

## Site Specific Proposals Draft Plan

(incorporating Proposals Map Amendments)

## Final Sustainability Appraisal

Part 1 of 2 - Main Report



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# Site Specific Proposals Draft Plan: Final Sustainability Appraisal

Site Specific Proposals Draft Plan: Final Sustainability Appraisal  
**1 Introduction**





## 1 Introduction

- 1.1** The North Norfolk Core Strategy contains a set of strategic and development control policies that guide development decisions in North Norfolk in the period to 2021. It also identifies Principal and Secondary Settlements, Service Villages and Coastal Service Villages where a certain amount of new development is expected over the same period. This, along with specific policies about the future role and function of each place, sets the framework for allocations in the Site Specific Proposals Development Plan Document (DPD) and decisions on planning applications.
- 1.2** The Site Specific Proposals document identifies land for new housing, employment, retail and car park development in the selected settlements. Across the whole District approximately 500 potential sites have been proposed for development from the following sources:
- Sites proposed by landowners, developers and others over recent years
  - Sites identified by local stakeholders at workshops or other events held to inform Local Development Framework (LDF) production
  - Sites proposed in response to the preferred options consultation held in Autumn 2006 and the subsequent Coastal Service Villages preferred options consultation held in Summer 2008; and
  - Sites identified by the District Council, including sites considered through the Strategic Housing Land Availability Assessment, which may merit consideration
- 1.3** Not all of these sites are suitable for development. Selection of sites for development should be based on a robust assessment of the suitability, availability and deliverability of land for particular uses. **Sustainability Appraisal** is used in order to appraise the relative suitability of various sites, and to help inform the selection of development sites. This final report (which is in two parts) describes this process and should be read in conjunction with the Site Specific Proposals (SSP) document (and the SSP Consultation on Key Changes document) as it helps explain the reasoning behind the decisions that have been made in selecting the allocations.
- 1.4** The Council considers that the Site Specific Proposals Draft Plan is sound as consulted upon but recognises that, a few amendments could be made to respond to the issues raised during the consultation (June 2009). Most of the suggested changes (see the Schedule of Minor Modifications Chapter 2) are limited to factual corrections or additional clarifications which are not significant and therefore do not require further sustainability appraisal work<sup>(1)</sup>. The Council is also asking the inspector to consider some key changes regarding additional and / or alternative sites. These sites have been subject to the sustainability appraisal process and some of the appraisals have been updated with additional information gained either through the previous consultation or as part of the ongoing sustainability appraisal process. The updated site appraisals are included in part 2 of this final report.

1 Plan Making Manual; online at [www.pas.gov.uk](http://www.pas.gov.uk)

Site Specific Proposals Draft Plan: Final Sustainability Appraisal  
**2 Summary**





## 2 Summary

### What is Sustainability Appraisal?

- 2.1** The Government Sustainable Development Strategy, 'Securing the Future', sets out five guiding principles to achieve sustainable development:
- Living within environmental limits
  - Ensuring a strong, healthy and just society;
  - Achieving a sustainable economy;
  - Promoting good governance; and
  - Using sound science responsibly
- 2.2** Sustainability Appraisal is a process carried out during the preparation of a plan to assess whether the emerging proposals will contribute to environmental, social and economic objectives in order to achieve these principles. Appendix B sets out the various tasks involved in sustainability appraisal.

### Why is Sustainability Appraisal Required?

- 2.3** Local planning authorities must comply with European Directive 2001/42/EC which requires formal Strategic Environmental Assessment (SEA) of certain plans and programmes which are likely to have significant effects on the environment.
- 2.4** Sustainability Appraisal (SA) incorporates the requirements of the SEA Directive and is mandatory for new or revised Development Plan Documents. The purpose is to appraise the social, environmental and economic effects of policies and promote sustainable development by ensuring that these principles are integrated from the outset. Appendices C and D set out how this sustainability appraisal report complies with the legislative requirements.

### The Site Specific Proposals Plan

- 2.5** The Site Specific Proposals (SSP) Plan sets out proposals to allocate land for different purposes within selected settlements in the District. The SSP must conform with policies contained in the North Norfolk Core Strategy which was adopted by North Norfolk District Council in September 2008. The Core Strategy identifies the settlements where allocations need to be made and also sets out a number of policies that all development must comply with.
- 2.6** This Sustainability Appraisal Report is published alongside the SSP document and explains the methodology, findings and conclusions of the Sustainability Appraisal process which informed selection of sites for development.

### Summary of the Site Appraisal Methodology

- 2.7** Many sites were suggested to the Council as having potential for development, however not all of those sites are suitable. The Council therefore needed to assess the sites in order to make choices about which ones to allocate. Site selection needs to be based

on a robust assessment of the suitability of land for particular uses, and sustainability appraisal is used to assess the potential consequence of developing a site and informs the selection of development sites. As a first step in the SA process a Scoping Report was prepared to describe the social, economic and environmental characteristics of North Norfolk (see table 3.1), identify the issues facing the District and establish a series of sustainability objectives (see Appendix E) that would be used to appraise the Core Strategy and SSP documents. These objectives led to a series of criteria that were used to appraise or 'score' the social, economic and environmental consequences of the various sites proposed for development (see Table 4.1).

**2.8** Further details about the methodology used for appraising residential and other sites proposed in the SSP is contained in Chapter 4. The methodology is in accordance with Government guidance on sustainability appraisal<sup>(2)</sup> and is based on three stages of assessment:

- Stage 1: Absolute constraints. This excludes sites from further consideration which contain absolute constraints such as being within a non-selected settlement, coastal erosion zone or site designated for nature conservation.
- Stage 2: Measurable criteria. This scores sites against measurable site assessment criteria. This informs which sites progress to stage 3.
- Stage 3: Analyse issues and consider wider policy context. Independent advice sought on issues such as landscape, townscape and highways impact and sites are appraised against the Core Strategy (particularly the relevant settlement policy).

