Constabulary to help address the wider social problems in the borough.

(iii) Protecting, enhancing and promoting cultural assets as well as facilitating new cultural facilities in growth areas

The Borough Council will seek to protect and enhance existing cultural assets. If a cultural facility is no longer viable and the Council cannot secure funding, the Council will seek to explore alternative options such as co-locating multiple facilities on a single site to prevent the loss of cultural facilities and to increase the economic viability of such facilities.

Development will not be permitted in cases where it would result in a loss of existing cultural facilities, unless equivalent new or improved facilities, where need justifies, can be provided within the same settlement boundary or in close proximity of the existing facility.

New cultural facilities will actively be encouraged by the Borough Council, providing they are compatible with their location and setting and do not conflict with Economy Policy CS11. New cultural facilities will be located sequentially, in accessible sites in King's Lynn and the Main Towns of

Hunstanton and Downham Market. Cultural facilities proposed in accessible locations in Key Service Centres or the more rural settlements and areas will be considered based on localised impacts.

Policy CS13 contributes to Core Strategy Objectives 1, 2, 5 Economy, 6, 7, 8, 10 Society, 12, 14, 15 Environment.

7.88 Justification CS14 Infrastructure Provision

7.88.1 Development must provide adequate infrastructure to enable the impacts of that development to be mitigated. Additionally appropriate provision to enable the development to function in a safe way is also required. The King's Lynn area is the main location for the growth within the Borough, and has been designated as a Growth Area. Government funding is available to support this growth, but this is limited and is not a substitute for developer funding, in the main it is likely to be used to support strategic provision.

7.89 Impact on SA objectives; Environmental

7.89.1 Green infrastructure along with Sustainable Drainage Systems, transport infrastructure, renewable energy generation and recycling and composting facilities are included as part of the infrastructure provision.

7.90 Impact on SA objectives; Social

7.90.1 Health, indoor and outdoor facilities, recreation facilities, open space, education, social service, and health facilities, community halls, libraries and allotments and affordable housing are included as part of the infrastructure.

7.91 Impact on SA objectives; Economic

7.91.1 New services and facilities will provide new jobs and increase spending and investment in the Borough.

7.92 Alternatives Considered

7.92.1 The suggested approach is intended to ensure adequate contributions to infrastructure. It is not appropriate to consider options which do not do this. The Government is likely to introduce a Community Infrastructure Levy. The implications for this are not fully clear at this stage. An option based on Community Infrastructure Levy will need to be assessed as detail emerges.

7.93 Mitigation Measures

- 7.93.1 Ensure that transport infrastructure and renewable energy schemes do not adversely affect designated sites through Habitat Regulation Assessment and ecological assessments.

CS14 Infrastructure Provision

All development in the plan area will need to be accompanied by appropriate infrastructure (including off-site infrastructure) in a timely way, with arrangements for its subsequent maintenance.

Obligations will be sought from developers through Section 106 Legal Agreements or other successor mechanisms. This will apply to but is not limited to infrastructure, including, where applicable:

- Community and recreation facilities [education facilities, community halls, health facilities, libraries, social services facilities, allotments, indoor/outdoor sports facilities]
- Improved public transport facilities.
- Other appropriate transport infrastructure including pedestrian and cycle links.
- Affordable or supported housing.
- Sustainable Drainage Systems, including surface water.
- Green infrastructure including habitat creation/ recreation facilities/landscaping.
- Water conservation measures.
- Emergency services including crime prevention.
- Recycling/composting facilities.
- Improvements to the public realm including the historic environment.
- Local and renewable energy generation.
- Utilities.
- Public art.

Key infrastructure projects for which contributions will be sought include provision of:

- Infrastructure detailed in Policy CS11- Transportation.
- Infrastructure needed to support regeneration in King's Lynn detailed in Policy CS03 King's Lynn and appropriate transport infrastructure including the implementation of the King's Lynn Area Land Use and Transportation Study (KLATS).
- Infrastructure needed to support policies CS04 Downham Market and CS05 Hunstanton.

Provision will be achieved through:

- Contributions from all market residential and commercial development in the plan area through appropriate legal agreements or other successor mechanisms;
- Coordination with the investment programmes of other public bodies and utility providers;
- Taking full advantage of mainstream Government funding streams;
- Active use, where necessary, by the local planning authorities and County Council of their legal powers to bring about the strategically

- significant development, including compulsory purchase;
- In the case of community or social development, a reduced contribution, taking account of the social value of the development concerned.

The resulting funds will be gathered, managed and spent in a transparent way.

Future maintenance of infrastructure provided on the site or built or improved as part of the development will be achieved either through adoption by a public body with appropriate maintenance payments or other secure arrangements such as the establishment of a local infrastructure management body.

The type, amount and phasing of contributions sought from developers will be related to the form of the development, its potential impact on the site and surrounding area, and levels of existing infrastructure and community services/facilities. Where appropriate, any such provision will be required to be provided on-site. Where this is not possible, a commuted payment will be sought. Details of the Council's approach to developer contributions and planning obligations will be set out in a Supplementary Planning Document which will be subject to periodic review reflecting relevant cost indices.

The Council will take account of the impact of contributions on the viability of a scheme (particularly on brownfield sites) and where appropriate agree a lower or nil contribution provided:

1. The development of the site is in the wider public interest; and
2. The developer is prepared to share information on development costs and margins with the Council prior to consent being granted.

Policy CS14 contributes to Core Strategy Objectives 5, Economy, 7, Society, 12, 14 Environment 19, King's Lynn, 22, Downham Market, 23, 26, Hunstanton, 31, Rural Areas, 34, Coast.

8 Implementation and Monitoring

8.1 Links to Other Tiers of Plans Programmes and the Project Level.

- 8.1.1 The SA has been developed taking into account the aims and objectives of related plans and programmes at the international, European, national, regional and local levels. The East of England Plan Review to 2031 has also integrated Sustainability Appraisal to ensure that any changes made to regional policy must be sustainable, and should not provide an improved quality of life for today's citizens at the expense of future generations.
- 8.1.2 The SA process will be ongoing through the life of the Core Strategy document. The initial aim of the SA process is ensuring that all Local Development Framework documents are sound in terms of social, environmental and economic issues.
- 8.1.3 The SA process will apply to other more detailed Development Plan Documents such as the emerging Site Specific Allocations & Policies Document and various emerging and future Supplementary Planning Documents.
- 8.1.4 All these documents will undergo Sustainability Appraisal and ensure that social, economic and environmental objectives are considered at both the high strategic level and the more detailed level of the Local Development Framework.
- 8.1.5 However an important role still exists at the individual planning application stage with the more detailed analysis of the application and the role of Environmental Impact Assessments to ensure that potentially negative effects are avoided or mitigated. But it is hoped that the presence of a sustainable set of policies against which to consider schemes will help to make sustainable decisions on planning applications.

8.2 Proposals for Monitoring

- 8.2.1 The Annual Monitoring Report will be used to assess the effectiveness of the Local Development Framework documents through reporting whether particular targets or milestones have been reached. It will monitor the impact of the Core Strategy policies and policies in other Local Development Framework documents against some core national indicators and some local indicators.
- 8.2.2 It is through the outcomes of the report that the Borough Council will indicate to what extent the strategy is delivering its purpose and whether the policies need adjusting to more efficiently deliver its

target or needs replacing to reflect changing national or regional policy.

Appendix 1

Comments on the Scoping Report

Our Ref: AC/2005/016379/01

Your Ref: LDF/4

Date: 17-AUG-05

Head of Planning Control
Kings Lynn & West Norfolk Borough Council
Kings Court Chapel Street
King's Lynn
PE30 1EX

Dear Sir/Madam

**CORE STRATEGY AND SUSTAINABILITY APPRAISAL ISSUES &
OPTIONS CONSULTATION PAPER - KINGS LYNN & WEST NORFOLK**

Thank you for consulting us on the Issues and Options papers for the Kings Lynn and West Norfolk Borough Council Core Strategy and Sustainability Appraisal (SA). Having reviewed the Draft Scoping Report we would like to make the following observations.

Core Strategy

The emerging vision, whilst incorporating economical and social criteria, does not adequately address the environmental issue of future development of the Borough. One such example of a point that could be included is that of the protection and enhancement of sites of environmental importance.

We agree that the LDF should include policies and proposals to meet your suggestions within the Issues and Options Paper. In particular, addressing the issues of fluvial and tidal flooding, energy efficiency measures, countryside protection and a better use of water and other resources, are encouraged and supported.

We agree that Option 1 is the more sustainable of the development scenario options. The concentration of growth around an existing urban area, in this case Kings Lynn, would mean that existing facilities and services would be utilised. In addition to this the need for people to travel within the Borough would likely to be minimised if the additional growth was focussed on an existing built up area.

Sustainability Appraisal

We understand that the SA has to recognise, and address, all three aspects of sustainable development, the economic, social and environmental issues. We also are aware of the forthcoming Strategic Environmental Assessment (SEA) process. Whilst the SEA will provide greater detail as to the environmental aspects within the Borough, the environmental issues stated in the "Sustainability Appraisal: Issue and Options Paper" are key indicators as to the impact of development on the Borough. We would suggest that the SA should look to enhance the wildlife and

habitats areas of the Borough.

The SEA should include reference to the European Water Framework Direct, EC Directive 200/60/EC (2002) as a recognised international plan. In addition to the above, the use of, and reference to our publication, 'Water Resources for the Future: A strategy for Anglian Region (EA, 2001)', is suggested.

For the SEA production:

(i) We have previously sent out regional data sets of the baseline information of environmental data that we hold. These contained numerous environmental criteria in GIS format and were distributed on compact disc on 23rd January 2001. These data sets are still relevant and should be either in disc format at your planning department or uploaded onto your GIS systems. If you require another copy of this CD then please contact me.

(ii) Additional information on the existing environmental situation within the region can be found on the Agency's website. This is in the form of the 'State of the Environment Report' and can be viewed at the following location;

["http://badger.ea.gov/regions/anglian/830408/842762/?version=1&lang=_e"](http://badger.ea.gov/regions/anglian/830408/842762/?version=1&lang=_e)

Objectives and Targets

Objectives and targets should be included within the SA to provide means of monitoring the outcome of the policies put in place. We can be used as a source of information for the monitoring of outcomes for the management of flood risk, a key issue stated within the SA.

We are able to provide information for your district on the number of applications that we objected to on the grounds of flood risk. Another useful indicator that we can monitor and which could be used, is the number of planning permissions approved, against our advice on flood risk issues. This will be possible when we begin to receive copies of planning decision notices, which has recently been agreed.

I hope this information is beneficial to you. If you require any clarification of the above points or would like any of the further information as identified above, then please do not hesitate to contact me.

Yours faithfully

On behalf of Andrew Mozley
Planning & Corporate Services Manager

Please ask for: Adam Ireland
483962
Planning Liaison Officer

Direct Line: 01480

(flood)



ENGLISH HERITAGE

EAST OF ENGLAND REGION

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Borough Council
King's Court
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Norfolk PE30 1EX

Direct Dial: 01223 582746
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Our Ref: HD/P 5322
Your Ref: Comm consltn d/b

20 November 2006

Dear Sir

**King's Lynn and West Norfolk Local Development Framework
Core Strategy preferred Options consultation
Sustainability Appraisal and Appropriate Assessment**

Thank you for your letter received 9 October 2006 consulting English Heritage on the above documents. Our comments are set out below.

Core Strategy

We welcome the strong emphasis on conservation and enhancement of the historic environment in the Core Strategy document, and the recognition that the built heritage is a key strength. The district is rich in historic interest with a high number of designated sites and areas, as well as wider interest represented in undesignated features and archaeology. King's Lynn is exceptional for its historic buildings and townscape, and for archaeological remains recording its long history. It has a special place in the history of the region and has been recognised as nationally important in the Council for British Archaeology list of historic towns. The Regional Spatial Strategy [RSS] refers in policy ENV5 to the importance of the ancient seaports. Accommodating growth in a manner which is sensitive to the historic environment is critical, especially given the identification of Kings Lynn as a key centre in the RSS.

There are some areas where we would like to suggest changes to strengthen the plan which are as follows:

Chapter 2 Issues, needs, resources and constraints

Protecting the natural and built environment, p15
The County Council is currently working on a Historic Landscape
Characterisation [HLC] database which should be completed during 2007.
The Norfolk HLC work will complete the coverage for the East of England



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The National Monuments Record is the public archive of English Heritage

region and it will provide a new overlay to the understanding of the region's landscape, by providing time depth. HLC enables the significance of the features that we see in the present landscape to be understood and can also help identify where features such as field boundaries and green lanes have been lost. This information can help in the masterplanning of urban extensions, by promoting development that reflects local distinctiveness. We trust that HLC information can be added to the landscape character work, and we recommend a specific reference in the landscape section of the Core Strategy.

Chapter 5 Spatial Strategies

Sustainability, p30

In the second bullet, re-use of buildings should also be included. We note that this is reflected elsewhere e.g. in policy 4, p41.

Chapter 6 Achieving Sustainable Development

Policy 2 sets the test that renewable energy installations should not cause 'severely adverse effects'. This potentially sets a lower threshold of acceptability for effects on historic environment assets than the Planning [Listed Buildings and Conservation Areas] Act 1990. In relation to conservation areas, this requires that the planning authority has regard to the desirability of preserving or enhancing the area, and that listed buildings should be preserved. English Heritage's guidance note on renewable energy is enclosed and helps identify some of the issues relating to the historic environment.

Chapter 7 Housing

Policy 16. Re-use of buildings in the countryside for housing.

The third bullet in this policy could have the effect of singling out listed historic farm buildings for conversion to residential use. The problems associated with such conversions suggest that other uses that require fewer changes are normally preferable. The attached recent English Heritage guidance on conversion traditional farm buildings is enclosed for information. The policy should include a safeguard seeking to protect the historic interest, character and setting of historic buildings. We note that policy 29 [employment use of rural buildings] does include such a qualification.

Chapter 12 Coastal Planning

Policy 43 Coastal management

Planning for the impacts of climate change should also encompass provision for the assessment and management of coastal archaeology and other historic assets.

Chapter 13 Countryside and landscape protection

Policy 45 Protecting and enhancing the landscape

Historic landscape features should be referred to in bullet 2.

In bullet 3, protection of the settings of historic parks and gardens should also be included. If registered parks and gardens are to remain in this wider landscape policy it would be helpful to make a cross reference to the historic environment policy here. Such landscapes cannot normally be considered without reference to the country house that they provide the context for.

Chapter 15 Conservation of the built environment

Policy 50 Conservation of the built environment

We suggest that the second bullet relating to re-use of historic buildings should be amended to '...seeking alternative uses, compatible with the historic interest and long-term preservation of the building'. The policy should refer to the presumption against demolition of listed buildings, as it does for buildings in conservation areas and buildings of local interest.

We very much welcome the commitment in the text [p103] to the preparation of conservation area management and enhancement schemes. The enclosed guidance on conservation area appraisals and management plans may be of interest to you.

The plan currently does not address the district's rich archaeological heritage. This should be rectified to reflect the advice set out in PPG16. You may wish to contact the county archaeological service to discuss if there are any locally distinctive issues which should be reflected in a policy.

Strategic Environmental Assessment

We have not considered the appendices to this document; however, we find the main report lacking in detail in respect of the historic environment. This is disappointing given the importance of this resource identified elsewhere. For instance:

- the baseline information in para 3.10 is inadequate, and does not refer to archaeology or historic parks and gardens
- it is not clear if conservation area appraisals have been carried out and whether the reference in para 3.22 to the lack of descriptions of townscape character refers to the absence of these
- Table 3.2 setting out sustainability issues includes little relating to the historic environment
- Table 3.3 omits any reference to archaeology in the objective column

- Table 6.11 suggests little in terms of indicators for the historic environment. While monitoring the English Heritage Buildings at Risk [BARs] register is a starting point, data should be collected for grade II BARs since the great majority of listed buildings [over 90%] are grade II. Where conservation areas exist monitoring can be carried out of any management plan; where appraisals do not exist progress towards full coverage of the district should be monitored. Public survey data could be collected to measure quality in the built environment.

Overall, it appears there is a lack of baseline information fed into the SEA process and we recommend that this is addressed to ensure that adequate coverage is given. The district's heritage represents a significant and positive resource which deserves careful appraisal to ensure that the LDF policies are properly informed.

Appropriate Assessment

We do not wish to comment on this report.

I hope these comments are useful. Please do not hesitate to contact me should you wish to discuss any of the matters raised in this letter.

Yours faithfully

KF

Katharine Fletcher
Regional Planner, East of England

Encs: English Heritage publications
Wind energy and the historic environment
Streets for All, East of England
Guidance on conservation area appraisals
Guidance on the management of conservation areas
The Conversion of Traditional Farm Buildings: a good practice guide

The Countryside Agency	We have read the scoping report with interest and have only a few comments to offer. We note the comprehensive environmental baseline assembled and welcome the extensive references to the landscape character assessment carried out in 2003 as part of the wind turbine study. The assessment forms an extremely valuable tool for the development of LDF policy; although the landscape sensitivity analysis carried out in the study related to wind turbine development, the basic landscape character assessment component is there to be used for other sensitivity analysis.
Environment Agency	We understand that the Sustainability Appraisal (SA) has to recognise, and address, all three aspects of sustainable development, the economic, social and environmental issues. We appreciate, as stated in paragraph 2.3 of the draft report, that the Strategic Environmental Assessment (SEA) is to be undertaken as part of the SA.
Environment Agency	We have previously sent out regional data sets of the baseline information of environmental data that we hold. These contained numerous environmental criteria in GIS format and were distributed on compact disc on 23rd January 2001. These data sets are still relevant and should be either in disc format at your planning department or uploaded onto your GIS systems. If you require another copy of this CD then please contact me.
Environment Agency	Additional information on the existing environmental situation within the region can be found on the Agency's website. This is in the form of the 'State of the Environment Report' and can be viewed at the following location; "http://badger.ea.gov/regions/anglian/830408/842762/?version=1&lang=_e"
Environment Agency	'Flood Risk, Coastal Erosion and Climate Change' are detailed as an SEA Directive Topic within Appendix 1. For future monitoring of the impact of the SA and the resulting policies within the LDF, we are able to provide information for your district on the number of applications that we objected to on the grounds of flood risk.
Environment Agency	Another useful indicator that we would be able to monitor and which could be used, is the number of planning applications approved, against Agency advice on flood risk issues. Unfortunately we are unable to provide this information due as we do not receive copies of decision notices from your Local Authority on applications we have commented on.
English Nature	12.3
	Add Ramsar, no reference to County Wildlife Sites. Reference should be made that they are notified both for biological & geological reasons. A table listing the designated sites would be useful. I can provide this if required
Countryside Agency	So far as the key sustainability issues for the Borough are identified in Part D are concerned, we would like to see a more obvious read-through from the analysis of baseline data to the identification of key issues. In Table 52 (page 61) we question the identification of 'Protected landscape character' as a sustainability problem/issue on the basis that these parts of the area are within the Norfolk Coast AONB. How is this a sustainability issue or problem?

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English Nature	P62 - Flood risk, Coastal erosion & Climate change: Avoid increases in the numbers of homes at risk of river and coastal flooding and coastal erosion . (the latter in relation to coastal cliffs i.e Hunstanton)
English Nature	P63 - Protect historic environments from inundation. There is a need for some clarification regarding lowland ecosystems as it is not clear whether this refers to freshwater and/or saltwater inundation. Some lowland ecosystems may require some flooding. The issue regarding coastal grazing marshes is more complex as it may be necessary to accept coastal flooding and change to saltmarsh but with replacement habitats.
English Nature	P64 - Development in King's Lynn needs to avoid and ideally reverse, loss of sensitive habitats. Would like to see a more positive statement omitting 'ideally'
Countryside Agency	In the table in Appendix I (page 65) under 'Pressures on Landscape' the final column notes that 'Capacity of the landscape to accommodate new development is a "constraint" without a compelling evidence base is unwise. The ability of local landscape types to accommodate development will vary both with the landscape type concerned (whether statutorily protected or not) and the nature of the development proposed, and will require further study, as the column to the left acknowledges. Similarly, on page 66 "loss and continue(d) shortfalls of publicly accessible open space" is identified as a sustainability problem. Again, this may well be true and if so, would be something about which the Agency would share concern, but we find no evidence in the baseline assessment. In relation to this matter, under the "Key issues for the LDF to consider" column, we would suggest that consideration should be given to the potential contribution new development can make to the provision of additional open space and the development of green networks. Also, improvements in access to the wider countryside as well as to open space should be included as an issue.
Environment Agency	We are encouraged to see the inclusion of the European Water Framework Directive, EC Directive 2000/60/EC (2002) as a recognised international plan within the SA. In addition to the above, the use of, and reference to, the Agency's 'Water Resources for the Future: A Strategy for Anglian Region (EA, 2001)' is commended.
Countryside Agency	P62 The reference at the bottom of the page to the Rural White Paper should be replaced by the Rural Strategy 2004, produced by Defra.
English Nature	P94 Pleased to see policies to seek use of Sustainable Urban Drainage Systems but is this more to do with flood risk reducing flashiness in rivers rather than water supply?
English Nature	P80 PPG 25 Development and flood risk. The last column appears to refer to water supply issues rather than flood risk
English Nature	The following are suggestions which might be considered as potential measures for the success of policies in relation to biodiversity and related environmental issues: No net loss of coastal freshwater habitat as a result of coastal change. Statistics should be available. Extent of land managed for nature conservation measure (ie extent of NNRs & LNRs) SSSI PSA targets (source EN) to measure quality of designated land, (CWS condition assessment ideal but difficult to achieve with current resources. (source NWT). Analysis of reasons for unfavorable condition can be included in the statistics) No net loss of designated land (including CWS) or BAP habitats as a result of the planning process/development. It may be difficult to source this information for non-statutory sites but it

	<p>might be possible to develop a sampling system with NWT for County Wildlife Sites</p> <p>No loss of habitat for protected species as a result of the planning process/development. This could be linked to planning applications for at least barn conversions(bats and barn owls) and ponds (Great-crested Newts)</p> <p>Farmland bird survey figures - to give a broader perspective of biodiversity outside designated areas. Source? BTO Might be possible to use these.</p> <p>Amount of farmland in Higher Level Schemes (HLS) (Statistics should be readily available)</p> <p>No loss of area of accessible natural green space in urban areas (for definitions see EN publication)</p> <p>No adverse impact on designated sites as a result of abstractions. Statistics could be gleaned from EN statistics on condition of SSSIs</p> <p>No new development within erosion/flood risk zones as set out in draft SMP – measure number of planning applications approved/refused in erosion & flood risk zones.</p> <p>Changes in areas of BAP habitats. Statistics should be available through the BAP reporting system</p>
English Nature	We would also like to suggest that there would be considerable sense if the selection of sustainability indicators took account of those used in neighbouring districts at least within the County and especially within the Norfolk Coast AONB.
Countryside Agency	On page 100 we suggest Objective 5.3 should be expanded to include improved access to the wider countryside.
Environment Agency	The Agency will be able to provide further information on main river water quality and also on groundwater quality. River quality data is available through our monitoring and data team or

also in the General Quality Assessment (GQA) in the East of England, the results of the 2003 assessment are available in the Regional State of the Environment Report (see Baseline Data, above).

Appendix 2

Review of relevant evidence

Evidence relevant to SA objective

SA Objective	Evidence
1	Deprivation in Rural Norfolk - Norfolk Rural Community Council, East of England Rural Delivery Framework - East of England Rural Forum, State of the Countryside 2007 - SPARSE Rural Services partnership, Rural East Anglia Sub Regional Housing Strategy 2005-2009 - BCKLWN Breckland Council North Norfolk DC, Affordable Rural Housing Commission - Rural Housing Commission, Differentiating rural areas in West Norfolk – BCKLWN, Productivity and Place – Local Government Association,
2	Regional Waste Management Strategy - East of England Regional Assembly, Joint Municipal Waste Management Strategy for Norfolk - Norfolk Waste partnership, Wind Turbine Character Assessment – Land Use Consultants
3	Borough Water Cycle Study, Stage 1 and 2 (Entec),
4	Green Infrastructure Strategy Stage 1 and 2, Biodiversity SPG, BAP Plans, Appropriate Assessment for the Core Strategy, Management Plan for the AONB – Norfolk Coast Partnership, Management Plan for the Wash European Marine Site - Wash EMS Management Group, Wash Estuary Management Plan 2004, County Wildlife Site register – Norfolk Wildlife Site, Natural Foundations: geodiversity for people places and nature – Natural England, Natural Areas in the East of England Region – English Nature, East of England Biodiversity Delivery Plan 2008-2015 – East of England Biodiversity Forum, Making Space for Wildlife and People – Norfolk Wildlife Trust,
5	Green Infrastructure Strategy Phase 1 and 2 - Entec, Econet Mapping – Norfolk Wildlife Trust, Landscape Character Assessment, 2007– Chris Blandford Associates.
6	Landscape Character Assessment, Scheduled Ancient Monument's, Listed Buildings, Historic Parks and Gardens, Heritage Asset Study, Heritage Strategy for West Norfolk, 2002-2007 – BCKLWN, Conservation Area Assessments
7	Landscape Character Assessment, Conservation Area Statements, Wind Turbine Character Assessment – Land Use Consultants
8	Green Infrastructure Strategy phase 1 and 2 - Entec, Landscape Character Assessment - Chris Blandford Associates, CABE Design guides, Norfolk Residential Design Guide – Norfolk County Council
9	Air Quality Review and Assessment – BCKLWN, London Road Air Quality Management Area – BCKLWN, Smoke Control Areas BCKLWN,
10	Regional Waste Management Strategy – East of England Regional Assembly, Local Authority Recycling and composting performance for 2004/05 – DEFRA, Joint Municipal Waste Management Strategy for Norfolk – Norfolk Waste Partnership

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11	Strategic Flood Risk Assessment - BCKLWN, Shoreline Management Plan for the Wash and North Norfolk Coast (draft) – Environment Agency, Norfolk Climate Change Strategy – Norfolk Climate Change Task Force, Council Environmental Strategy - BCKLWN, Council Wind Turbine Study – Land Use Consultants.
12	West Norfolk Quality of Life Survey – West Norfolk Partnership, Regional Health Strategy 2005-2010 – East of England Regional Assembly, King's Lynn and West Norfolk Health Profile 2007 – NHS, Activity Profile: King's Lynn and West Norfolk – Sport and Recreation Planning Consultancy, Sport in Downham Market, King's Lynn and Hunstanton - Sport and Recreation Planning Consultancy, Sports Recreation and Open Space Assessment 2006.
13	West Norfolk Community Safety Strategy 2005-2008 – Safer West Norfolk, King's Lynn and West Norfolk Crime and Disorder and Drugs Audit 2004 - King's Lynn and West Norfolk Crime and Disorder reduction partnership, Designing out Crime, CABE, Making our Communities Safer - Safer West Norfolk Partnership, 2009,
14	Play Strategy – BCKLWN, Sports and Recreation Strategy – BCKLWN, Greenspace Strategy 2007 – BCKLWN, Sports Recreation and Open Space Assessment 2006- Llewellyn Davies, Green Infrastructure Phase 1 and 2 - Entec
15	Deprivation in Rural Norfolk – Norfolk Rural Community Council, West Norfolk's Sustainable Community Strategy 2007-2030 – West Norfolk Partnership, Investing in Communities Norfolk – Shaping Norfolk's Future, Local Needs Assessment – East of England Development Agency, Local Transport Plan for Norfolk 2006-2011 – Norfolk County Council, Sports Recreation and Open Space Assessment 2006- Llewellyn Davies
16	Regional Social Strategy – East of England Rural Forum, Deprivation in Rural Norfolk – Norfolk Rural Community Council, West Norfolk Quality of Life Survey – West Norfolk Partnership, The Housing and Support Needs of Black and Minority Ethnic Communities in Norfolk and Waveney – Fordham Research, Cambridge Sub-region Traveller Needs assessment – Cambridge County Council, Summary of Need (2008) – Norfolk Community Foundation, Community Cohesion Strategy (2008) – West Norfolk Partnership.
17	Kings Lynn and West Norfolk Housing Needs Study - Rural East Anglia partnership, Private Sector Housing Policy – BCKLWN, Housing Strategy 2004 - 2007 – BCKLWN, Kings Lynn and West Norfolk Homelessness Strategy 2007-10 – BCKLWN, Assisting Homelessness prevention by reviewing the West Norfolk Homechoice Housing Need Band of Applicants – BCKLWN, Affordable Housing Development Policy – BCKLWN, Norfolk Coast Area of Outstanding Natural Beauty The Housing Market and Affordable Housing – BCKLWN, Regional Housing Strategy for the East of England 2005 - 2010 – East of England Regional Assembly, Rural East Anglia Sub Regional Housing Strategy 2005-2009 – BCKLWN, Strategic Housing Market Assessment – Rural East Anglia Partnership, Affordable Rural Housing Commission – Rural Housing Commission, Strategic Housing Land Availability Assessment – Tribal Urban Studio, SHLAA, Gypsy Traveller Survey - BCKLWN
18	West Norfolk Quality of Life Survey – West Norfolk Partnership, 'Growing our Own' Opportunities and Skills – West Norfolk Partnership, Community Engagement Strategy – Improving Neighbourhoods Board, Sports and Recreation Strategy – BCKLWN, Sport in King's Lynn, Hunstanton and Downham – Sport and Recreation Planning Consultancy, Sports Recreation and Open Space Assessment 2006- Llewellyn Davies
19	'Growing our Own' Opportunities and Skills – West Norfolk Partnership, King's Lynn and West Norfolk Employment Land Study
20	Deprivation in Rural Norfolk – Norfolk Rural Community Council, Regional Spatial Strategy – East of England Regional Assembly, Regional Economic Strategy – East of England Regional Assembly,

	Shaping the Future - West Norfolk – BCKLWN, Urban Renaissance Strategy – Llewellyn Davies Yeang, Town Centre Study – GVA Grimley, Marina Master Plan – Llewellyn Davies Yeang, Urban Development Strategy - Llewellyn Davies yeang, Urban Renaissance Strategy - Llewellyn Davies yeang, Regional Economic Strategy for East of England - East of England Development Agency, West Norfolk Tourism Strategy - The West Norfolk Tourism Forum, East of England Regional Transport Strategy - East of England Regional Assembly, King's Lynn and West Norfolk Employment Land Study – Drivers Jonas
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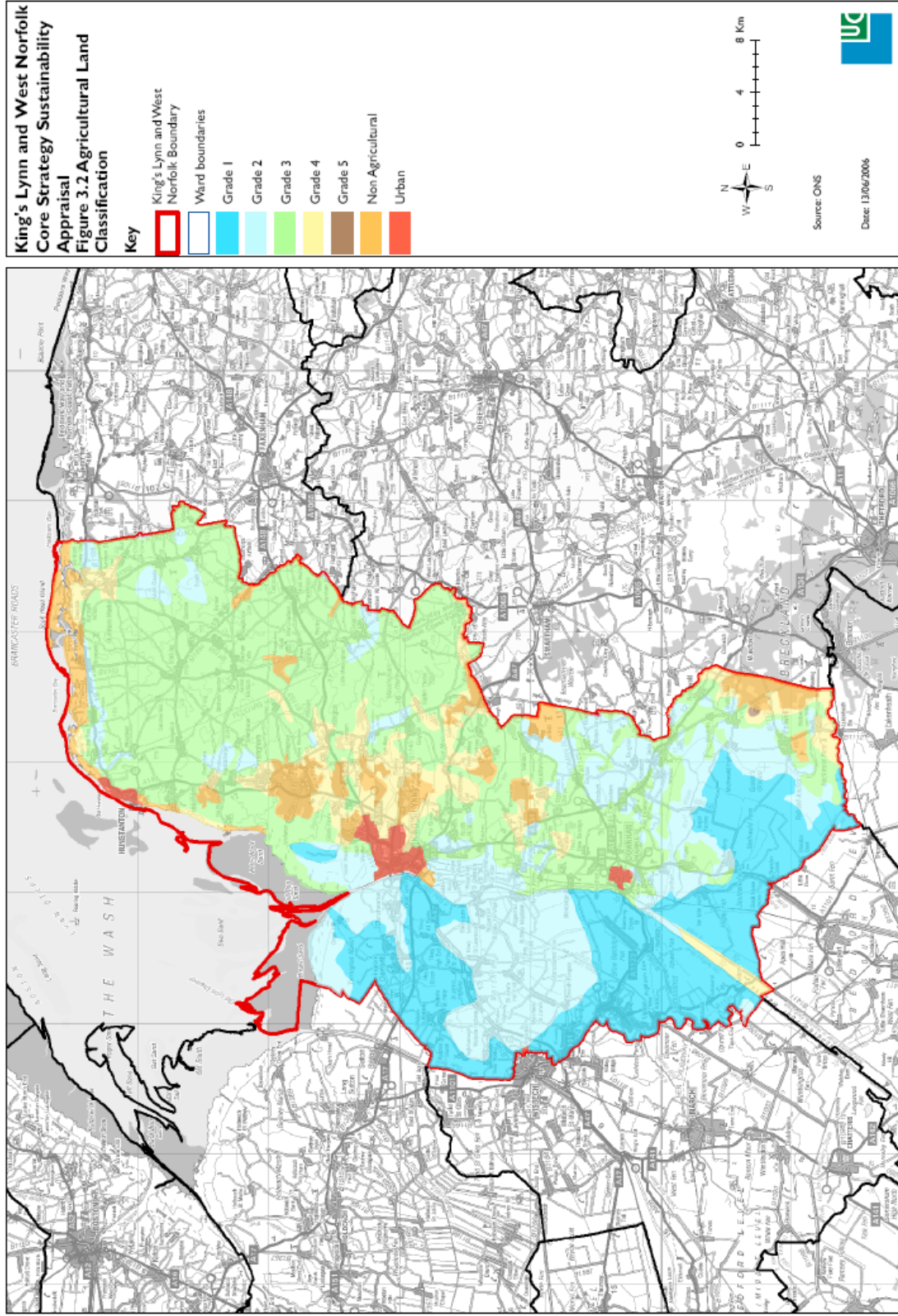
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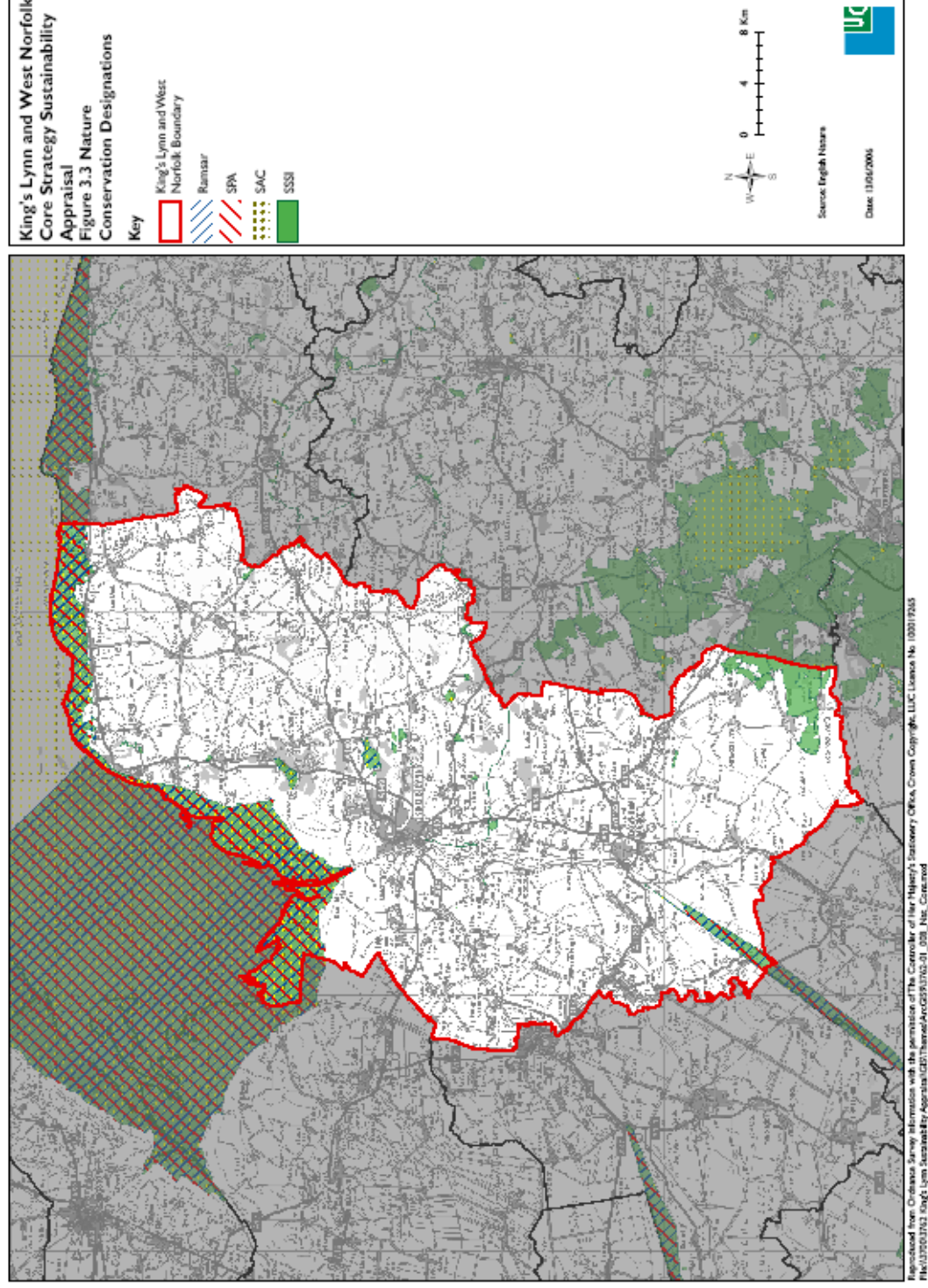
Baseline Information