## Summary of the Appraisal Results

**2.9** A number of sites failed the first stage of appraisal as they were in areas that had absolute constraints. The sites that failed this stage and the reasons why are listed in Chapter 6.

**2.10** Each remaining site was subject to an individual appraisal against the criteria that were derived from the sustainability objectives, the full results of which are contained in Part 2 of this report. These criteria include a number of issues covering social, environmental and economic considerations including:

- an assessment of any residual flood risk;
- the existence of any other significant constraints such as proximity to hazardous installations etc;
- consideration of public transport accessibility;
- suitability of local infrastructure (e.g. highways, water supply, drainage etc);
- consideration of any other designations or physical constraints that would materially affect the proposal;

<sup>2</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, 2005



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- an assessment of how well integrated the site is within the settlement, taking account of pedestrian and cycle routes to key facilities and the relationship with and proximity to existing residential areas, public open space and other services;
- an assessment of the environmental impact of the proposed site with reference to landscape, townscape, land drainage, biodiversity and other factors;
- consideration of possible alternative uses of each site including retaining sites in their current use;

**2.11** Gathering information on these criteria enabled particular issues facing each site to be highlighted. Each criteria was assigned a score, weighted in favour of previously developed sites that are well integrated, have minimal environmental impact and provide a safe and suitable location for new housing. These resulted in an overall score for each site. On average a 'good' score for a site in a town is in the region of 6-10 while a 'good' score for a village is generally slightly lower, reflecting the lower level of services.

**2.12** There is sometimes a balance to be struck between alternative sites and / or the different criteria against which those sites are assessed. Generally those sites that have been selected perform well against the assessment criteria, particularly those relating to integration, highway access, environmental impact (wildlife and visual) and lack of alternative preferable use. Only where there are other factors to consider have sites that perform poorly in these categories been selected - for example, if there is an over-riding community benefit to be gained from development on a particular site. Each individual appraisal sheet in Part 2 contains a conclusion where the key determining factors have been summarised.

**2.13** The results of the individual site appraisals are difficult to summarise as they are unique to each site, however a summary of the impacts of the allocations in combination is given below. This sets out the criteria used to assess sites within each category and how the different factors have had an influence. Taken overall the SSP seeks to ensure that sites are identified to meet the development needs of the District in a manner that achieves the aims of the Core Strategy. The Core Strategy aims perform well against the SA objectives, which should mean that the SSP allocations also achieve sustainable development.

### Environmental Impacts

**2.14** Environmental criteria cover a number of aspects including likely biodiversity impact, possible contamination, site status (brownfield or greenfield), site integration, drainage, water zones, flood risk and landscape impact.

**2.15** The integration criteria assess the relationship of the site to the settlement boundary, i.e. is it within, on the edge of, or outside the existing boundary. This is an important consideration as it gives an indication of the accessibility of the site to the built up area and facilities present within that settlement and also whether development would appear as an extension to the settlement or as new development in the Countryside. In general, selected sites perform well in terms of integration and are either within or on the edge of the settlement. This means that pedestrian and public transport accessibility should normally be better than for a site which is more remote.

- 2.16** Due to the lack of previously developed land in North Norfolk a number of greenfield sites have been proposed for allocation. This can result in loss of agricultural land and impact on countryside and landscape quality, although, as discussed above, allocating sites on the edge of settlements, rather than those more remote, is one way of minimising landscape impact, as development will be seen as an extension to the developed area rather than as stand-alone remote development which could appear unrelated to the existing settlement. The landscape impact of each individual site was an important consideration in the SA process, and often helped determine where one site was selected over another. This was informed by an assessment of how visible the site was and expert advice was also sought from the County landscape officer who provided a view on the suitability or otherwise of sites from a landscape perspective and suggested appropriate mitigation measures should the site be selected. This has helped ensure that the likely visual impact is minimised and mitigation measures, such as particular forms of landscaping, have been included in the site policy where appropriate.
- 2.17** Many sites are currently in agricultural use which has fairly low biodiversity value, however, where a site is identified as potentially having a 'medium' or 'high' biodiversity impact a further survey<sup>(3)</sup> was carried out to investigate presence of biodiversity features, opportunities for positive enhancement and what mitigation measures may be required to compensate for adverse effects due to development. These include planting of additional trees or hedgerows to improve field boundaries and create green links to neighbouring areas. Where such a site has been selected these mitigation measures have been built into the policy for that site and should therefore inform proposals from the outset. Where there is reason to suspect the presence of protected species Core Strategy policy EN9 requires that a further survey is submitted with a planning application and the proposal must be sensitive to, and make provision for, wildlife needs.
- 2.18** Flood risk is also an important consideration in North Norfolk as certain areas are at risk of coastal, river or surface water flooding. Sites that are wholly within the Environment Agency or the Strategic Flood Risk Assessment (SFRA) flood zones 2 or 3 were discounted at the first stage of assessment unless they could be considered to be water compatible development, i.e. car parks or open space. The majority of sites allocated in the SSP document are in flood zone 1 (low risk). In the rare cases where part of a site falls within flood zone 2 or 3 the site details / policy state that only compatible uses will be permitted on that part of the site.
- 2.19** The majority of sites are in an area identified as having 'no water available' in the North Norfolk and Broadland Rivers Catchment Abstraction Strategy. This means that there is no water available for further licencing at low flows, although water is likely to be available at higher flows. Anglian Water have confirmed that sufficient water resources are available to serve the new housing proposed. In addition Core Strategy policy EN6 requires that all new development minimises the use of resources and include consideration of low water volume fittings and grey water recycling.
- 2.20** In addition to the consideration of environmental issues through the SA process, several

3 Norfolk Wildlife Services, March 2009



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Core Strategy policies seek to minimise the impact of development on the environment (by provision of landscaping, use of renewable energy, meeting environmental standards in new buildings, protection of biodiversity etc.) and all new development will be required to comply with these Core Strategy policies.