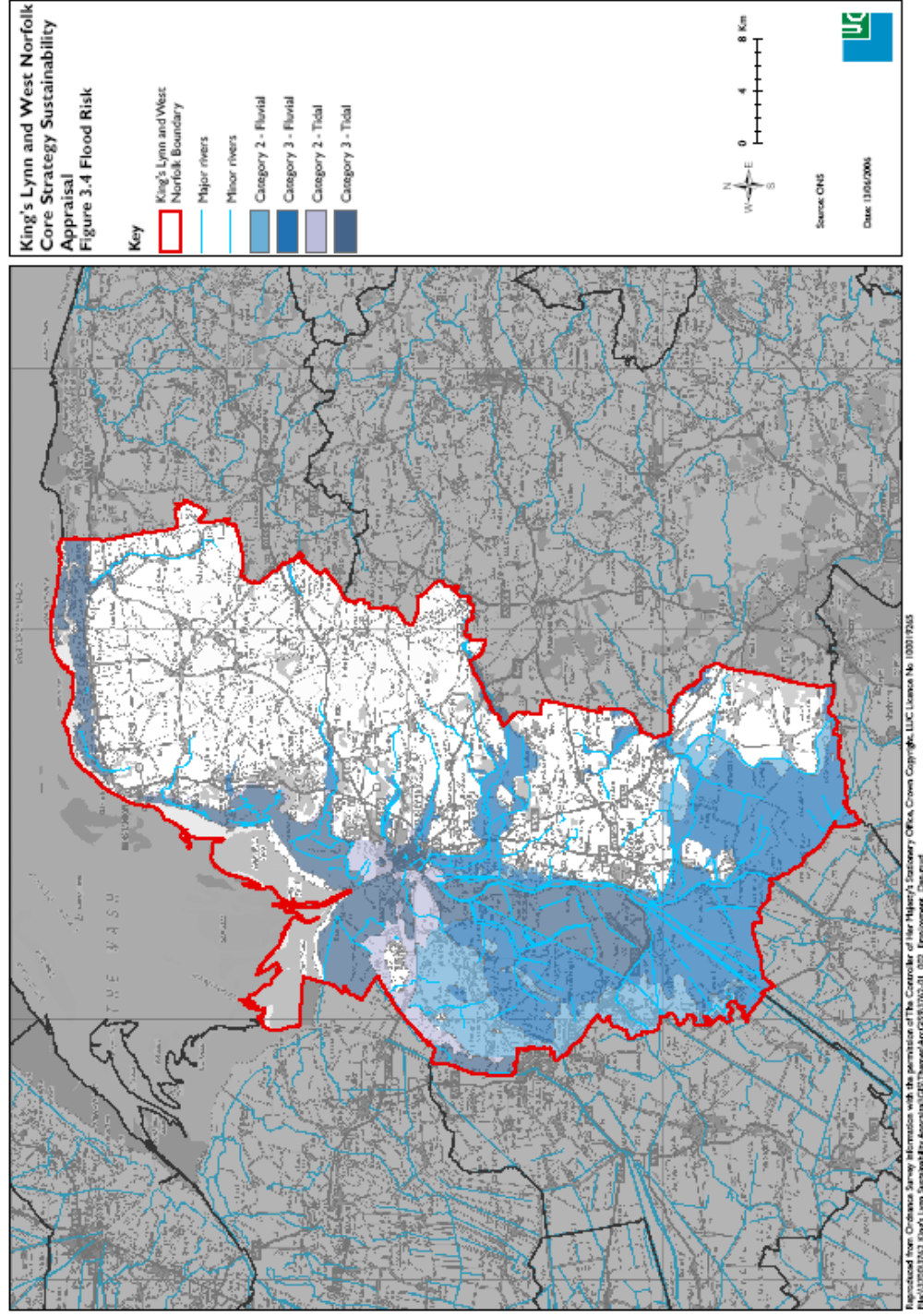


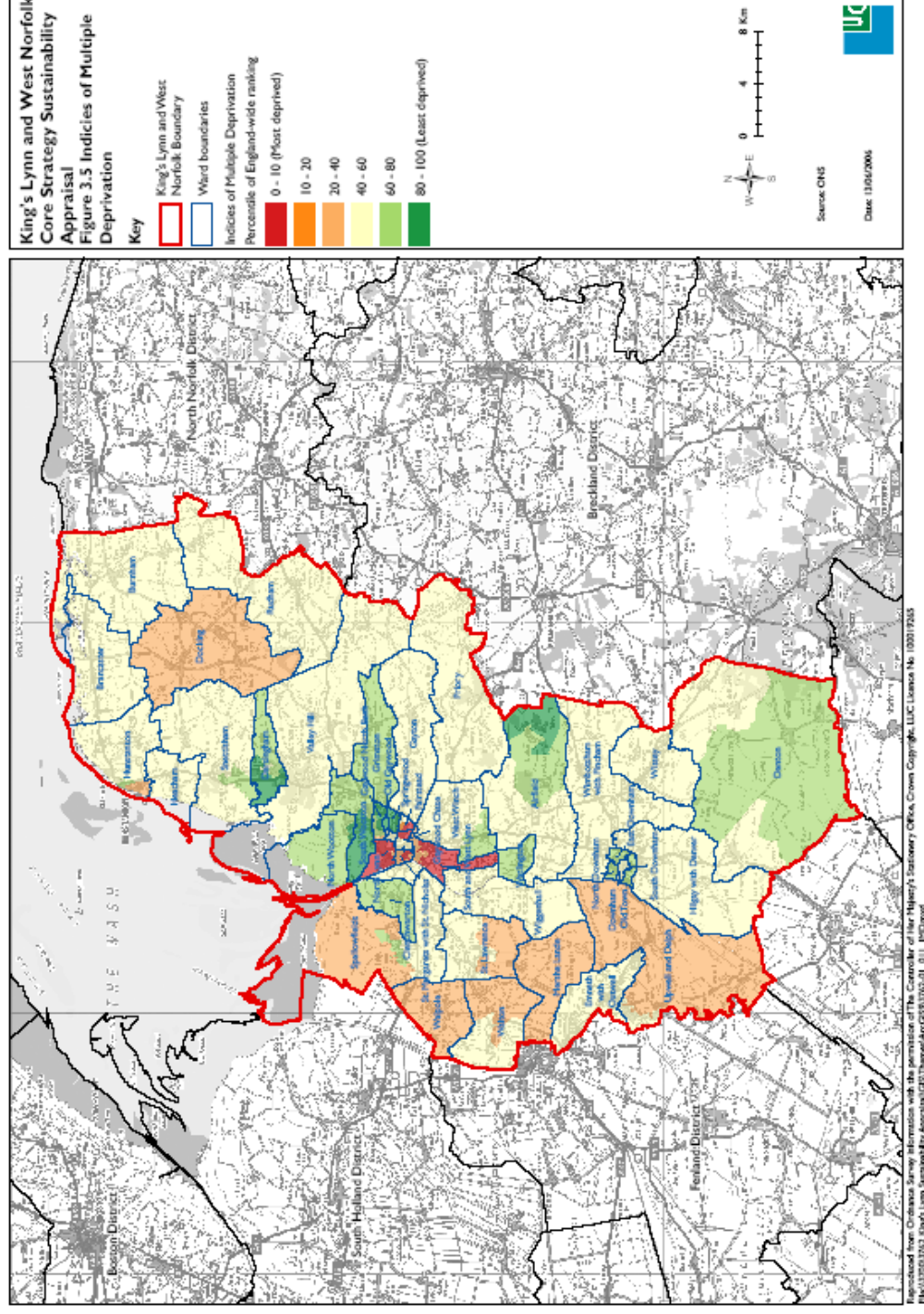
INTERNATIONAL DESIGNATIONS IN THE BOROUGH		
RAMSAR	SAC	SPA
Dersingham Bog	Breckland	Ouse Washes
North Norfolk Coast	Norfolk Valley Fens	Breckland
Ouse Washes	North Norfolk Coast	The Wash
Roydon Common	Ouse Washes	North Norfolk Coast
The Wash	River Wensum	
	Roydon Common	
	Dersingham Bog	
	The Wash	
BIOSPHERE RESERVE		
North Norfolk Coast		

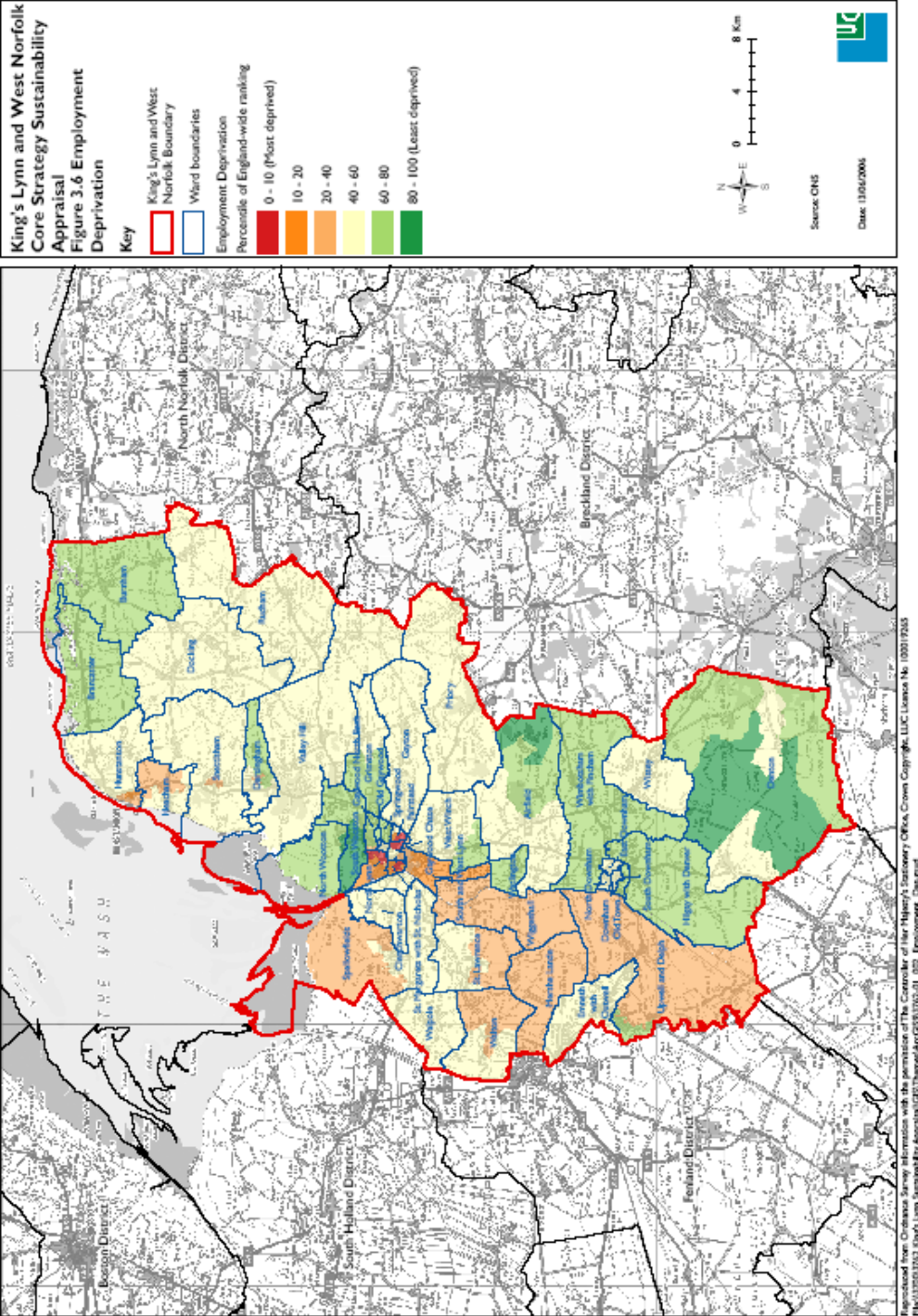
NATIONAL DESIGNATIONS IN THE BOROUGH		
SSSI		
Bawsey	Blackborough End Pit	Boughton Fen
Breckland Farmland	Breckland Forest	Castle Acre Common
Dersingham Bog	East Walton and Adcock's Common	East Winch Common
Grimston Warren Pit	Heacham Brick Pit	Hilgay Heronry
Holkham Brick Pit	Hunstanton Cliffs	Hunstanton Park Esker
Islington Heronry	Leziate Sugar and Derby Fens	North Norfolk Coast
Ringstead Downs	River Nar	River Wensum
Roydon Common	Setchey	Snettisham Carstone Quarry
Syderstone Common	The Brinks, Northwold	The Wash
Wiggenhall St German's	Wretton	
AONB		
Norfolk Coast		
NNR		
Dersingham Bog	Holme Dunes	
Roydon Common	Scolt Head Island	
The Wash	Holkham	

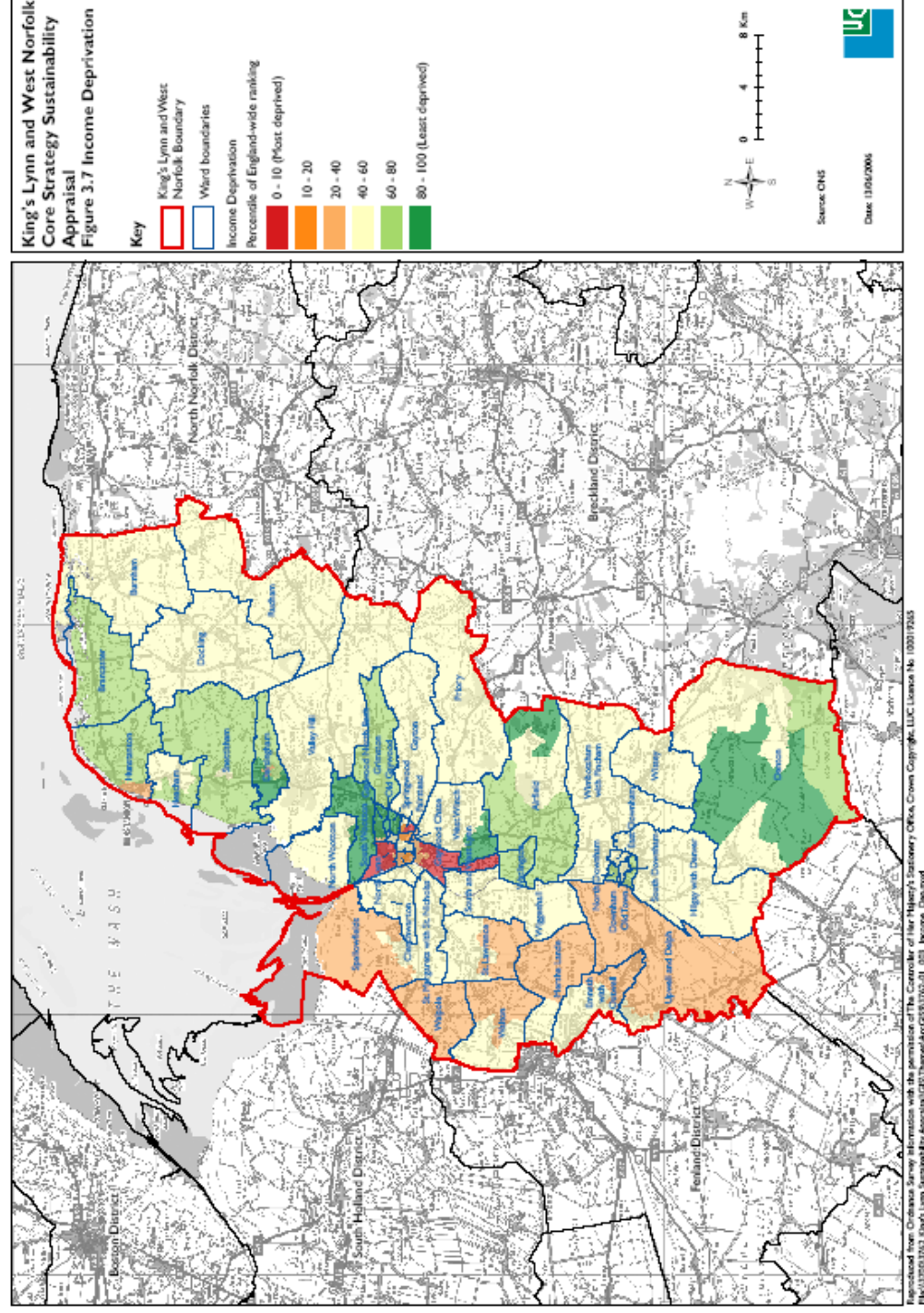


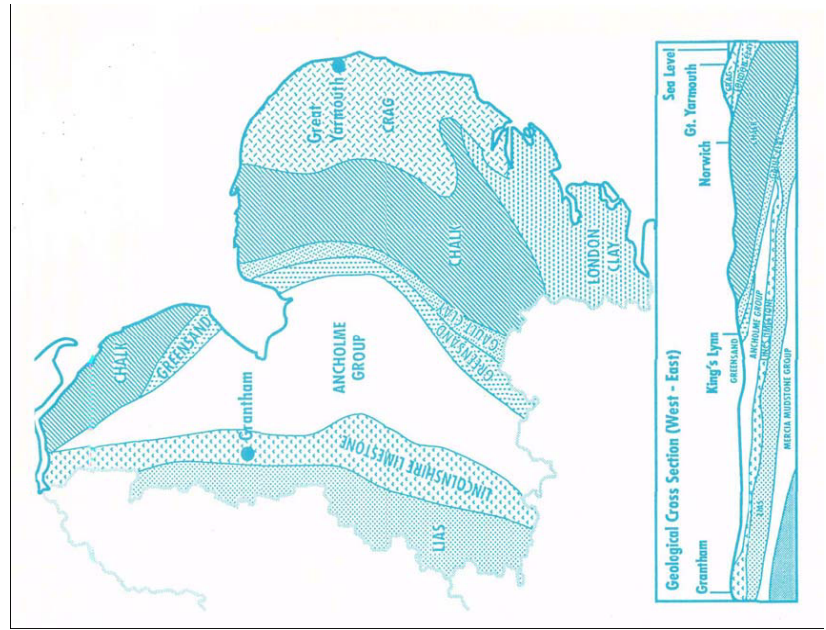




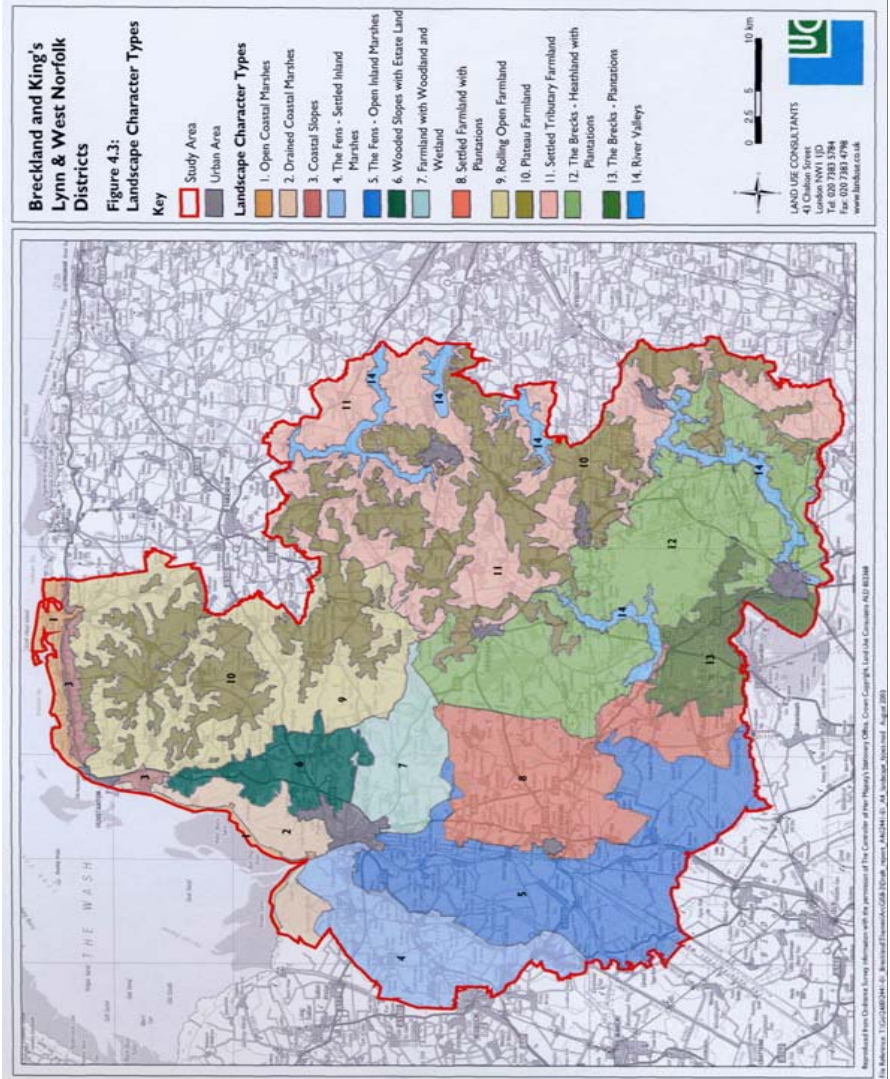








Geology of King's Lynn and West Norfolk



Borough Landscape Character Map

Appendix 4

Policy appraisal matrices

Policy CS01 : Spatial Strategy Policy 1 looks at the housing, employment, infrastructure and growth needs of the Borough.		
SA Objective	SA Discussion	Score
Environmental		
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	To meet housing targets within the plan period, some Greenfield land will be lost to development. However development will need to ensure that it is in otherwise sustainable locations with good access to services and infrastructure. This policy looks at targeting brownfield sites for development within and adjacent to towns and villages while setting the direction for sustained growth. Therefore this policy has a direct negative permanent long term effect on the SA Objective.	-
Minimise waste and reduce the use of non-renewable energy sources.	Increased growth will lead to an increase of waste and possibly an increase of use of non renewable energy sources. However good design standards (as required in Policy CS08) and the promotion of more efficient building schemes can mitigate for this.	+
Limit water consumption to levels supportable by natural processes and storage systems.	Therefore this policy has an indirect positive effect on the SA Objective. Increased growth will add pressure on water supply in the Borough, however, there is a surfeit of supply with water diverted out of the Borough to meet needs elsewhere. A Water Cycle Strategy is being prepared and this will be used to identify further risk and mitigate effects.	+
Avoid damage to designated sites and protected species.	Therefore this will have an indirect positive effect on the SA Objective. Increased growth in the Borough could have implications to designated sites and protected species however growth will take place in areas which are not designated or which will not impact designated sites. An Appropriate Assessment has been prepared and this has shown that providing the recommendations are followed in policy, there will be no adverse effect.	+/-
Maintain and enhance the range and viability of characteristic habitats and species.	This policy aims to protect biodiversity and geodiversity through the mechanisms of the Green Infrastructure Strategy and the BAP process. Therefore this policy has an indirect mixed effect on the SA Objective. A Green Infrastructure Strategy has been prepared. This highlights areas of multi functional green space which includes provision for biodiversity to be targeted within developments and in more strategic areas. In line with the reports recommendations, these features will be delivered alongside all new development.	+
Avoid damage to protected sites and historic buildings.	Therefore this policy has an indirect positive effect on the SA Objective. Increased growth could have implications on protected sites and historic buildings. The Landscape Character Assessment has identified areas in the Borough which need consideration for their historic integrity when looking at applications. Conservation Character Statements have also been reviewed and these will be used to inform planning decisions.	+
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	This policy aims to protect and enhance the heritage of the Borough, although more survey work may be needed when looking at particular sites of concern. Therefore this policy has an indirect positive long term permanent effect on the SA Objective. Increased growth could impact on landscape and townscape character. The effects can be mitigated by working with the recommendations of the Landscape Character Assessment for the Borough. This policy aims to protect the countryside beyond the villages for its intrinsic character and beauty and seeks to protect the cultural and environmental assets of the Borough. Therefore this policy has a direct positive effect on the SA Objective.	+

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Create places, spaces and buildings that work well, wear well and look good.	No effects identified through policy	0
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	The strategy seeks to guide new development into more sustainable locations improving accessibility and reducing the need to travel.	+
Minimise waste production and support the recycling of waste products	Therefore this policy has an indirect positive long term effect on the SA objective. No effects identified policy	0
Limit or reduce vulnerability to the effects of climate change (including flooding)	The Council has undertaken a Strategic Flood Risk Assessment for the Borough. This looks at areas of high, medium and low risk of flooding. The Council will work to the recommendations of the findings and this is recognised in the policy. This will be balanced with the need to maintain sustainability of the local communities. The policy also looks at providing housing in sustainable areas with good access to services. This will help local communities to adapt to the challenges of climate change. However, development will take place in Kings Lynn, a settlement which has large areas at a high risk of flooding (in flood zone 2 and 3). Some of the settlements designated as Key Rural Service Centres are also at risk of flooding. Therefore this policy has a direct mixed long term effect on the SA Objective.	+/-
Social		
Maintain and enhance human health	The strategy seeks to guide new development into more sustainable locations to services such as healthcare and green infrastructure.	++
Reduce and prevent crime, and reduce the fear of crime	Therefore this policy has an indirect significant positive long term effect on the SA objective. The strategy seeks to guide new development into more sustainable locations to create more sustainable communities. A low fear of crime is a factor of what constitutes a 'sustainable community'	+
Improve the quantity and quality of publicly accessible open space	Therefore this policy has an indirect positive effect on the SA objective. The strategy seeks to guide new development into more sustainable locations. A Green Infrastructure Strategy has been prepared. This highlights areas of multi functional green space which includes provision for publicly accessible open space to be targeted within developments and in more strategic areas. In line with the reports recommendations, these features will be delivered alongside all new development.	+
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Therefore this policy has an indirect positive effect on the SA Objective. This policy looks at improving accessibility to services; education; employment; leisure and housing as well as providing new services and protecting existing services. Therefore this policy has a direct significant positive long term effect on the SA Objective.	++
Redress inequalities related to age, gender, disability, race, faith, location and income	This policy looks at improving accessibility to services; education; employment; leisure and housing as well as providing new services and protecting existing services. This will ensure that a wider range of the local community has access to these services and facilities. Therefore this policy has an indirect positive effect on the SA objective.	+

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Ensure all groups have access to decent, appropriate and affordable housing	This policy looks at provision of housing across the Borough. A percentage (?) of this provision will be affordable homes. Therefore this policy has an indirect positive effect on the SA Objective.	+
Encourage and enable the active involvement of local people in community activities	No effects identified through policy	0
Economic		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	This policy looks at providing new jobs as part of the regeneration of King's Lynn. This provision will also be targeted in Downham Market by way of a revitalised town centre, in Hunstanton by diversifying year round activity, the area adjacent to Wisbech by expansion of the port-related employment area and the rural areas by promoting sustainable communities with a strong diverse economic activity. Therefore this policy has a direct significant positive long term effect on the SA Objective.	++
Improve the efficiency, competitiveness and adaptability of the local economy	This policy looks at supporting the regeneration and the development aspirations identified in the Regional Spatial Strategy. This will encourage economic growth and inward investment. This policy also promotes King's Lynn as the economic driver of the Borough and ensuring that there are tourist and employment opportunities in all the main towns. Therefore this policy has a direct significant positive long term effect on the SA Objective.	++

Summary of Significant Effects and Recommendations

Significant positive effects:

- Maintain and enhance human health
- Improve the quality, range and accessibility of services and facilities
- 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

Significant negative effects:

- No effects identified

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Policy CS02 : Settlement Hierarchy		
SA Objective Environmental	SA Discussion	Score
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	<p>The settlement hierarchy aims to direct development to urban areas, to utilise brownfield locations for development. By encouraging development to take place in the larger towns and limiting development in the countryside and smaller villages, the policy helps to protect Greenfield land. Nevertheless to ensure deliverability within the plan period and the continued sustainability of key services some Greenfield development must be accepted.</p> <p>This policy has an indirect negative effect on the SA objective.</p>	-
Minimise waste and reduce the use of non-renewable energy sources.	<p>Guiding development to sustainable locations will improve accessibility and reduce the need to travel thus creating fewer emissions.</p>	+
Limit water consumption to levels supportable by natural processes and storage systems.	<p>Therefore this policy has an indirect positive effect on the SA objective.</p> <p>Increased growth will add pressure on water supply in the Borough, however, there is a surfeit of supply with water diverted out of the Borough to meet needs elsewhere. A Water Cycle Strategy is being prepared and this will be used to identify further risk and mitigate effects.</p>	+
Avoid damage to designated sites and protected species.	<p>Therefore this will have an indirect positive effect on the SA Objective.</p> <p>The settlement hierarchy aims to direct development to urban areas, particularly the largest settlements in the Borough: King's Lynn, Downham Market and Hunstanton. This will help to ensure the wider countryside is generally protected from development, avoiding damage to designated sites and protected species. However, increased growth in the Borough could have implications to designated sites and protected species. An Appropriate Assessment has been prepared and this has shown that providing the recommendations are followed in policy, there will be no adverse effect.</p> <p>This policy aims to protect biodiversity and geodiversity through the mechanisms of the Green Infrastructure Strategy and the BAP process.</p>	+/-
Maintain and enhance the range and viability of characteristic habitats and species.	<p>Therefore this policy has an indirect mixed effect on the SA Objective. . . .</p> <p>Increased growth could impact on landscape and townscape character. The effects can be mitigated by working with the recommendations of the Landscape Character Assessment for the Borough.</p> <p>This policy aims to protect the countryside beyond the villages for its intrinsic character and beauty and seeks to protect the cultural and environmental assets of the Borough.</p>	+
Avoid damage to protected sites and historic buildings.	<p>Therefore this policy has a direct positive effect on the SA Objective.</p> <p>Increased growth could have implications on protected sites and historic buildings. The Landscape Character Assessment has identified areas in the Borough which need consideration for their historic integrity when looking at applications. Conservation Character Statements have also been reviewed and these will be used to inform planning decisions.</p> <p>This policy aims to protect and enhance the heritage of the Borough, although more survey work may be needed when looking at particular sites of concern.</p>	+
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	<p>Therefore this policy has an indirect positive long term permanent effect on the SA Objective.</p> <p>Increased growth could impact on landscape and townscape character. The effects can be mitigated by working with the recommendations of the Landscape Character Assessment for the Borough.</p> <p>This policy aims to protect the countryside beyond the villages for its intrinsic character and beauty and seeks to protect the cultural and environmental assets of</p>	+