**2.21** An Appropriate Assessment<sup>(4)</sup> has been carried out to consider the impact of the proposed allocations on European Wildlife sites (SACs, SPAs and Ramsar sites). This highlighted three possible mechanisms by which allocations could impact on international sites:

- Impacts on water quality
- Impacts on water resources
- Disturbance associated with human disturbance

**2.22** Appropriate mitigation measures have been incorporated within the Plan to ensure no adverse effect. Further details are available in the monitoring section of the SSP document and the full Appropriate Assessment report.

### Social

**2.23** Social criteria cover a number of issues including how well related a site is to local schools and shops, quality of pedestrian routes, public transport accessibility, whether the site is in a Major Hazard Zone (i.e. is it safe) and the view of the Highway Authority.

**2.24** Assessing how well related a site is to local schools and shops, and the quality of pedestrian routes in the area, is intended to measure how likely it is that people will walk to local facilities rather than taking a car. Consideration of whether it is possible to provide a footpath to key facilities, or if provision already exists, has been based on a standard of provision that would allow for a hard surface capable of being used by pedestrians and wheelchair / pushchair users. The proximity of a bus route is designed to measure whether using a bus is a convenient option. In general selected sites are within reasonable walking distance of key facilities, or a bus route, meaning that new residents have the option of using non-car modes. This will benefit those who do not have access to a car, therefore increasing access for all. Encouraging people to walk will also help increase the health of the population and there are also other benefits such as reduced traffic congestion.

**2.25** Allocations for other uses (employment, retail, car parking and education) have been made in the vicinity of new housing allocations and / or existing residential areas and town centres in order to both support these developments and to minimise travel distances to jobs and services.

**2.26** Safe highway access is an important consideration and the view of the Highway Authority played an important role in the site selection process. Many sites were discounted because the Highway Authority objected to them, either on sustainability or highway safety grounds. In the few cases where a site has been included despite a highways objection this is justified by the lack of other alternative sites or the provision of particular community benefits arising from development in that location. These

4 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009

reasons are set out in the 'conclusion' box of the individual site assessments. In many cases the allocation is dependent upon highway improvements, either to create safe vehicle access or to improve footway provision in the area to ensure that the development can be safely served.

- 2.27** One of the key aims of the Core Strategy, and a key sustainability objective, is to address the housing needs of the whole community, including the provision of affordable housing. The high levels of housing need were influential in the development of Core Strategy policies in terms of housing size, type and location. The allocations of development sites in the SSP are an essential part of the Council's housing strategy and are made in part to deliver a 'step change' in the delivery of affordable housing in the District. Under previous Local Plan policies very few sites that complied with the affordable housing thresholds came forward however lower thresholds in the Core Strategy coupled with larger allocations in the SSP should result in a significant amount of affordable housing being built on newly allocated sites. This will provide homes for those in need and may also help to create more balanced communities in the Service Villages.
- 2.28** The health and well being of the local population is an SA objective and is in part dependent upon opportunities for outdoor recreation and access to open space. A study<sup>(5)</sup> suggests that in some areas of the District there is a deficiency in good quality open space either in terms of the quantity of land available or the quality of space / equipment. New development will be expected to contribute towards addressing these deficiencies and a number of the proposed allocations will include significant additional areas of Public Open Space.
- 2.29** Allocations of more than 10 dwellings will also be required to contribute towards local services and community facilities where there is not sufficient capacity to serve the new development, thus ensuring provision of social infrastructure. The SSP document also includes allocations for non-residential uses including a new college in North Walsham, several retail opportunity sites and various employment or mixed use designations. These, along with developer contributions to local facilities and services, should ensure a balance between homes, jobs and services.
- 2.30** It is clearly important that new development is safe and sites that wholly fall within a Major Hazard Zone (Inner Zone) or Gas Pipe Buffer Zone were excluded at the first stage of appraisal. Proximity of a Major Hazard Zone was one of the assessment criteria and where a selected site falls partly within a potential area of risk the site policy includes a requirement for development layout to comply with the PADHI (Planning Advice for Developments near Hazardous Installations) methodology.

## Economic

- 2.31** Economic criteria cover a number of issues including whether the site is currently designated for employment purposes, whether there is a preferable use other than housing, site viability, distance to main sewers and quality of agricultural land.
- 2.32** Much of the forecast growth in employment in North Norfolk is likely to occur in sectors



which do not require the provision of conventional employment land, however it is important to retain a good supply of employment land for further investment and growth, and the Proposals Map designates a number of sites across the district for employment purposes. Sites that are currently used or designated for employment purposes were generally only included for allocation where it was considered that the site would be unlikely to come forward for employment purposes or that a mixed use allocation could provide an incentive / higher land values and encourage redevelopment. This, along with new employment allocations, seek to ensure a sufficient supply of land to provide a choice of investment opportunities in the main employment centres in the east, central and western areas of the District.

- 2.33** The assessment of whether there is a preferable alternative use for the site, other than housing, was an important consideration. Where it was considered preferable to retain for the site in its current use (such as community facilities, playing field, employment land etc.) the site was generally not allocated. This was to ensure continued provision of community facilities, open space, good supply of employment land etc.
- 2.34** As discussed above, the provision of affordable housing is a key aim of the Core Strategy, and a key sustainability objective. As well as the social benefits, the provision of affordable housing will also enable lower paid workers to live in the area, therefore increasing the labour supply. Many jobs in North Norfolk are in lower paid sectors such as health care, retail and tourism and it is important that workers can live in the area. Site constraints may affect the viability of providing affordable housing in accordance with Core Strategy policies and the SA process has enabled a number of constraints facing sites to be identified and included upfront in the description and policy for each site. This means that those investigating development on these sites will be aware of any particular costs and constraints facing a site and can factor these into the price paid for the land. The Council will therefore expect the required proportion of affordable housing to be provided on all allocation sites.
- 2.35** There is an identified need<sup>(6)</sup> in some of the District's towns for improved shopping facilities (non food). National policy advises that such development should be located within town centres. The Core Strategy states that significant new retail developments should be focused in the larger town centres in the District, and suitable sites are identified in the SSP at Cromer, Fakenham, North Walsham and Sheringham where opportunities exist to extend the choice of shopping facilities and improve the appearance of town centres. These will help support the local economy and should have beneficial economic effects.
- 2.36** North Norfolk still has an important agricultural economy and the quality of agricultural land was also assessed. In the rare case where an allocation is situated on land classified as 'best and most versatile'<sup>(7)</sup> the allocation is limited in size and will have a minimal impact on overall supply.

6 North Norfolk District Retail and Commercial Leisure Study, DTZ Pbeda, 2005

7 The Agricultural Land Classification has 5 grades (1 = excellent, 2 = very good, 3a = good, 3b = moderate, 4 = poor, 5 = very poor) and the 'best and most versatile' (BMV) land is defined as Grades 1, 2 and 3a by policy guidance (PPS7)



**2.37** Distance to main sewers was included as a criteria in response to information received from Anglian Water. While this isn't a key determining factor it is useful for developers to know that there may be additional costs in terms of connecting to the main system.

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**2.38** The rest of this report discusses the methodology used in appraising sites. The individual appraisal results for each of the sites put forward are included in Part 2 of the report along with a map of each settlement showing all sites considered.



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**3 Sustainability Issues & Objectives**





## 3 Sustainability Issues & Objectives

### The Scoping Report

- 3.1** Preparation of a Scoping Report is the first stage of the Sustainability Appraisal process. The Council published its Scoping Report<sup>(8)</sup> in 2005 which describes the social, environmental and economic characteristics of North Norfolk and sets the context for the Core Strategy and Site Specific Proposals documents as well as establishing baseline figures and providing a framework for appraisal. The Scoping Report is available to download from the Council website and is also available from Council offices in Cromer and Fakenham.
- 3.2** In order to assist with the identification of issues to be addressed in the Scoping Report, the Core Strategy and the SSP, a range of consultation events were organised including:
- Workshops with stakeholders in the seven principal towns, covering those towns and the surrounding rural areas;
  - Meetings with specific agencies and interest groups;
  - Focus groups undertaken in parallel with the review of the North Norfolk Community Strategy; and
  - Workshops with elected Members.
- 3.3** The draft Scoping Report was then the subject of formal written consultation during November and December 2005 with the four statutory environmental bodies<sup>(9)</sup>. 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. The Scoping Report was also posted on the Council's website.

### Limitations

- 3.4** The Scoping Report contains information and data about different aspects of the District, however there are limitations and difficulties in collecting and using this data 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 relate specifically to North Norfolk.
  - Data on the same topic is often collected in different ways, giving different results depending on source.
  - Time series data is very limited and collection methods can also change over time.
- 3.5** Therefore while the Scoping Report contains many indicators and baseline figures, there are gaps in the data.

8 Sustainability Appraisal Scoping Report, NNDC, 2005

9 The Countryside Agency and English Nature (now Natural England), Environment Agency and English Heritage

## Social, Environmental and Economic Issues and Characteristics

**3.6** The Scoping Report summarises the main issues identified through the consultation and evidence gathering processes, and these are shown below. These issues informed development of sustainability appraisal objectives against which the new policy documents are appraised.

Table 3.1 Issues Facing North Norfolk

Economic Issues	Transport and Access to Services
<ul style="list-style-type: none"> <li>• Narrow economic base</li> <li>• Low wage economy and seasonal trends</li> <li>• Peripheral location and remoteness of District</li> <li>• Need to encourage small businesses</li> <li>• Challenges for town centre viability / vitality</li> <li>• Low skills base &amp; smaller future workforce exacerbated by lack of affordable housing</li> <li>• Loss of traditional skills and niche trades</li> <li>• Changes in farming needs and practice / agricultural diversification</li> <li>• Commuting patterns</li> <li>• Service concentration / rationalisation / withdrawal from smaller settlements</li> <li>• Potential lack of serviced employment sites</li> <li>• Extending &amp; better managing holiday season</li> <li>• Ageing residents: Growth to health / care sector</li> </ul>	<ul style="list-style-type: none"> <li>• Dispersed population leads to unsustainable transport patterns</li> <li>• Reducing the need to travel and limiting the effects of present commuting patterns</li> <li>• Increasing opportunities for using sustainable modes of transport / increase service frequency</li> <li>• Sustainable transport interchanges</li> <li>• Community transport schemes</li> <li>• Car parking provision in towns</li> <li>• Impacts of traffic in towns</li> <li>• Poor accessibility to facilities and services, especially in rural areas</li> <li>• Withdrawal of village services</li> <li>• Continuation of town centre vitality &amp; viability</li> <li>• Health and care sector mobility</li> <li>• Access infrastructure threatened by erosion</li> <li>• Increasing opportunities for walking / cycling</li> </ul>
Environmental Issues	Social Issues
<ul style="list-style-type: none"> <li>• Impending climate change</li> <li>• Impact on quality of natural resources</li> <li>• Conserving water resources</li> <li>• Risks to life, property and environment from coastal erosion and flooding</li> <li>• Conserving biodiversity, habitats and species</li> <li>• Habitat conservation / adaptation / relocation</li> <li>• Protecting countryside and landscape quality</li> <li>• Increasing brownfield site use</li> <li>• Location and design quality in development</li> <li>• Protecting cultural heritage</li> <li>• Reuse of buildings in the countryside</li> <li>• Changing farm practices and diversification</li> <li>• Loss of high quality agricultural land</li> <li>• Need to reduce energy demands</li> <li>• Obtaining energy from renewable sources</li> <li>• Requiring energy efficiency improvements</li> <li>• Unsustainable transport patterns as a result of dispersed populations</li> </ul>	<ul style="list-style-type: none"> <li>• Increased demand for affordable housing</li> <li>• Increased demand for sheltered housing</li> <li>• Impact on communities from 'second homes'</li> <li>• Occupation of unfit dwellings</li> <li>• Traveller site provision</li> <li>• Increased demands of elderly population</li> <li>• Providing attraction for young people to stem the flow of out-migrants</li> <li>• Reducing the lack of aspiration in young people and balancing the 'brain drain'</li> <li>• Attracting and retaining district key workers</li> <li>• Low proportion of community that are economically active</li> <li>• Health issues and care sector provision</li> <li>• Migration-led changes and unbalanced ages</li> <li>• Rural deprivation and effect on economy</li> <li>• Increasing community interaction</li> <li>• Quality of life and crime reduction</li> </ul>