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	the Borough.		
Create places, spaces and buildings that work well, wear well and look good.	Therefore this policy has a direct positive effect on the SA Objective. New development will take place in more sustainable places with access to services and facilities. This will ensure high quality design in good locations.		++
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	Therefore this policy has an indirect significant positive effect on the SA objective The strategy seeks to guide new development into more sustainable locations improving accessibility and reducing the need to travel.		+
Minimise waste production and support the recycling of waste products	Therefore this policy has an indirect positive long term effect on the SA objective. No effects identified through policy.		0
Limit or reduce vulnerability to the effects of climate change (including flooding)	The settlement hierarchy directs development to Kings Lynn, a settlement which has large areas at a high risk of flooding (in flood zone 2 and 3). Some of the settlements designated as Key Rural Service Centres are also at risk of flooding. The Council has undertaken a Strategic Flood Risk Assessment for the Borough. This looks at areas of high, medium and low risk of flooding. The Council will work to the recommendations of the findings and this is recognised in the policy. This will be balanced with the need to maintain sustainability of the local communities. The policy also looks at providing housing in sustainable areas with good access to services. This will help local communities to adapt to the challenges of climate change This policy has a direct mixed long term negative effect on the SA objective		+/-
Social Maintain and enhance human health	The strategy seeks to guide new development into more sustainable locations to services such as healthcare and green infrastructure.		++
Reduce and prevent crime, and reduce the fear of crime	Therefore this policy has an indirect significant positive long term effect on the SA objective. The strategy seeks to guide new development into more sustainable locations to create more sustainable communities. A low fear of crime is a factor of what constitutes a 'sustainable community'		+
Improve the quantity and quality of publicly accessible open space	Therefore this policy has an indirect positive effect on the SA objective. The strategy seeks to guide new development into more sustainable locations. A Green Infrastructure Strategy has been prepared. This highlights areas of multi functional green space which includes provision for publicly accessible open space to be targeted within developments and in more strategic areas. In line with the reports recommendations, these features will be delivered alongside all new development.		+
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Therefore this policy has an indirect positive effect on the SA Objective. The Settlement Hierarchy aims to provide improved services and facilities, employment, tourism, and infrastructure to the main towns and to the outside rural areas. This policy has a direct significant positive long term effect on the SA objective.		++

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Redress inequalities related to age, gender, disability, race, faith, location and income	Providing better access to and increased services and facilities will mean that a wider number of the community will benefit regardless of age, gender, disability, race, faith, location and income.	+
Ensure all groups have access to decent, appropriate and affordable housing	<p>This policy has an indirect positive long term effect on the SA objective.</p> <p>This policy looks at provision of housing across the Borough. A percentage (?) of this provision will be affordable homes.</p> <p>Therefore this policy has an indirect positive effect on the SA Objective.</p>	+
Encourage and enable the active involvement of local people in community activities	No effects identified through policy.	0
Economic		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	<p>The Settlement Hierarchy looks at provision of services including employment not only to the main towns and key service centres but also to smaller rural villages and hamlets.</p> <p>Therefore this policy has an indirect positive long term effect on the SA objective.</p>	+
Improve the efficiency, competitiveness and adaptability of the local economy	<p>This policy looks at improving the quality and choice of services and facilities in the towns and rural areas, thus creating a healthier and more competitive local economy.</p> <p>Therefore this policy has an indirect positive long term effect on the SA objective.</p>	+
Summary of Significant Effects and Recommendations		
<p>Significant positive effects:</p> <ul style="list-style-type: none"> • Maintain and enhance human health • Improve the quality, range and accessibility of services and facilities • Create places, spaces and buildings that work well, wear well and look good <p>Significant negative effects:</p> <ul style="list-style-type: none"> • No effects identified 		

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Policy CS03 : King's Lynn		
SA Objective Environmental	SA Discussion	Score
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	The policy proposes houses to be built in the King's Lynn area and extensions to employment areas. In order to accommodate this level of housing and employment space some may be built on undeveloped land or agricultural holdings.	--
Minimise waste and reduce the use of non-renewable energy sources.	This policy has a direct significant negative long term effect on the SA objective. New households and businesses will produce waste and may place further demand on non renewable energy resources. This could potentially be mitigated by sustainable design and energy efficiency specifications in Policy CS08 Sustainable Development. The full impact cannot be ascertained without a detailed design scheme for any new development.	+/-
Limit water consumption to levels supportable by natural processes and storage systems.	This policy has an indirect mixed effect on the SA objective. New households and possibly new businesses will place further demand on water consumption. This can be minimised by sustainable design and energy efficiency specifications in Policy CS08 Sustainable Development such as the encouragement of the integration of water saving devices and the encouragement to exceed standards set by the Code for Sustainable Homes. The full impact cannot be ascertained without a detailed design scheme for any new development. The Council will work to the recommendations of the emerging Water Cycle Study.	+/-
Avoid damage to designated sites and protected species.	This policy has an indirect mixed effect on the SA objective Increased growth in the Borough could have implications to designated sites and protected species. An Appropriate Assessment has been prepared and this has shown that providing the recommendations are followed in policy, there will be no adverse effect.	+/-
Maintain and enhance the range and viability of characteristic habitats and species.	This policy aims to protect biodiversity and geodiversity through the mechanisms of the Green Infrastructure Strategy and the BAP process. Therefore this policy has an indirect mixed effect on the SA Objective. New development will be required to provide areas for biodiversity around and in King's Lynn. The Council will work to the recommendations in the Green Infrastructure Strategy to ensure that such areas are provided. Specifically in the Gaywood Valley area and the Nar Ouse Riverside Park.	+
Avoid damage to protected sites and historic buildings.	Therefore this policy has an indirect positive effect on the SA objective. The policy seeks to protect and enhance the historic areas of the town as part of the growth strategy and requires any new development to be of a high quality which respects the wider historic surroundings and reinforces a positive visitor experience to the town.	++
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	This policy has a direct long term significant positive effect on the SA objective In seeking to protect historic areas as part of the growth strategy, the policy will help to maintain the town's distinctive heritage.	+
Create places, spaces and buildings that work well, wear well and look good.	This policy has an indirect positive long term effect on the SA objective Achieving high quality design, open space, green infrastructure and improving links for walking, cycling and transport will create places which are sustainable and will meet the long term needs of local communities.	+
	This policy has an indirect positive effect on the SA objective.	

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Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	The construction process for new housing or new business premises may have a temporary negative impact on this SA objective. This can be minimised by sustainable design and energy efficiency specifications in Policy CS08 Sustainable Development therefore the full impact cannot be ascertained without a detailed design scheme for any new housing.	+/-
Minimise waste production and support the recycling of waste products	This policy has an indirect mixed effect on the SA objective. No effects identified through policy	0
Limit or reduce vulnerability to the effects of climate change (including flooding)	Precedence will be given to the Urban Renaissance Strategy set out for the Nar-Ouse Regeneration Area and the Waterfront Regeneration Area. There are parts of these broad areas that are in flood risk zones 2 and 3. Prioritising these areas for development will not increase vulnerability to flooding providing that development is directed to low risk parts of the site, which will only be known at the development stage. The policy does state that elsewhere throughout the urban area, development schemes which contribute to the regeneration of the town will be encouraged where there is no detrimental impact on flood protection. This policy will help to preserve existing flood protection. Therefore this policy has a direct positive long term effect on the SA objective.	+
Social		
Maintain and enhance human health	This policy seeks to ensure a hospital will be retained in King's Lynn to serve an expanded population. This will secure a major health facility for local people. The policy also looks at improving greenspace and links for walking and cycling which can improve the health of local people.	++
Reduce and prevent crime, and reduce the fear of crime	This policy has a long term direct significant positive effect on the SA objective. The policy states that elsewhere throughout the urban area, development schemes which contribute to the regeneration of the town will be encouraged where there is no detrimental impact on crime prevention. Therefore this policy has a direct positive long term effect on the SA objective.	+
Improve the quantity and quality of publicly accessible open space	The policy states that open space and recreational facilities will be provided within and around the town to serve the needs of the existing residents and to meet the needs of the growing population. This will also be in line with the Green Infrastructure Strategy for the Borough. Therefore this policy has a direct significant positive long term effect on the SA objective	++
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	This policy seeks to offer improved educational facilities by working to deliver a major new educational enterprise campus. The policy highlights the Renaissance Strategy for the Nar Ouse Regeneration Area, the Waterfront Regeneration Area and the Town Centre Extension Development Framework. These strategies will help to deliver improved services and facilities within these parts of the town. Therefore this policy has a direct significant positive long term effect on the SA objective.	++
Redress inequalities related to age, gender, disability, race, faith, location and income	Providing better access to and increased services and facilities will mean that a wider number of the community will benefit regardless of age, gender, disability, race, faith, location and income. This policy has an indirect positive long term effect on the SA objective.	+
Ensure all groups have access to decent, appropriate and affordable housing	This policy looks at provision of housing across the Borough. A percentage (?) of this provision will be affordable homes. Therefore this policy has an indirect positive effect on the SA Objective.	+

Encourage and enable the active involvement of local people in community activities	No effects identified through policy	0
Economic		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Regeneration in the town will create more jobs and therefore will ensure that people have more opportunities for finding work. This policy has an indirect positive effect on the SA objective.	+
Improve the efficiency, competitiveness and adaptability of the local economy	Regeneration in the town will help to improve the local economy by providing jobs, improving services and facilities, encouraging new business into the town and adding to the tourist offer. This will improve the local economy and ensure that King's Lynn can compete successfully with other regional centres. This policy has an indirect positive effect on the SA objective.	+
Summary of Significant Effects and Recommendations		
Significant positive effects: <ul style="list-style-type: none"> • Avoid damage to protected sites and historic buildings. • Maintain and enhance human health • Improve the quantity and quality of publicly accessible open space • Improve the quality, range and accessibility of services and facilities Significant negative effects: <ul style="list-style-type: none"> • Minimise the irreversible loss of undeveloped land and productive agricultural holdings 		

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Policy CS04 : Downham Market		
SA Objective Environmental	SA Discussion	Score
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	The policy proposes 2,700 houses to be built in Downham Market with 350 new homes on Greenfield sites and a new employment area. This will result in the loss of some undeveloped land or agricultural holdings.	--
Minimise waste and reduce the use of non-renewable energy sources.	This policy has a direct significant negative long term effect on the SA objective. New households and businesses will produce waste and may place further demand on non renewable energy resources. This could potentially be mitigated by sustainable design and energy efficiency specifications in Policy CS08 Sustainable Development. The full impact cannot be ascertained without a detailed design scheme for any new development.	+/-
Limit water consumption to levels supportable by natural processes and storage systems.	This policy has an indirect mixed effect on the SA objective. New households and possibly new businesses will place further demand on water consumption. This can be minimised by sustainable design and energy efficiency specifications in Policy CS08 Sustainable Development such as the encouragement of the integration of water saving devices and the encouragement to exceed standards set by the Code for Sustainable Homes. The full impact cannot be ascertained without a detailed design scheme for any new development. The Council will work to the recommendations of the Water Cycle Strategy.	+/-
Avoid damage to designated sites and protected species.	This policy has an indirect mixed effect on the SA objective. Increased growth in Downham Market could have implications to designated sites and protected species. An Appropriate Assessment has been prepared and this has shown that providing the recommendations are followed in policy, there will be no adverse effect. This policy aims to protect biodiversity and geodiversity through the mechanisms of the Green Infrastructure Strategy and the BAP process.	+/-
Maintain and enhance the range and viability of characteristic habitats and species.	Therefore this policy has an indirect mixed effect on the SA Objective. The Council will work to the recommendations of the Green Infrastructure Strategy in delivering new areas for biodiversity. Specifically in the Wissey and Cock Drovers and Kingston's Plantation.	+
Avoid damage to protected sites and historic buildings.	This policy has an indirect positive long term effect on the SA objective. The policy states 'respect and enhance the built, historic and natural environment in the town'.	+
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	This policy has a direct long term positive effect on the SA objective. In seeking to respect and enhance the built, historic and natural environment in the town, this policy will help to maintain the diversity and distinctiveness of landscape and townscape character.	+
Create places, spaces and buildings that work well, wear well and look good.	Therefore this policy has an indirect positive long term effect on the SA objective Achieving high quality design, open space, green infrastructure and improving links for walking, cycling and transport will create places which are sustainable and will meet the long term needs of local communities.	+
Reduce emissions of greenhouse gasses and	This policy has an indirect positive effect on the SA objective. The construction process for new housing or new business premises may have a temporary negative impact on this SA objective. This can be minimised by	+/-

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other pollutants (including air, water, soil, noise, vibration and light)	sustainable design and energy efficiency specifications in Policy CS08 Sustainable Development therefore the full impact cannot be ascertained without a detailed design scheme for any new housing.	
Minimise waste production and support the recycling of waste products	This policy has an indirect mixed effect on the SA objective. No effects identified through policy	0
Limit or reduce vulnerability to the effects of climate change (including flooding)	Downham Market has some areas at a high risk of flooding (in flood zone 2 and 3). The Council has undertaken a Strategic Flood Risk Assessment for the Borough. This looks at areas of high, medium and low risk of flooding. The Council will work to the recommendations of the findings and this is recognised in the policy. This will be balanced with the need to maintain sustainability of the local communities. The policy also looks at providing housing in sustainable areas with good access to services. This will help local communities to adapt to the challenges of climate change This policy has a direct mixed long term negative effect on the SA objective	+/-
Social		
Maintain and enhance human health	The policy seeks to maintain the quality of open space, and improve pedestrian and cycling links in Downham Market. This will provide the opportunity for people to adopt a healthier lifestyle. Therefore this policy has an indirect positive effect on the SA objective. The strategy seeks to guide new development into more sustainable locations to create more sustainable communities. A low fear of crime is a factor of what constitutes a 'sustainable community' Therefore this policy has an indirect positive effect on the SA objective.	+
Reduce and prevent crime, and reduce the fear of crime	The policy states 'maintain the landscape and the quality of open space in Downham Market'. The council will also work to the recommendations of the Green Infrastructure Strategy. Therefore this policy has a direct long term significant positive effect on the SA objective.	+
Improve the quantity and quality of publicly accessible open space	The policy seeks to balance the population growth of the town with the provision of services and facilities. In particular, the focus for the town centre will be to deliver a convenience retail offer for the local population. The town will be made more accessible by improving pedestrian and cycle links, improving the rail link, and the A10, in addition to ensuring that the public transport links to King's Lynn, Ely and Cambridge are improved. This should ensure that people have better access to a greater range of services Therefore this policy has a direct long term significant positive effect on the SA objective.	++
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Providing better access to and increased services and facilities will mean that a wider number of the community will benefit regardless of age, gender, disability, race, faith, location and income. This policy has an indirect positive long term effect on the SA objective. This policy looks at provision of housing across the Borough. A percentage of this provision will be affordable homes.	++
Redress inequalities related to age, gender, disability, race, faith, location and income		+
Ensure all groups have access to decent, appropriate and		+

affordable housing	Therefore this policy has an indirect positive effect on the SA Objective.	
Encourage and enable the active involvement of local people in community activities	No effects identified through policy	0
Economic		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Regeneration in the town will create more jobs and therefore will ensure that people have more opportunities for finding work. This policy has an indirect positive effect on the SA objective.	+
Improve the efficiency, competitiveness and adaptability of the local economy	The policy seeks to promote the town's role as a wider visitor centre by improving the local arts and tourism offer, delivering the convenience retail offer and accommodating a balanced diversity of uses to strengthen the evening economy. The policy also designates a new employment area in the town. This policy will help to improve the local economy. Therefore this policy has a direct significant positive long term effect on the SA objective	++

Summary of Significant Effects and Recommendations
<p>Significant positive effects:</p> <ul style="list-style-type: none"> • Improve the quantity and quality of publicly accessible open space • Improve the quality, range and accessibility of services and facilities • Improve the efficiency, competitiveness and adaptability of the local economy <p>Significant negative effects:</p> <ul style="list-style-type: none"> • Minimise the irreversible loss of undeveloped land and productive agricultural holdings

Policy CS 05: Hunstanton			Score
SA Objective	SA Discussion		
Environmental			
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	There will be a small loss of undeveloped land through allocations for housing and employment uses. Therefore this policy has a direct negative long term effect on the SA objective. No effects identified through policy.		-
Minimise waste and reduce the use of non-renewable energy sources. Limit water consumption to levels supportable by natural processes and storage systems. Avoid damage to designated sites and protected species.	No effects identified through policy. There are designated sites for nature conservation near the urban area of Hunstanton, however, the cumulative impact of increased population may lead to disturbance, particularly on the coast. Activities such as removal of trees and old buildings which may harbour protected species needs to also be considered. An Appropriate Assessment has been undertaken which will ensure that no plans or projects affect designated sites. . Therefore this policy has an indirect mixed effect on the SA objective.		0
Maintain and enhance the range and viability of characteristic habitats and species.	The Green Infrastructure Strategy has identified areas to create and enhance for the purposes of biodiversity. In Hunstanton enhancement will be targeted in Oasis Way as recommended by the Green Infrastructure Strategy.		0
Avoid damage to protected sites and historic buildings.	This policy has an indirect positive long term effect on the SA objective. Hunstanton has several good examples of Victorian buildings and therefore further growth in the town may impact upon this heritage and sites of historic interest. Archaeological surveys may be required to ensure that development does not adversely impact a feature of interest.		+/-
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	This policy has an indirect negative effect on the SA objective. As Hunstanton is a distinctive town care will need to be taken to ensure that its character is retained. There are 39 Listed Buildings in the town. This policy aims to respect the heritage of Hunstanton whilst at the same time promoting the vibrancy of the town centre and The Green with a completely new style of design for the Southern Seafront. This policy has a direct positive long term permanent effect on the SA objective.		+
Create places, spaces and buildings that work well, wear well and look good.	The policy reinforces the importance of high quality design for the built environment and public realm.		+
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	This policy has a direct positive long term effect on the SA objective. No effects identified through policy.		0
Minimise waste production and support the recycling of waste products	No effects identified through policy.		0