## Sustainability Appraisal Objectives and Framework

- 3.7** The Government guidance on SA<sup>(10)</sup> contains a series of sustainability objectives which comprehensively cover a wide range of social, economic and environmental issues. These include all the issues that had been identified in the Scoping Report for North Norfolk (see table 3.1), with the following exceptions:
- coastal erosion – therefore an extra objective was added: ‘to reduce vulnerability to coastal change’
  - it was considered that ‘sustainable’ economic growth was more appropriate for North Norfolk than ‘sustained’ growth, to recognise that it is not an area for major growth and development. Therefore objective EC1 was revised.
- 3.8** Therefore the objectives were slightly revised to include these points and then used as the basic framework to appraise the Core Strategy policies and SSP allocations.
- 3.9** In total, there are 29 Sustainability objectives divided into three topic areas (Social, Environment and Economy). Each objective has indicators that allow measurement of progress towards the objective and also provides baseline figures, and past trends to each. These are contained in Appendix 4 of the Scoping Report and Appendix E of this report. Appendix A of this report shows how these objectives relate to the SEA Directive topics.
- 3.10** The next chapter explains how the SA objectives influenced the methodology for appraising sites proposed for development through the SSP.

10 Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, November 2005, ODPM

Site Specific Proposals Draft Plan: Final Sustainability Appraisal  
**4 Appraisal Methodology**





## 4 Appraisal Methodology

### Introduction

- 4.1 Many sites were suggested to the Council as having potential for development, however not all of those sites are suitable. The Council therefore needed to assess the sites in order to make choices about which ones to allocate. Sustainability appraisal investigates the consequences of a site being developed against social, economic and environmental objectives, and informs the identification of appropriate development sites.
- 4.2 29 sustainability objectives, derived from the Government guidance on sustainability appraisal and the North Norfolk SA Scoping Report, were used as the basis for the North Norfolk appraisal.
- 4.3 The Core Strategy was subject to a sustainability appraisal based on these SA objectives throughout its preparation and contains a series of policies to guide development in North Norfolk, as well as setting out the broad location and scale of new housing development in the District. The Site Specific Proposals (SSP) document should be in conformity with the Core Strategy which limits the options available to be considered and ensures that its general context is sustainable. For example, the SSP will not be allocating sites in non-selected settlements that have few facilities.
- 4.4 An initial sustainability appraisal was carried out for the SSP Preferred Options report which was published for consultation in Autumn 2006 and a further SA was carried out for the Coastal Service Villages Preferred Options report which was published in June 2008. Both of these appraisals were based on the 29 SA objectives included in the Scoping Report, although the appraisal methodology has been updated since then to reflect information gained in response to the preferred options consultations.

### Who carried out the Sustainability Appraisal?

- 4.5 The Sustainability Appraisal process was undertaken internally by officers in the Planning Policy team because it was considered essential to integrate it into plan preparation. Using external consultants could have led to the process being considered as a "bolt-on" extra at the end of the process, rather than informing the preparation of policy areas as they developed. The assumptions in the SA were based on factual information (stages 1 & 2 of the SA) and responses from specific consultees (stage 3).

### Site Appraisal Methodology

- 4.6 Appendix B sets out the main tasks involved in sustainability appraisal contained in the Government guidance<sup>(11)</sup>. The North Norfolk site appraisal methodology is in accordance with this guidance and a three stage assessment has been used to inform site selection:

11 Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005

- Stage 1: Absolute constraints. This excludes sites from further consideration which contain absolute constraints such as being within a non-selected settlement, coastal erosion zone or site designated for nature conservation.
- Stage 2: Measurable criteria. This scores sites against measurable site assessment criteria based on the SA objectives. This can help short list sites, however, consideration of wider issues that are difficult to quantify is also important and included in stage 3.
- Stage 3: Analyse issues and consider wider policy context. Independent advice was sought on issues such as landscape, townscape and highways impact and sites are appraised against the Core Strategy (particularly the relevant settlement policy).

**4.7** Each stage is discussed in more detail below.

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**Stage 1: Absolute Constraints - sites that contain these constraints are excluded from further consideration:**

**4.8** Sites that contain any of these constraints are excluded from further assessment. Sites that do not will progress to the next stage of appraisal.

- Non-selected settlement in Core Strategy
- No longer available (e.g. planning permission for another use implemented)
- Below a threshold of 10 dwellings in towns or 3 dwellings in villages (in line with affordable housing threshold)
- Wholly within Environment Agency or Strategic Flood Risk Assessment flood zone 2 or 3 (unless being considered for water compatible development)
- Wholly within Coastal Erosion Constraint Area (100 year Shoreline Management Plan line)
- Wholly within Major Hazard Zone; Inner Zone / Gas Pipe Buffer Zone
- Site designated for one of the following: SSSI, National Nature Reserve, historic park and garden, Scheduled Ancient Monument, Special Area of Conservation, Special Protection Area, Regionally Important Geological Site, County Wildlife Site, Local Nature Reserve, Ancient Woodland, Ramsar
- Site designated as Minerals Investigation or Consultation area in Norfolk Minerals Local Plan

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**Stage 2: Measurable Criteria (SA Tasks B2 and B3 - Developing options and predicting the effects of the DPD):**

**4.9** A series of measurable criteria were developed from the SA objectives to score each site that progressed to stage 2 against a consistent set of topics (see table 4.1). These cover social, economic and environmental issues which are the essential parts of sustainability appraisal and ensure that sites brought forward contribute towards sustainable development. Table 4.3 shows how these criteria relate to the SA objectives,



## Site Specific Proposals Draft Plan: Final Sustainability Appraisal

and whether they have a positive or negative effect on them (**SA Task B1**). In general the criteria have positive effects on the SA objectives, but there are some conflicts between the economic assessment criteria and the environmental SA objectives. For example development of an employment site for housing may reduce the impact of heavy traffic on the environment by reducing vehicle movements, but it would not improve opportunities for employment .

**4.10** Each criteria has a score assigned to it, generally in a range of 1 to -1. Brownfield land is given a higher score of 3 to reflect national policy objectives of prioritising development of this land. The government definition of brownfield land includes gardens, however in order to reflect local concerns over the loss of such areas the scoring has been based on whether the land is predominantly developed or undeveloped. Consideration of pedestrian access was based on the likelihood of being able to provide footpaths suitable for wheelchair/pushchair use.

Table 4.1 Details of Stage 2 Measurable Criteria

	Measurable Criteria (and source of data)	Degree of impact	Score
<b>Environment</b>			
1	Predicted impact on site biodiversity (Environmental Policy Officer survey)	Low impact on biodiversity	1
		Medium impact on biodiversity	0
		High impact on biodiversity	-1
2	Water abstraction (North Norfolk and Broadland Rivers CAMS)	Water available	1
		No water available *	0
		Over abstracted or over licenced	-1
2a	Water quality (EA Groundwater Source Protection Zones)	No designation	1
		Outer / total catchment	0
		Inner zone	-1
3	Contaminated land (Council records)	Not contaminated land	1
		Potentially contaminated land or buffer	0
4	Site status (Council records / site survey)	Brownfield (excluding gardens)	3
		Mixed: mainly brownfield / developed	2
		Mixed: mainly greenfield / undeveloped	1
		Greenfield	0
5	Integration (distance to Core Strategy settlement boundary)	Within settlement	1
		Edge of settlement	0

	Measurable Criteria (and source of data)	Degree of impact	Score
		Out of settlement	-1
6	Drainage (Infiltration capacity from SFRA)	Good	1
		Average	0
		Poor	-1
7	Flood risk (Council records)	All in SFRA / EA zone 1	1
		Partly in SFRA / EA zone 2 or 3	-1
8	Landscape impact (Site survey)	Not visible from wider landscape	1
		Partly visible from wider landscape	0
		Highly visible from wider landscape	-1
<b>Social</b>			
9	<b>Propensity to walk</b>	Within 500 metres	1
	Distance to primary school	> 500 metres	0
10	Distance to secondary school	Within 500 metres	1
		> 500 metres	0
11	Distance to local shop	Within 500 metres	1
		> 500 metres	0
12a	NCC / NNDC Highways conclusion	Preferred option	1
		Neutral	0
		Could achieve minimum safety standards but rejected as unsustainable	-1
		Oppose as safe and adequate access cannot be demonstrated and there is no options for site configuration.	-2
12b	Pedestrian access	Footpath to key facilities in place	1
		Possible to provide footpath to key facilities	0
		Not possible to provide footpath to key facilities	-1
12c	Public transport accessibility	Within 400 metres of bus route to key services and jobs	1
		Not within 400 metres of bus route to key services and jobs	-1



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	Measurable Criteria (and source of data)	Degree of impact	Score
13	Major Hazard Zone	Yes	-1
		No	0
<b>Economic</b>			
14	Employment land designation (Core Strategy Proposals Map)	No	0
		Yes	-1
15	Preferable alternative use (Council records / site survey)	No	1
		Yes	-1
16	Site viability (Council records / site survey)	No major constraints	1
		Minor constraints	0
		Significant constraints	-1
17	More than 30m from existing sewer	Yes	-1
		No	0
18	Grade 1 Agricultural land (Source: Agricultural Land Classification of England & Wales 1969)	No	0
		Yes	-1

(\* No water available for further licencing at low flows although water may be available at higher flows with appropriate restrictions.)

**4.11** There are more criteria within the environmental section when compared to the other sections, however Table 4.3 which relates the criteria to SA objectives shows that many of these also relate to social and economic objectives – thus ensuring a balanced approach to site appraisal.

**4.12** Whilst this scoring helped short list sites it is also important to consider wider issues that are difficult to quantify. The number of sites taken forward to the next stage of appraisal depends on the suitability of the sites and the suitability of that settlement to accommodate additional dwellings and / or other developments. For example in some settlements a few clear 'leaders' may be apparent, however, in other settlements a larger range of sites may need to be taken forward to the next stage as there is less to separate them and / or the dwelling requirement is more challenging. More sites than are required were taken forward to the next stage to ensure that several options were considered.

**4.13** The appraisal criteria were amended slightly for **non-residential sites** to reflect the different nature of these allocations. Criteria 9 and 10 were changed from measuring distance to schools to assessing the relationship to other uses such as the town centre, residential areas or other employment areas, as outlined below.

Table 4.2 Non-Residential Site Appraisal

Allocation Type	SA criteria 9 and 10 changed to relationship with:
Retail	Town centre, housing
Employment	Housing, other employment uses
Car park	Town centre
Education	Housing, town centre
Town centre enhancement	Town centre

**4.14** Notes summarising the relationship between the proposed non-residential allocations and uses listed above are included in the individual appraisal sheets in Part 2.

**Stage 3: Analyse issues and consider wider policy context (SA Tasks B3, B4 and B5 - Evaluating the effects of the DPD and considering mitigation measures)**

**4.15** It is important that site selection is not based solely on measurable criteria. Using the SA criteria alone would omit consideration of wider issues that are difficult to quantify but important in the decision making process. Statutory bodies listed as specific consultation bodies in the regulations<sup>(12)</sup> were therefore consulted on all sites, with particular attention drawn to the short listed sites. They were asked to make any additional comments on the sites that they wished and also to provide details of any constraints facing the sites that need to be borne in mind when considering possible allocations and / or what mitigation measures may need to be in place should the sites come forward.