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Limit or reduce vulnerability to the effects of climate change (including flooding)	Areas in Hunstanton have been identified as areas of high flood risk therefore development will need to take this account. Sequential testing will be needed to ensure that development can cope with increased flood risk. A Shoreline Management Plan has been produced which will look at the risks associated with coastal flooding and changes in coastal management. Clearly investment in the town for redevelopment will be constrained by flood risk and impacts of climate change.	+/-
Social	This policy has an indirect mixed effect on the SA objective.	
Maintain and enhance human health	No effects identified through policy.	0
Reduce and prevent crime, and reduce the fear of crime	No effects identified through policy.	0
Improve the quantity and quality of publicly accessible open space	Open space will need to be provided with new development in line with Government recommendations. The Green Infrastructure Strategy has highlighted within Oasis Way for provision of quality open space.	+
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	This policy has an indirect positive long term effect on the SA objective. A lack of services and facilities was highlighted as an issue for the people of Hunstanton through consultation exercises for the LDF. It was felt that many of the jobs, services and facilities focussed on the tourist season which meant that the town became more isolated and quiet in the winter months. This policy aims to provide quality year round employment, year round activities to strengthen the town's role serving the local community as well as a visitor destination, improvements to public transport and walking and cycling routes to improve access to services.	++
Redress inequalities related to age, gender, disability, race, faith, location and income	This policy has a direct significant positive long term permanent effect on the SA objective. No effects identified through policy.	0
Ensure all groups have access to decent, appropriate and affordable housing	This policy encourages the provision of affordable housing particularly in the town which will in turn create a more mixed and balanced community. Therefore this policy has an indirect positive long term permanent effect on the SA objective.	+
Encourage and enable the active involvement of local people in community activities	No effects identified in policy.	0
Economic		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	The policy will allocate an area for employment development to support people to have more choice of employment in the Hunstanton area which is currently largely based around seasonal/tourist activity.	++
Improve the efficiency, competitiveness and adaptability of the	This policy has a direct significant positive long term permanent effect on the SA objective. Lack of employment opportunities came out as an issue of concern to Hunstanton residents. By strengthening the role of Hunstanton as a service centre, supporting retail culture and social infrastructure as well as encouraging employment generating development this will improve the competitiveness and	++

local economy	adaptability of the local economy. This policy has a direct significant positive long term permanent effect on the SA objective.	
Summary of Significant Effects and Recommendations		
Significant positive effects: <ul style="list-style-type: none">• Improve the quality, range and accessibility of services and facilities• 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 Significant negative effects: <ul style="list-style-type: none">• None identified		

Policy CS06 : Development in Rural Areas			Score
SA Objective Environmental	SA Discussion		
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	<p>To meet the required targets for development in the Borough as outlined by the East of England Plan 12,000 new homes will need to be provided in the plan period.</p> <p>Most of the development will be built in King's Lynn with smaller allocations in the towns of Downham Market and Hunstanton. Therefore this policy ensures that modest levels of development are permitted in villages to ensure viability of communities. Sites may be allocated for affordable housing or exception housing in accordance with criteria to support the housing strategy.</p> <p>The policy also looks at retaining business sites to provide local employment opportunities.</p> <p>Therefore this policy has a direct long term positive effect on the SA objective.</p>		+
Minimise waste and reduce the use of non-renewable energy sources.	No effects identified through policy.		0
Limit water consumption to levels supportable by natural processes and storage systems.	A Water Cycle Study has been undertaken to ascertain issues with water supply. This will be used when considering sites for development in the rural area.		0
Avoid damage to designated sites and protected species.	<p>No effects identified through policy.</p> <p>Although development will be directed towards the main towns in the Borough, some development will be taking place in the rural areas. Designated sites and protected species are protected by Government and European legislation therefore this will be taken into account when dealing with planning decisions.</p> <p>The policy aims to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources.</p> <p>Therefore this policy has a direct positive long term effect on the SA objective.</p> <p>No effects identified through policy.</p>		+
Maintain and enhance the range and viability of characteristic habitats and species.	No effects identified through policy.		0
Avoid damage to protected sites and historic buildings.	<p>Protected sites and historic buildings are protected by Government legislation and therefore this will be taken into account when making planning decisions.</p> <p>The policy aims to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources.</p> <p>Therefore this policy has a direct positive long term effect on the SA objective.</p>		+
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	<p>A Landscape Character Assessment for carried out for the Borough in 2007. It identified 11 main character types and 64 main settlements in the rural area.</p> <p>Ensuring that the intrinsic character and beauty of the countryside is protected is specified in the policy.</p> <p>Therefore the policy has a direct positive long term effect on the SA objective.</p> <p>No effects identified through policy.</p>		+
Create places, spaces and buildings that work well, wear well and look good.	No effects identified through policy.		0

Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	No effects identified through policy.	0
Minimise waste production and support the recycling of waste products	No effects identified through policy.	0
Limit or reduce vulnerability to the effects of climate change (including flooding)	No effects identified through policy.	0
Social		
Maintain and enhance human health	No effects identified through policy.	0
Reduce and prevent crime, and reduce the fear of crime	No effects identified through policy.	0
Improve the quantity and quality of publicly accessible open space	No effects identified through policy, although this will be considered through the Green Infrastructure Strategy.	0
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	In order to ensure that rural communities do not feel isolated development will need to be situated in sustainable locations. Essential services and infrastructure will need to be made available and access to them available, preferably without too much reliance on the car. Opportunities for employment and home working and improving broad band connections should also be made available in the local areas. This policy looks at ensuring local needs are met in regards to services, housing and employment. The policy also looks at supporting farm diversification schemes. Therefore this policy has a direct significant long term effect on the SA objective.	++
Redress inequalities related to age, gender, disability, race, faith, location and income	Rural communities can feel less served by services and facilities due to their sometimes isolated locations. This policy looks at ensuring that local communities are better served therefore redressing inequalities.	++
Ensure all groups have access to decent, appropriate and affordable housing	Therefore this policy has a direct significant long term effect on the SA objective. Rural communities can feel that there is limited choice in affordable housing and in some areas (particularly the north of the Borough) that the cost of new housing is too high and that local young people cannot afford to stay in the area of their families. This policy looks at providing affordable housing in rural locations in accordance with the housing strategy. Therefore this policy has a direct positive long term effect on the SA objective.	+
Encourage and enable the active involvement of local people in community activities	No effects identified through policy.	0

Economic			
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	This policy looks at providing employment opportunities in rural areas where there has been a shortage of jobs. Therefore this policy has an indirect positive long term effect on the SA objective.		+
Improve the efficiency, competitiveness and adaptability of the local economy	This policy looks at promoting sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity. Therefore this policy has a direct significant positive long term effect on the SA objective.		++

Summary of Significant Effects and Recommendations	
Significant positive effects: <ul style="list-style-type: none">• Improve the quality, range and accessibility of services and facilities• Redress inequalities related to age, gender, disability, race, faith, location and income• Improve the efficiency, competitiveness and adaptability of the local economy	
Significant negative effects: <ul style="list-style-type: none">• No effects identified	

Policy CS07 : Development in Coastal Areas Policy CS07 looks at the long term effects of coastal change on the environment, people and the economy.			Score
SA Objective	SA Discussion		
Environment			
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	<p>If land is lost to the sea due to climate change and changes in shoreline management then this will mean the loss of Greenfield and some dwellings. Some areas will be safeguarded through policies in the emerging Shoreline Management Plan, however some areas may be highlighted as areas for managed retreat.</p> <p>This policy looks at working with partners including the EA to help limit impacts of coastal change and promote retention and/or improvement of local sea defences.</p> <p>Therefore this policy has a direct long term permanent mixed effect on the SA objective.</p>		+/-
Minimise waste and reduce the use of non-renewable energy sources.	No effects identified through policy		0
Limit water consumption to levels supportable by natural processes and storage systems.	No effects identified through policy		0
Avoid damage to designated sites and protected species.	<p>The impacts of the Shoreline Management Plan could have implications on species and habitats as some places may be inundated with sea water and other places may have defences built or be subject to realignment schemes. However it is not known how species and habitats will adapt.</p> <p>International and national sites of nature and heritage value have been acknowledged in the policy and will continue to be monitored and protected by the relevant organisations and statutory legislation.</p> <p>This policy ensures partnership working to protect habitats and species on the coast and that measures are put in place to mitigate or compensate where management strategies change. The policy also recognises the role that the Green Infrastructure Strategy can play in enhancing areas for biodiversity on the coast.</p> <p>The Appropriate Assessment highlighted the need to address visitor access on the coast and this has been amended in the policy to consider the requirements of the Habitats Regulations and protect the integrity of coastal European sites, working with partners and neighbouring authorities where appropriate.</p> <p>Therefore this policy has a direct long term permanent positive effect on the SA objective.</p>		+
Maintain and enhance the range and viability of characteristic habitats and species.	<p>There is the possibility that habitats could be created to compensate for loss with new approaches to coastal management and the emerging Shoreline Management Plan and that certain species would benefit more than at present from Shoreline Management Plan schemes.</p> <p>Promoting tourism in the coast could cause disturbance to species in sensitive area. This was highlighted as a concern in the Appropriate Assessment and has been addressed in the policy (see box above).</p> <p>This policy looks at identifying areas for biodiversity enhancement on the coast through the Borough's Econet map and therefore this policy has a direct long term positive effect on the SA objective.</p> <p>The threats of climate change on the coastline coupled with new management techniques through the emerging Shoreline Management Plan could either serve to protect sites and historic buildings by reinforcing defences or it could mean losses if areas are lost to the sea.</p> <p>This policy ensures that the coast is developed in a sustainable way without harm to the distinctive local character. It also seeks to balance the heritage of the area with the need for social and economic development of the area and seeks to protect and enhance the historic environment of the coast including designated and undesignated archaeological assets.</p>		+/-

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	Increased tourism may also increase pressure to sites and buildings however it may also mean that some buildings could be restored and brought back into use. Therefore this policy has a direct long term mixed impact on the SA objective.	
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Changes in the coastline will undoubtedly have an impact on the visual amenity of an area, particularly where large areas of land or buildings are lost to the sea. The impact of tourism may have negative impacts in terms of increased development and traffic in areas which would be of detriment to tranquil picturesque areas that the Norfolk coast is famed for. Alternatively, by bringing more income into the area through tourism, investment into quality development sympathetic to its location may be implemented. This policy looks to ensure that development on the coast does not harm distinctive local character. Therefore this policy has a direct long term permanent positive effect on the SA objective.	+
Create places, spaces and buildings that work well, wear well and look good.	By ensuring that there is a more sustainable approach to development there is an opportunity to improve existing areas and create quality development which will last longer. There is also the opportunity through increased tourism to create green spaces and tourism related buildings and businesses that can serve an increased tourist base. This policy also ensures that development on the coast is sustainable and designed to be able to withstand the effects of climate change. Therefore this policy has a direct long term permanent positive impact on the SA objective.	+
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	No effects identified through policy	0
Minimise waste production and support the recycling of waste products	No effects identified through policy	0
Limit or reduce vulnerability to the effects of climate change (including flooding)	The east of England coastline is particularly vulnerable to the effects of storm surges, sea level rise and saline intrusion (RSS). Therefore further development on the coast is not sustainable in the longer term. At the same time communities that live and work in the coastal area of the Borough need reassurance that their existing homes and business's are protected. The emerging Shoreline Management Plan will explore how areas can be protected over the next 100 years and how the coast can still remain economically viable with a healthy functioning environment. This policy focuses on balancing the sensitive nature of the coastal area, with the needs of the community and wildlife and the possible effects that climate change may bring. It looks at ensuring that development is built in sustainable locations and are designed to adapt to the effects of climate change. The policy also looks at working with partners to ensure that species and habitats are protected and mitigation and compensation put in place where there are effects from changes in climate. The policy ensures that all new development is carefully considered against the findings of the Shoreline Management Plan. Mitigation will be outlined in the plan and also that the recommendations of the Green Infrastructure Strategy are followed through. This will ensure that enhancement measures consider the long term effects of climate change on the coast.	++

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	Therefore this has a direct long term significant positive permanent effect on the SA objective.	
Social		
Maintain and enhance human health	No effects identified through policy	0
Reduce and prevent crime, and reduce the fear of crime	No effects identified through policy	0
Improve the quantity and quality of publicly accessible open space	There will be opportunities for the creation of areas of accessible open space through the emerging Green Infrastructure Strategy to provide areas of recreational and tourism value for increased visitor numbers to the coast. This is so that the local economy is healthy by providing leisure and recreational activities all year round.	+
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	<p>This policy has a positive indirect effect on the SA objective.</p> <p>Through consultation, residents have told us that the economy of the coast suffers in the winter months due to lack of tourism. Also there are not enough services to provide for the people who live in the area. Improving existing and creating new facilities for the local community will ensure that the economy remains healthy and viable all year round.</p> <p>The effects of climate change and sea level rise will have some impact on services and facilities and in turn the economy. Hotter summers may attract more visitors as more people will holiday in this country, however sea level rise may take land used previously for tourism. Mitigation will be outlined in the emerging Shoreline Management Plan.</p> <p>This policy looks at supporting and developing services which attract visitors throughout the year and which also serves the local communities.</p>	++
Redress inequalities related to age, gender, disability, race, faith, location and income	Therefore this policy has a direct long term significant positive permanent effect on the SA objective.	0
Ensure all groups have access to decent, appropriate and affordable housing	No effects identified through policy.	0
Encourage and enable the active involvement of local people in community activities	The provision of year round services and facilities to benefit coastal communities will increase opportunities for involvement in activities. Also this policy ensures that local people are included in the decision making process of long term coastal management.	++
Economic	Therefore this policy will have a direct significant positive effect on the SA objective.	
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	The provision of services and facilities to serve the local economy will provide more employment opportunities. This will increase economic sustainability for businesses and services.	+
Improve the efficiency, competitiveness and adaptability of the local economy	Therefore the policy has an indirect positive effect on the SA objective.	
	Through consultation work we have been told that the coastal areas suffer in the winter months when there are fewer tourists. Many of the employment opportunities and leisure facilities in these areas are also seasonal, therefore local people find it difficult to find permanent all year round jobs in the area, or benefit from the services offered in the tourist season.	++

	<p>The policy aims to promote and encourage access to services all year round thereby creating a healthier economy which can adapt to impacts of climate change.</p> <p>This policy has a direct permanent long term significant positive impact on the SA objective.</p>	
Summary of Significant Effects and Recommendations		
Significant positive effects: <ul style="list-style-type: none">• Limit or reduce vulnerability to the effects of climate change• Improve the quality, range and accessibility of services and facilities• Encourage and enable the active involvement of local people in community activities• Improve the efficiency, competitiveness and adaptability of the local economy Significant negative effects: <ul style="list-style-type: none">• No effects identified		

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Policy CS08: Sustainable Development Policy CS08 looks at the issue of climate change and how the Borough can adapt to the changes. It also looks at flooding issues, the generation of energy and sustainable design to ensure that natural resources are conserved and that development is more sustainable.		
SA Objective	SA Discussion	Score
Environment		
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	No effects identified through policy	0
Minimise waste and reduce the use of non-renewable energy sources.	The use of energy derived from renewable sources will mean less reliance on non renewable sources. Therefore this policy will have an indirect positive impact on the SA objective.	+
Limit water consumption to levels supportable by natural processes and storage systems.	Encouraging sustainable design methods will provide opportunities for water efficiency to be incorporated into new design. This policy includes the provision of water saving devices and Sustainable Drainage Systems in new development.	+
Avoid damage to designated sites and protected species.	Therefore this policy will have a direct long term positive impact on the SA objective. Reduction of emissions through renewables and energy efficiency devices will create a healthier environment for biodiversity.	+
Maintain and enhance the range and viability of characteristic habitats and species.	It was highlighted in the Appropriate Assessment that some installations such as turbines may impact on protected species. Therefore the policy has been amended so that renewable projects are assessed accordingly (where necessary by Habitat Regulation Assessment) to ensure minimal impact and should undergo a cumulative impact assessment. Therefore this policy has a direct long term positive effect on the SA objective. Improving the quality of the environment, reducing emissions and planning for the effects of climate change will ensure that habitats and species are healthy maintained. The policy also looks at the provision of green space in new development to safeguard wildlife.	+
Avoid damage to protected sites and historic buildings.	Therefore this policy will have a direct long term positive effect on the SA objective. Reducing emissions, adapting to flooding and climate change issues, will have an indirect positive impact on the SA objective. However some renewable and energy devices may have a negative impact on protected sites and historic buildings either visually or through construction.	+/-
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Therefore this policy will have a mixed indirect effect on the SA objective. Depending on the quality of design of sustainable buildings and renewables and energy installations, this policy could have a negative or positive impact on landscape or townscape character. This policy does however address the use of local and traditional materials to maintain local character and ensures that scale, density layout and access will enhance the quality of the environment alongside achieving high standards of design.	+
Create places, spaces and buildings that work well, wear well and look good.	Therefore this policy will have a direct long term positive effect on the SA objective. Methods of construction will need to be innovative both to address the challenges a changing climate will bring and also to ensure that the character of the area is not jeopardised by unsympathetic design. This policy looks at ensuring that design responds to the context and character of places to enhance the quality of the environment. The policy has also integrated design measures which include construction techniques, use of materials, access links, reduction of emissions, provisions of green space and water saving devices.	++

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	<p>The policy also encourages the CABE Building for Life national standard to be designed into new developments. This will ensure that building design will take into account the effects of future changes in climate.</p> <p>Therefore this policy has a direct significant long term positive effect on the SA objective.</p>	
<p>Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)</p>	<p>In 2004 CO2 emissions in the Borough by sector include Land use, land use change and forestry 16% (of total use) Industrial and Commercial 32% Road Transport 30% and Domestic 22%.</p> <p>KL&WN is responsible for approximately 17% of the population of Norfolk, but accounts for 23% of the total CO2 emissions in Norfolk.</p> <ul style="list-style-type: none"> Industrial and Commercial Emissions, as well as Domestic emissions are well within proportion expectations, both accounting for 18% of Norfolk CO2 emissions from that sector. However, Road transport in KL&WN accounts for 22% of the Roads Transport Emissions in the county Land use, land use change and forestry emissions account for 132% of these emissions in Norfolk <p>The reason that the Borough is so high in Co2 emissions is due to the continued release of carbon from the drained peat extractions which took place hundreds of years ago. Also the location between Cambridge and Norwich on the A47 means that a high percentage of people drive through the Borough to get to other areas.</p> <p>As the Borough is very rural and the road infrastructure is badly served in some areas, reliance on the car remains essential where communities are isolated.</p> <p>Until these issues are resolved emissions may remain quite high in the Borough.</p> <p>Sustainable design and the generation of renewable energy may help to mitigate some of the effects.</p> <p>This policy sets a target for the reduction of 10% of onsite emissions of new development of more than 10 dwellings, 1000m2 floor space and a 20% reduction for development over 100 dwellings.</p> <p>The policy will have a direct significant positive long term permanent impact on the SA objective.</p>	++
<p>Minimise waste production and support the recycling of waste products</p>	<p>The reuse of materials in sustainable construction as outlined in the policy will help to decrease the amount of waste going to landfill.</p> <p>Therefore this policy will have an indirect positive effect on the SA objective.</p>	+
<p>Limit or reduce vulnerability to the effects of climate change (including flooding)</p>	<p>Sea level rise will effect the east of England exacerbated by the isostatic rebound in Norfolk/Eastern/Southern England following the last ice age. This is causing the land to sink around 1mm/year.</p> <p>Two Emerging Shoreline Management Plans will aim to address the issues associated with coastal flooding in the Borough.</p> <p>The Borough has also commissioned a Strategic Flood Risk Assessment which looks at the impact of fluvial flooding in the area. This shows that some areas in the Borough will be subject to high level flood risk. The strategy will be used to guide planned growth away from areas of high flood risk.</p> <p>This policy looks at ensuring development is built in sustainable locations, avoiding areas vulnerable to the effects of climate change. And ensures that the Council works in partnership with the Environment Agency to take into account adaptation issues. Renewable energy projects will be supported in principle which will ensure that the Borough is well placed to face the effects of a changing climate.</p> <p>This policy will have a direct long term permanent significant positive effect on the SA objective.</p>	++

Social			
Maintain and enhance human health	Encouraging the use of renewable energy and limiting the rate of emissions will create a healthier environment and will in turn improve the health of local residents.		+
Reduce and prevent crime, and reduce the fear of crime	Therefore the policy will have an indirect positive impact on the SA objective No effects identified through policy		0
Improve the quantity and quality of publicly accessible open space	The Green Infrastructure Strategy highlighted the need for more public open space as there is a shortage of accessible recreational 'green' areas in the Borough. Provision of open space to provide recreation opportunities and improve the quality of life in new developments is highlighted in the policy.		+
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Therefore this policy will have a direct long term positive effect on the SA objective. Siting development in sustainable locations where there is good access to services and facilities will have an indirect long term positive effect on the SA objective.		+
Redress inequalities related to age, gender, disability, race, faith, location and income	No effects identified through policy		0
Ensure all groups have access to decent, appropriate and affordable housing	No effects identified through policy		0
Encourage and enable the active involvement of local people in community activities	No effects identified through policy		0
Economic			
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	No effects identified through policy		0
Improve the efficiency, competitiveness and adaptability of the local economy	No effects identified through policy		0

Summary of Significant Effects and Recommendations
<p>Significant positive effects:</p> <ul style="list-style-type: none">• Create places, spaces and buildings that work well, wear well and look good.• Reduce emissions of greenhouse gasses and other pollutants• Limit or reduce vulnerability to the effects of climate change <p>Significant negative effects:</p> <ul style="list-style-type: none">• No effects identified

Policy CS09: Housing Policy		SA Discussion	Score
SA Objective	Environment		
Minimise the irreversible loss of undeveloped land and productive agricultural holdings		This policy prioritises previously developed land for housing to minimise the loss of undeveloped land and productive agricultural holdings. However, the impact of this policy is dependant on the amount of brownfield sites available, otherwise, it can only be assumed that housing will need to be accommodated on greenfield sites. This will have a negative impact on the SA objective.	+/-
Minimise waste and reduce the use of non-renewable energy sources.		Therefore this policy has a direct mixed long term permanent effect on the SA Objective. New households will produce waste and may place further demand on non renewable energy resources. This could potentially be mitigated by sustainable design and energy efficiency specifications in Policy CS08 Sustainable Development. The full impact cannot be ascertained without a detailed design scheme for any new housing.	+/-
Limit water consumption to levels supportable by natural processes and storage systems.		This policy has an indirect mixed effect on the SA objective. New households will lead to an increase in water consumption. This can be minimised by sustainable design and energy efficiency specifications in Policy CS08 Sustainable Development such as the encouragement of the integration of water saving devices and the encouragement to exceed standards set by the Code for Sustainable Homes. The full impact cannot be ascertained without a detailed design scheme for any new housing. The Council will work to the recommendations of the Water Cycle Study.	+/-
Avoid damage to designated sites and protected species.		This policy has an indirect mixed effect on the SA objective. Increased housing will add pressure to designated sites due to an increase in land take and disturbance. The Council will work to Government legislation and policy CS12 in ensuring that damage does not take place. The Council has also undertaken an Appropriate Assessment to ascertain any risks to designated sites and these have been factored into the Core Strategy.	+/-
Maintain and enhance the range and viability of characteristic habitats and species.		Therefore this policy has an indirect mixed effect on the SA objective. The Council will work to the recommendations of the Green Infrastructure Strategy to deliver new areas for biodiversity in new developments.	+
Avoid damage to protected sites and historic buildings.		Therefore this policy will have an indirect positive long term effect on the SA objective. No effects identified through policy.	0
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.		No effects identified through policy.	0
Create places, spaces and buildings that work well, wear well and look good.		No effects identified through policy.	0
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)		The construction process for new housing may have a temporary negative impact on this SA objective. This can be minimised by sustainable design and energy efficiency specifications in Policy CS08 Sustainable Development therefore the full impact cannot be ascertained without a detailed design scheme for any new housing.	+/-
		This policy will have an indirect mixed effect on the SA objective.	

Minimise waste production and support the recycling of waste products	No effects identified through policy.	0
Limit or reduce vulnerability to the effects of climate change (including flooding)	No effects identified through policy.	0
Social		
Maintain and enhance human health	No effects identified through policy.	0
Reduce and prevent crime, and reduce the fear of crime	No effects identified through policy.	0
Improve the quantity and quality of publicly accessible open space	The Council will work to the recommendations in the Green Infrastructure Strategy to ensure that multi functional green space is delivered in new housing developments. Therefore this policy has an indirect positive long term effect on the SA objective.	+
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	No effects identified through policy.	0
Redress inequalities related to age, gender, disability, race, faith, location and income	This policy will reduce the social exclusion of gypsies, travellers and travelling show people. The policy will lead to the provision of 53 permanent pitches to accommodate gypsies and travellers and the provision of transit sites will also be considered where there is additional need. This policy has a direct significant positive long term impact on the SA Objective. The policy sets a target for affordable housing and tenure mix which will ensure that sites of 10 dwellings or more will provide affordable housing. This will ensure all groups have access to appropriate and affordable housing.	++
Ensure all groups have access to decent, appropriate and affordable housing	Therefore this policy has a direct significant positive long term impact on the SA Objective.	++
Encourage and enable the active involvement of local people in community activities	No effects identified through policy.	0
Economic		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	No effects identified through policy.	0
Improve the efficiency, competitiveness and adaptability of the	No effects identified through policy.	0

Local economy		
Summary of Significant Effects and Recommendations		
Significant positive effects:		
<ul style="list-style-type: none">• Redress inequalities related to age, gender, disability, race, faith, location and income• Ensure all groups have access to decent, appropriate and affordable housing		
Significant negative effects:		
<ul style="list-style-type: none">• No effects identified		

Policy CS10: The Economy Policy		
SA Objective Environment	SA Discussion	Score
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	This policy looks at the importance that the Borough's agricultural resource plays to the local economy. The rural economy and diversification will be supported. However the employment allocations will result in a loss of undeveloped land.	+/-
Minimise waste and reduce the use of non-renewable energy sources.	This policy has a direct mixed effect on the SA objective.	0
Limit water consumption to levels supportable by natural processes and storage systems.	No effects identified through policy.	0
Avoid damage to designated sites and protected species.	No effects identified through policy.	0
	This policy aims to improve and enhance the tourism offer in the Borough. Particularly on the coast. There are several international, national and local designations which may be disturbed as a result. However as part of the Green Infrastructure Management Strategy habitats may be created here to compensate for loss of land to development. The Council has also undertaken an Appropriate Assessment to ascertain any likely significant adverse effects to designated sites and this has been taken into account in the Core Strategy.	+/-
Maintain and enhance the range and viability of characteristic habitats and species.	Therefore this policy has an indirect mixed effect on the SA objective. No effects identified through policy.	0
Avoid damage to protected sites and historic buildings.	No effects identified through policy.	0
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	No effects identified through policy.	0
Create places, spaces and buildings that work well, wear well and look good.	The policy was amended in response to the previous SA to make reference to the need for good design in employment generating development. Therefore this policy has a direct positive long term effect on the SA objective.	+
Reduce emissions of greenhouse gasses and other pollutants	No effects identified through policy.	0
(including air, water, soil, noise, vibration and light)		
Minimise waste production and support the recycling of waste products	No effects identified through policy.	0
Limit or reduce vulnerability to the effects of climate change (including flooding)	No effects identified through policy.	0

Social			
Maintain and enhance human health	No effects identified through policy.		0
Reduce and prevent crime, and reduce the fear of crime	No effects identified through policy.		0
Improve the quantity and quality of publicly accessible open space	No effects identified through policy.		0
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	No effects identified through policy.		0
Redress inequalities related to age, gender, disability, race, faith, location and income	Services and facilities are essential to the economic well being of the Borough. This policy looks at supporting retail, tourism, leisure, employment and cultural industries which are key elements of the social and economic vibrancy of a town/rural community This policy has a direct significant positive long term permanent effect on the SA objective.		++
Ensure all groups have access to decent, appropriate and affordable housing	No effects identified through policy.		0
Encourage and enable the active involvement of local people in community activities	No effects identified through policy.		0
Economic			
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	This policy looks at delivering 5,000 additional jobs by 2021 in line with the RSS targets. Also by allocating sufficient employment land in locations consistent with the settlement hierarchy this will mean that there is choice of employment locations throughout the Borough rather than solely concentrated in the main towns. This will ensure better access to local jobs. This policy has a direct significant positive long term permanent effect on the SA objective.		++
Improve the efficiency, competitiveness and adaptability of the local economy	Improving the range of employment opportunities is a key priority for the local economy. There is a lack of highly paid jobs in the Borough and by improving the range of employers and skills sectors this will improve the competitiveness and adaptability of our economy. Improving the range of jobs available will also help to diversify our education and skills base in the Borough. Skilled workers with higher salaries will spend their income in the shops and businesses which will in turn benefit the local economy. Enhancing the visitor economy through regeneration will enable King's Lynn to compete with larger towns in the region. This policy has a direct significant positive long term permanent effect on the SA objective.		++

Summary of Significant Effects and Recommendations
<p>Significant positive effects:</p> <ul style="list-style-type: none">• Redress inequalities related to age, gender, disability, race, faith, location and income• 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 <p>Significant negative effects:</p> <ul style="list-style-type: none">• No effects identified

Policy CS11: Transport Policy CS12 looks at improving the connectivity within and beyond the Borough by reinforcing the role of King's Lynn as a regional transport node.			Score
SA Objective	SA Discussion		
Environment			
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	The policy seeks to deliver a road bypass around the settlement of West Winch. This would require construction on undeveloped land.		--
Minimise waste and reduce the use of non-renewable energy sources.	This policy has a direct significant negative long term permanent effect on the SA objective. Improvements to transport infrastructure including public transport and walking and cycling paths will mean people will have greater opportunities to use more sustainable modes of transport, other than the car. In the long term this will reduce the demand for non renewable oil for petrol and diesel fuelled cars.		+
Limit water consumption to levels supportable by natural processes and storage systems.	Therefore this policy has an indirect positive long term effect on the SA Objective.		
Avoid damage to designated sites and protected species.	No effects identified through policy.		0
Maintain and enhance the range and viability of characteristic habitats and species.	Increased road infrastructure could have impacts on designated sites and species therefore the Council will work to Government legislation, the recommendations of the Appropriate Assessment and CS 12.		+/-
Avoid damage to protected sites and historic buildings.	Therefore this policy has an indirect mixed effect on the SA objective. No effects identified through policy.		0
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	Increased road infrastructure could impact on historic protected sites and areas of archaeological interest. Care will need to be taken to ensure that sites are recorded and that the provisions of PPG 15 are adhered to.		+/-
Create places, spaces and buildings that work well, wear well and look good.	This policy has an indirect mixed effect on the SA Objective. No effects identified through policy.		0
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	No effects identified through policy.		0
Minimise waste production and support the recycling of waste	Any potential improvements to the road network, either through King's Lynn Area Transport Strategy, a new road by-pass or in improving connectivity and accessibility in and through the Borough could maintain or increase the number of people travelling by car, therefore maintain or increase vehicular emissions. Recognising that in rural areas the car will remain the key mode of transport will also maintain or increase the current level of vehicular emissions. However, the strategy will lead to improvements in public transport and walking and cycling networks in new developments meaning less people will need to access places by car, therefore reducing vehicular emissions and increasing the air quality.		+/-
	This policy has a direct mixed effect on the SA Objective. No effects identified through policy.		0

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products			
Limit or reduce vulnerability to the effects of climate change (including flooding)	No effects identified through policy.		0
Social			
Maintain and enhance human health	The policy seeks to improve the air quality in King's Lynn, Downham Market and Hunstanton, which will have a positive effect on people's health.		+
Reduce and prevent crime, and reduce the fear of crime	This will have a direct positive long term effect on the SA objective No effects identified through policy.		0
Improve the quantity and quality of publicly accessible open space	No effects identified through policy.		0
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	This policy looks at providing better access to services and facilities by improving public transport, extending choice of transport, re-establishing links and improving strategic links. Therefore this policy has a direct significant positive long term effect on the SA Objective.		++
Redress inequalities related to age, gender, disability, race, faith, location and income	This policy seeks to reduce social exclusion, isolation and rural deprivation by improving accessibility and connections between and within towns and villages. Therefore this policy has a direct significant positive long term effect on the SA Objective.		++
Ensure all groups have access to decent, appropriate and affordable housing	No effects identified through policy.		0
Encourage and enable the active involvement of local people in community activities	No effects identified through policy.		0
Economic			
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Improving accessibility and connectivity within and beyond the Borough will directly help people gain access to employment. Therefore this policy will have an indirect significant positive long term effect on the SA Objective.		++
Improve the efficiency, competitiveness and adaptability of the local economy	No effects identified through policy.		0

Summary of Significant Effects and Recommendations
Significant positive effects: <ul style="list-style-type: none">• Improve the quality, range and accessibility of services and facilities• Redress inequalities related to age, gender, disability, race, faith, location and income• Help people gain access to satisfying work appropriate to their skills, potential and place of residence Significant negative effects: <ul style="list-style-type: none">• Minimise the irreversible loss of undeveloped land and productive agricultural holdings