**4.16** These specific consultation bodies include:

- Norfolk County Council (Landscape, Highways, Norfolk Landscape Archaeology)
- Anglian Water
- Environment Agency
- Norfolk Wildlife Trust
- Neighbouring authorities

**4.17** Where responses were received these are summarised and included in the individual appraisal results for each site contained in Part 2 of this report. Norfolk County Council are also consulted on adjacent districts allocations and are therefore well placed to comment on the combined effect of proposals.

**4.18** Parish and Town Councils in the areas where allocations were being made were also consulted again to notify them of any additional sites that had come forward since the preferred options consultation and gain their up to date view of the various sites being considered. These comments were considered and presented alongside site

12 The Town & Country Planning (Local Development) (England) Regulations 2008



recommendations to Members during site selection however were not recorded in the sustainability appraisal as they provide general information about the sites proposed rather than technical assessment criteria.

### Outcome

**4.19** Section 6 and Part 2 of this report show the appraisal results for each of the sites. This enables interested parties to compare results of sites and understand why particular sites were selected. The Summary section of this report provides an overview of the results for the allocations overall.

### How appraisal has influenced the Site Specific Proposals document

**4.20** The results of individual site appraisals were used to identify specific issues facing a site and to inform decisions on the selection of sites. In some cases it identified issues that could then be further investigated and mitigation measures sought if required. In other cases it identified issues that resulted in the site being considered unsuitable for allocation. The stage 3 consideration of other issues is important and it is not always the case that the highest scoring sites are proposed for allocation. In some instances sites which score highly may not have been selected for allocation because of some overriding issue (perhaps because the site would be better suited to an alternative use); and in some cases lower scoring sites may have been selected because of a compelling need for the development, or the particular suitability of that location.

**4.21** Sustainability appraisal results were reported to the Council's LDF Working Party alongside the preparation of the draft SSP thus ensuring that the information was available to support decisions on which sites are selected as proposed allocations.

### Comparing options overall

**4.22** The SA guidance requires that a 'do nothing' or likely future situation without a DPD is appraised. The total effect of all the site allocations is therefore also appraised in the next chapter and compared to the previous Local Plan which made no allocations. This general appraisal also looks at the geographical scale of changes, the time period over which they will occur, and whether they are positive or negative and permanent or temporary.

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**4.23** The following table shows how the site assessment criteria relate to the SA objectives, and whether they have a positive or negative effect on them.



Table 4.3 Relationship between SA objectives and site assessment criteria

Sustainability Appraisal Objectives	Site Assessment Criteria																		Stage 1	Stage 3
	Environment						Social						Economic							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
ENV1	✓	✓		✓															✓	
ENV2	✓	✓				✓														
ENV3					✓									x / ✓	x / ✓					
ENV4			✓	✓											✓	✓				
ENV5	✓			✓									x / ✓	x / ✓		✓			✓	
ENV6					✓				✓	✓									✓	
ENV7				✓											✓				✓	
ENV8					✓				✓	✓	✓	✓		x / ✓	x / ✓				✓	
ENV9					✓															
ENV10					✓				✓	✓									✓	
ENV11									✓										✓	
ENV12						✓													✓	
ENV13				✓	✓				✓					x / ✓	✓					✓
ENV14				✓															✓	✓



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* see note below	Site Assessment Criteria																			
	Sustainability Appraisal Objectives																			
	Environment						Social						Economic						Stage 1	Stage 3
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18			
S1				✓				✓	✓	✓									✓	
S2				✓				✓	✓	✓									✓	
S3				✓				✓	✓	✓										
S4			✓	✓				✓	✓	✓	✓	✓		✓		✓			✓	✓
S5				✓									✓	✓					✓	
S6	✓		✓	✓				✓	✓	✓	✓	✓			✓					
S7				✓				✓	✓	✓										
S8																				
S9				✓				✓	✓	✓	✓								✓	
S10				✓				✓	✓	✓	✓									
EC1													✓	✓	✓				✓	
EC2		✓											✓	✓	✓					
EC3		✓	✓		✓			✓	✓	✓	✓		✓	✓	✓					
EC4		✓	✓		✓			✓	✓	✓	✓		✓	✓	✓					
EC5					✓			✓	✓	✓	✓								✓	

\*A tick denotes that the site assessment criteria relates positively to the SA objective and a cross indicates a potentially negative relationship between the site assessment criteria and the SA objective. If the section is blank this shows that the criteria does not relate to that particular objective.

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**5 Plan Issues & Options**





## 5 Plan Issues & Options

### Outline of the plan objectives and contents

**5.1** The objective for the Site Specific Proposals Development Plan Document is to ensure that sites are identified and made available to meet the development needs of the District in accordance with the Aims of the adopted Core Strategy, namely:

- Core Aim 1 - To address the housing needs of the whole community.
- Core Aim 2 - To provide for sustainable development and mitigate and adapt to climate change.
- Core Aim 3 - To protect the built and natural environment and local distinctive identity of North Norfolk, and enable people's enjoyment of the resource.
- Core Aim 4 - To mitigate and adapt to impacts of coastal erosion and flooding.
- Core Aim 5 - To develop a strong, high value economy to provide better job, career and training opportunities.
- Core Aim 6 - To improve access for all jobs, services, leisure and cultural activities.

**5.2** Overall issues that the SSP should address are contained in the Core Strategy and the Scoping Report. Issues facing individual sites were investigated during appraisal of all sites and are contained in the individual appraisal results in Part 2.

### Main strategic options considered and how they were identified

**5.3** Because the Site Specific Proposals document has to be in conformity with the Core Strategy there is a limited range of strategic options that can be considered. For example the Core Strategy identifies the settlements for which allocations for different uses should be sought and it would not be sensible to seek to identify sites in alternative settlements. The number of new dwellings expected to be provided in each settlement is also contained in the Core Strategy and the SSP should seek to achieve this. There are options over which sites to allocate within each settlement however these involve detailed consideration of site characteristics and settlement function rather than strategic options.