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Policy CS12: Environmental Assets Policy 13 is Green Infrastructure, Biodiversity and Landscape Character. This policy aims to protect and enhance our natural assets and ensure that the unique character of the Borough is retained and improved.			Score
SA Objective	SA Discussion		
Environmental			
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	No effects identified through policy		0
Minimise waste and reduce the use of non-renewable energy sources.	No effects identified through policy		0
Limit water consumption to levels supportable by natural processes and storage systems.	This policy looks at the incorporation of Sustainable Urban Drainage Schemes with new development. This will ensure that our water resources are safeguarded and that there are opportunities for local wildlife. Therefore this policy has a direct positive long term effect on the SA objective.		+
Avoid damage to designated sites and protected species.	An increased population will mean more people visiting designated sites. There will also be indirect impacts of development itself. Possible threats to protected habitats and species could include activities such as dog walking. The Borough's most sensitive sites are already protected by International and National level regulations and through Planning Policy Statement 9 Biodiversity and Geological Conservation. There are currently 5 Ramsar sites in the Borough, 8 Special Areas of Conservation, 4 Special Protected Areas, 29 Sites of Special Scientific Interest, 6 National Nature Reserves and an Area of Outstanding Natural Beauty. All of these sites enjoy statutory protection. Of the SSSI sites monitored for change, 16 are in Favourable condition, 7 Unfavourable recovering, 3 Unfavourable Declining, 2 Unfavourable No Change and 1 Declining. This is due to factors such as increased recreation pressure, lack of management and water abstraction. These sites will continue to be monitored and protected species will be safeguarded through their own legislation such as the Wildlife and Countryside Act. The Core Strategy has also produced an Appropriate Assessment on its plans and policies to ensure that there is no significant impact on the Borough's Natura sites. The assessment has outlined a possible concern of disturbance to Breckland SPA This concern has been addressed in light of the reports recommendations. Therefore new built development will be restricted within 1,500m of the Breckland SPA and we will work in partnership to ensure sustainable levels of recreation in and around the Breckland SPA and the Norfolk coast. Local sites such as County Wildlife Sites, RIGS, Ancient Woodlands and BAP habitats and species are highlighted in the policy for protection and enhancement as these sites enjoy less statutory protection. Development proposals will be accompanied by an ecological impact study where appropriate. Mitigation will depend on the scale and nature of a proposal which may have an impact on a designated site or protected species. In some cases this can be secured through planning conditions, Section 106 Agreements, developer contributions or timing of development. Natural England will be the main body to ensure that where mitigation is needed, it is appropriate. This policy reinforces legislative protection and seeks to create more areas of biodiversity value. Therefore this policy will have a direct significant long term effect on the SA objective.		++
Maintain and enhance the range and viability of characteristic habitats and species.	Access to green space and safeguarding areas from development for biodiversity will be a key issue in the Borough. To ensure that areas are protected from development, a Green Infrastructure Strategy has been produced. This locates areas of potential and in the second phase of implementation, provides guidance		++

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	<p>as to what can be achieved and how projects can be implemented.</p> <p>Phase 1 of the Green Infrastructure strategy has found that there are a number of large 500ha sites of accessible natural greenspace in the Borough. There is also a good supply of 100ha sites to the north and east and south of the Borough. There is a potential deficiency of accessible 20ha sites to the north east (away from the coast) and south west of the Borough. (Green Infrastructure Strategy 2009).</p> <p>This policy seeks to create new areas for biodiversity and enhance existing areas by utilising the Green Infrastructure Strategy, supporting Biodiversity Action Plans, enhancing local sites of importance and mitigating or compensating for adverse effects on biodiversity.</p> <p>Therefore this policy has a direct significant long term positive effect on the SA objective.</p> <p>Protected sites and buildings may suffer from the cumulative and indirect effect of increased growth in the Borough. However increased tourism may also open up opportunities for neglected buildings to be utilised more. There are nearly 2000 Listed Buildings and 42 Conservation Areas in the Borough and these are all protected through the planning system.</p> <p>Some sites and historic buildings are safeguarded under legislation and Planning Policy 15 Historic Environment and therefore enjoy statutory protection. However some more local sites of significance will need to be protected from harm or mitigation put in place where effects are unavoidable.</p> <p>English Heritage highlighted that they were concerned that more attention needed to be paid to heritage in the policy from initial consultation on the policies. This has now been reflected in the policy and the Council will seek to preserve and enhance its qualities and characteristics.</p> <p>Mitigation will be in the form of planning conditions, Section 106 Agreements, and developer contributions and/or obligations, mitigation and compensation measures.</p> <p>This policy seeks to work with the recommendations in PPG15 to ensure that historic sites and buildings are protected and enhanced.</p> <p>This will be a direct long term positive permanent impact on the protected sites and historic buildings identified.</p>	
Avoid damage to protected sites and historic buildings.		+
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	<p>The Borough has identified through its Landscape Character Assessment 11 character areas along with 64 distinctive settlements.</p> <p>An increased population and further unsympathetic development could impact on the character of certain areas and therefore design guides, Conservation Character Statements and SPDs will need to be prepared to ensure that harm is avoided or mitigated for.</p> <p>The policy promotes the use of the Landscape Character Assessment to inform proposals for development and ensures that materials, scale and design are sympathetic to the landscape quality of the locality.</p> <p>This will be a direct significant long term permanent impact on the protected sites and historic buildings identified.</p>	++
Create places, spaces and buildings that work well, wear well and look good.	No effects identified through policy	0
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	No effects identified through policy	0
Minimise waste production and support the recycling of waste	No effects identified through policy	0

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products			
Limit or reduce vulnerability to the effects of climate change (including flooding)	Because the Borough is a coastal, low lying flat area susceptible to localised tidal and fluvial flooding, the impacts of climate change will be more apparent. This policy looks at providing opportunities for species to adapt to the impact of climate change by improving and creating new sites and linking them to allow species to move. Therefore this policy is likely to have a direct significant positive long term effect on the objective.		++
Social			
Maintain and enhance human health	Ensuring access to green space is likely to have a positive effect on the health of residents in the Borough (Green Infrastructure Strategy 2009).		+
Reduce and prevent crime, and reduce the fear of crime	Therefore this policy will have an indirect positive impact on the objective. No effects identified through policy		0
Improve the quantity and quality of publicly accessible open space	The Borough produced an Open Space Assessment to look at what areas of open space are available in the Borough. The report highlighted that more green space needs to be made available for local people. Following on from the awarded Growth Point Status a Green Infrastructure Strategy was carried out. Whilst the policy is concerned with the creation of habitats and species there will be a positive indirect effect on the SA Objective. The planned Green Infrastructure will provide opportunities for leisure as well as biodiversity benefits.		+
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Whilst the policy is concerned with the creation of habitats and species there will be a positive indirect effect on the SA Objective.		+
Redress inequalities related to age, gender, disability, race, faith, location and income	No effects identified through policy		0
Ensure all groups have access to decent, appropriate and affordable housing	No effects identified through policy		0
Encourage and enable the active involvement of local people in community activities	The creation of new habitats and areas for biodiversity value may provide opportunities for voluntary groups to become involved in projects. Therefore there will be an indirect positive impact on the SA objective.		+
Economic			
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	No effects identified through policy.		0
Improve the efficiency, competitiveness and	No effects identified through policy.		0

adaptability of the local economy		
Summary of Significant Effects and Recommendations		
Significant positive effects: <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.• Maintain and enhance the diversity and distinctiveness of landscape and townscape character.• Limit or reduce vulnerability to the effects of climate change Significant negative effects: <ul style="list-style-type: none">• No effects identified		

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Policy CS13: Community and Culture		
Policy 14 aims to address a variety of issues that are cross-cutting in nature designed to have a positive effect on community cohesion and quality of life. The policy seeks to tie these issues together and find ways to use sensitive planning as a means to enhance community well-being across the Borough.		
SA Objective	SA Discussion	Score
Environment		
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	No effects identified through policy	0
Minimise waste and reduce the use of non-renewable energy sources.	No effects identified through policy	0
Limit water consumption to levels supportable by natural processes and storage systems.	No effects identified through policy	0
Avoid damage to designated sites and protected species.	No effects identified through policy	0
Maintain and enhance the range and viability of characteristic habitats and species.	No effects identified through policy	0
Avoid damage to protected sites and historic buildings.	This policy identifies cultural assets and facilities as being key to enhancing tourism in the Borough, and thus boosting the local economy. Cultural assets encompass the natural and built heritage, and many cultural facilities are housed within historic buildings. The policy seeks to protect and enhance cultural assets, meaning there is likely to be a positive impact on the SA objective. The policy promotes the development of new cultural facilities in King's Lynn and the main towns. An increase in cultural facilities may attract more visitors, which could lead to the enhancement of the historic environment through the recognition of King's Lynn, Downham Market and Hunstanton as cultural destinations. This policy has a direct positive long term permanent positive impact on the SA objective.	+
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	The policy states that the form, design and layout of development should enhance community wellbeing by being locally distinctive – contributing to a sense of place and identity. This will ensure future development will enhance the distinctiveness of landscape and townscape character This policy has a direct positive long term, permanent effect on the SA objective.	+
Create places, spaces and buildings that work well, wear well and look good.	Enhancing community wellbeing through the form, location, design and layout of development is promoted in this policy. This policy has a direct positive impact on this SA objective as all development will be accessible and inclusive, adaptable and locally distinctive. This policy has a direct significant positive long term permanent effect on the SA objective.	++
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	An increase in cultural facilities is likely to attract more people to the area. Cultural facilities will be located in accessible sites in the larger settlements, meaning local people can access these facilities using sustainable modes of transport. However, people travelling from the wider area may travel by car, increasing vehicular emissions. This policy has an indirect negative long term effect on the SA objective.	-

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Minimise waste production and support the recycling of waste products	No effects identified through policy	0
Limit or reduce vulnerability to the effects of climate change (including flooding)	No effects identified through policy	0
Social Maintain and enhance human health	Promoting healthy and active lifestyles has been identified as a priority in order to enhance quality of life. The policy will promote healthy lifestyles by ensuring all new development is within walking distance of open space and the Council will work with the Primary Care Trust to provide new health facilities in the area. The policy directly seeks to protect and enhance leisure and recreation facilities, and ensures that proposals for new facilities will be encouraged. This policy has a direct significant positive long term permanent effect on the SA objective.	++
Reduce and prevent crime, and reduce the fear of crime	The policy takes into account the opportunity for good design to contribute towards crime prevention, in considering safety implications of planning proposals, for example boundaries and security features in design. This policy has a direct significant positive long term permanent effect on the SA objective.	++
Improve the quantity and quality of publicly accessible open space	No effects identified through policy	0
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	This policy seeks to provide community infrastructure in new development. This is likely to benefit existing communities which surround new development as well as any new communities. The policy also seeks to encourage new leisure, recreation and cultural facilities. This policy has a direct significant positive long term permanent effect on the SA objective.	++
Redress inequalities related to age, gender, disability, race, faith, location and income	This policy directly states that the form, location, design and layout of development will enhance community wellbeing by being accessible and inclusive – ensuring people of any age, ethnicity and ability can use and access the development. The policy also ensures development is adaptable, creating high quality development which is capable of being modified, either for different uses or to suit people with different needs. This policy is designed to reduce inequality by allowing anyone to access and use any development. This policy has a direct significant positive long term permanent effect on the SA objective.	++
Ensure all groups have access to decent, appropriate and affordable housing	No effects identified through policy	0
Encourage and enable the active involvement of local people in	The policy encourages developers to involve the community in the design process of new development, which, if followed, will create opportunities for people to become actively involved in their community even before a development is completed.	++

community activities	Facilitating community infrastructure will provide permanent opportunities for people to become more active in their community. Therefore this policy will have a direct significant positive long term effect on the SA objective.	
Environment		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Creating more leisure, recreation and cultural facilities for local communities will create a more diverse range of job opportunities. This policy has a direct positive long term effect on the SA objective.	+
Improve the efficiency, competitiveness and adaptability of the local economy	No effects identified through policy	0

Summary of Significant Effects and Recommendations	
Significant positive effects: <ul style="list-style-type: none">• Create places, spaces and buildings that work well, wear well and look good.• Maintain and enhance human health• Reduce and prevent crime, and reduce the fear of crime• Improve the quality, range and accessibility of services and facilities• Redress inequalities related to age, gender, disability, race, faith, location and income• Encourage and enable the active involvement of local people in community activities	
Significant negative effects: <ul style="list-style-type: none">• No effects identified	

Policy CS14: Infrastructure Provision		
Policy	SA Discussion	Score
SA Objective		
Environment		
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	No effects identified through policy.	0
Minimise waste and reduce the use of non-renewable energy sources.	No effects identified through policy.	0
Limit water consumption to levels supportable by natural processes and storage systems.	This policy sets out the future maintenance of infrastructure provided on sites or improved as part of the development. Sustainable Drainage Systems including surface water is included as part of the infrastructure.	++
Avoid damage to designated sites and protected species.	This policy has a direct significant positive long term permanent effect on the SA objective. No effects identified through policy.	0
Maintain and enhance the range and viability of characteristic habitats and species.	This policy sets out the future maintenance of infrastructure provided on sites or improved as part of the development. Green infrastructure including habitat creation is included as part of the infrastructure.	++
Avoid damage to protected sites and historic buildings.	This policy has a direct significant positive long term permanent effect on the SA objective. No effects identified through policy.	0
Maintain and enhance the diversity and distinctiveness of landscape and townscape character.	No effects identified through policy.	0
Create places, spaces and buildings that work well, wear well and look good.	No effects identified through policy.	0
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	This policy looks at improving transport infrastructure including pedestrian and cycle links and the promotion of local renewable energy generation.	++
Minimise waste production and support the recycling of waste products	Therefore this policy has a direct significant positive long term permanent effect on the SA objective. This policy sets out the future maintenance of infrastructure provided on sites or improved as part of the development. Recycling and composting facilities is included as part of the infrastructure.	++
Limit or reduce vulnerability to the effects of climate change (including flooding)	This policy has a direct significant positive long term permanent effect on the SA objective. No effects identified through policy.	0
Social		
Maintain and enhance human health	This policy sets out the future maintenance of infrastructure provided on sites or improved as part of the development. Health and indoor and outdoor facilities are included as part of the infrastructure.	+
Reduce and prevent crime, and reduce the fear of	This policy has a direct positive long term effect on the SA objective. No effects identified through policy.	0

crime			
Improve the quantity and quality of publicly accessible open space	This policy sets out the future maintenance of infrastructure provided on sites or improved as part of the development. Recreation facilities and open space is included as part of the infrastructure.		++
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	This policy has a direct significant positive long term permanent effect on the SA objective. This policy sets out the future maintenance of infrastructure provided on sites or improved as part of the development. Community and recreation, education, social service, indoor/outdoor sports and health facilities, community halls, libraries, allotments, are included as part of the infrastructure. This policy has a direct significant positive long term permanent effect on the SA objective.		++
Redress inequalities related to age, gender, disability, race, faith, location and income	No effects identified through policy.		0
Ensure all groups have access to decent, appropriate and affordable housing	This policy sets out the future maintenance of infrastructure provided on sites or improved as part of the development. Affordable or supported housing is included as part of the infrastructure.		+
Encourage and enable the active involvement of local people in community activities	This policy has a direct positive long term permanent effect on the SA objective. No effects identified through policy.		0
Economy			
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	No effects identified through policy.		0
Improve the efficiency, competitiveness and adaptability of the local economy	No effects identified through policy.		0
Summary of Significant Effects and Recommendations			
Significant positive effects:			
<ul style="list-style-type: none"> • Limit water consumption to levels supportable by natural processes and storage systems. • Maintain and enhance the range and viability of characteristic habitats and species. • Reduce emissions of greenhouse gasses and other pollutants • Minimise waste production and support the recycling of waste products • Improve the quantity and quality of publicly accessible open space • Improve the quality, range and accessibility of services and facilities 			

Significant negative effects:

- No effects identified through policy

Appendix 5

Cumulative Score

Cumulative Score

This table indicates the likely impact of each of the proposed Submission Document policies on each Sustainability Objective and the cumulative effect of the policies as a whole.

SA Objective	Policy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Cumulative Score
1	-	-	-	--	+/-	0	+	+/-	0	+/-	+/-	--	0	0	0	Likely negative effect
2	+	+	+	+/-	0	0	0	0	+	+/-	0	+	0	0	0	Likely mixed effect
3	+	+	+	+/-	0	0	0	0	+	+/-	0	0	+	0	++	Likely mixed effect
4	+/-	+/-	+/-	+/-	+/-	+	+	+	+	+/-	+/-	+/-	++	0	0	Likely mixed effect
5	+	+	+	+	+	+	0	+	+	+	0	0	++	0	++	Likely positive effect
6	+	+	++	+	+	-	+	+/-	+/-	0	0	+/-	+	+	0	Likely positive effect
7	+	+	+	+	+	+	+	+	+	0	0	0	++	+	0	Likely positive effect
8	0	++	+	+	+	0	0	+	++	0	+	0	0	++	0	Likely positive effect
9	+	+	+/-	+	0	0	0	0	++	+/-	0	+/-	0	-	++	Likely positive effect
10	0	0	0	0	0	0	0	0	+	0	0	0	0	0	++	Likely negligible effect
11	+/-	+/-	+	+/-	+/-	0	0	++	++	0	0	0	++	0	0	Likely positive effect
12	++	++	++	+	0	0	0	0	+	0	0	+	+	++	+	Likely significant positive effect
13	+	+	+	+	0	0	0	0	0	0	0	0	0	++	0	Likely positive effect
14	+	+	++	++	+	0	0	+	+	+	0	0	+	0	++	Likely positive effect
15	++	++	++	++	++	++	++	++	+	0	0	++	+	++	++	Likely significant positive effect
16	+	+	+	+	0	0	++	0	0	++	++	++	0	++	0	Likely positive effect
17	+	+	+	+	+	+	+	0	0	++	0	0	0	0	+	Likely positive effect
18	0	0	0	0	0	0	0	++	0	0	0	0	+	++	0	Likely positive effect
19	++	+	+	+	++	+	+	+	0	0	++	++	0	+	0	Likely positive effect
20	++	+	+	++	++	++	++	++	0	0	++	0	0	0	0	Likely significant positive effect
Total effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect	Likely positive effect

Key

- ++ Significant positive effect
- + Positive effect
- +/- Mixed Effect
- 0 Negligible effects
- Negative effect
- Significant negative effect
- ? Unknown effect

If you would like this Local Development Framework Document in another language, large print, Braille or audio format, please telephone or email

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