**5.4** The SA guidance requires that a 'do nothing' or likely future scenario without the DPD is appraised. Government Guidance on plan-making<sup>(13)</sup> states that when determining which DPDs other than a Core Strategy to produce local authorities should consider whether the issue needs treatment in a separate development plan document or whether the Regional Spatial Strategy and Core Strategy adequately cover the issue. The main strategic option that was appraised was therefore whether to produce an allocations document or not:

**5.5 Option A:** Allocate land for housing and other development in selected settlements (SSP approach)

**5.6 Option B:** Do not allocate land for housing or other development. Rely instead on windfall / infill development (previous Local Plan Approach) and Core Strategy policies.

13 PPS12 Local Spatial Planning, DCLG, 2008

**5.7** The combined effect of all of the site allocations has therefore been compared against an option of making no allocations and is shown in the table below. The results clearly show that the option of preparing a Site Specific Proposals document and making allocations is more advantageous than not.

Table 5.1 Main strategic options considered

Options	Benefits	Dis-benefits
<p>Option A</p> <p>Making allocations in the selected settlements</p> <p>Geographical impact: selected settlements</p>	<p>A level of certainty with regard to the ability to achieve overall housing numbers; a greater likelihood of securing affordable housing and other contributions towards infrastructure and open space provision; provides opportunities to improve pedestrian, cycle and public transport accessibility; sites are strategically placed so as to minimise trip distances. Increased ability to integrate renewable energy and sustainable construction methods due to size of allocations. Employment / retail allocations address issues of self-containment. Site selection seeks to provide good access to jobs, services and community facilities and reduce traffic emissions.</p> <p>Time period: medium to long term.</p> <p>Temporary / permanent effects Permanent provision.</p>	<p>Possible impact on the character of selected settlement, some inevitable overall loss of habitat and open land as a considerable proportion of the development is proposed on greenfield land.</p> <p>Time period: medium to long term.</p> <p>Temporary / permanent effects: Potentially temporary while development establishes itself.</p>
<p>Option B</p> <p>Not making allocations in the selected settlements</p> <p>Geographical impact: selected settlements</p>	<p>Less impact on greenfield land; farmland would be unaffected apart from perhaps increased demand for 'exceptions' development.</p> <p>Time period: short to medium term (allocations possible through future plan reviews).</p> <p>Temporary / permanent effects: Temporary (allocations possible through future plan reviews)</p>	<p>The Core Strategy alone does not provide the certainty that the most appropriate sites will come forward and deliver the housing requirement set out in the RSS. New development would be unlikely to provide affordable housing, open space or contribute to other infrastructure needs; continued pressure on undeveloped (windfall) sites within settlements, particularly private gardens. Reduced ability to integrate renewable energy and sustainable construction methods. Risk of non-conformity with the</p>



Options	Benefits	Dis-benefits
		<p>Core Strategy and regional Spatial Strategy</p> <p>Time period: short to medium term (allocations possible through future plan reviews).</p> <p>Temporary / permanent effects: Temporary (allocations possible through future plan reviews)</p>

**Cross-boundary issues**

- 5.8 Additional housing and other development will also be proposed in adjacent districts through their LDF's. It is important to consider the combined effect of allocations, although adjacent districts are all at different stages of LDF production and detailed allocations are not known at this stage. The respective district's have been consulted throughout LDF production and there is also a number of cross-boundary working groups that meet regularly to discuss cross-boundary issues. The Appropriate Assessment also looked at the combined effect of adjacent district's allocations and recommended that cross-boundary monitoring is established.
- 5.9 The next chapter and part 2 of this report show the outcome of the appraisals of all the individual sites considered for potential development.

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**6 Site Appraisal Results**





## 6 Site Appraisal Results

### Appraisal of Sites Considered for Residential Development

**6.1** This chapter and part 2 of this report contain the appraisal results for each site considered. As described in Chapter 4 the appraisal methodology involved a three stage assessment process and the results for each stage are included below.

#### Stage 1 Appraisal:

**6.2** The first stage appraised sites against a set of absolute constraints that would preclude a site from being allocated, such as being wholly within the Coastal Erosion Constraint Area, being designated for nature conservation purposes or being no longer available. The table below shows the results of this first stage and lists which sites did not progress beyond this stage, and the reasons why.

Table 6.1 Stage 1 Appraisal Results

Settlement	Sites that fail Stage 1	Reason
Aldborough	ALD06 - Land south of Garage at Thwaite Road	No longer available
Aldborough	ALD10 - Land at Thwaite Hill opposite Middle Hill	No longer available
Aldborough	ALD14 - Land west of 'Doctor's Corner'	No longer available
Aldborough	ALD15 - Land adjacent to Dormond, Middle Hill	No longer available
Aldborough	ALD23 - Land at Thurgarton Road, adjacent 'The Barn'	No longer available
Aldborough	ALD27 - Land opposite The Chestnuts, School Road, Thurgarton	No longer available
Aldborough	ALD30 - Land south of The Grange, Harmers Lane, Thurgarton	No longer available
Bacton	BACT10 - Leas caravan Park, Mill Lane	Site wholly within Coastal Erosion Constraint Area
Briston / Melton Constable	BRI28 - Land at rear of 'Cambria', West End	Below size threshold
Cromer	C02 - Rear of Halsey House	No longer available
Cromer	C03 - Cromer Doctors Surgery	Below size threshold
Cromer	C05 - Cromer Hospital Site	No longer available
Cromer	C06 - Land at Ellenhill	Below size threshold
Cromer	C09 - Land at Burnt Hills	No longer available



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Settlement	Sites that fail Stage 1	Reason
Cromer	C12 - Coal Yard, Holt Road	No longer available
Cromer	C20 - Plot adjacent to cemetery Lodge, Holt Road	Below size threshold
Cromer	C21 - Site north of Cemetery	Below size threshold
Catfield	CAT02 - Land adjoining Bleak House Cottage	Below size threshold
Corpusty	COR07 - Land at Matlaske Road	Below size threshold
Corpusty	COR08 - Land at Hill Farm	Site wholly within Gas Pipe Buffer Zone
Corpusty	COR11 - Land adjacent 11 Heydon Road	No longer available
Corpusty	COR13 - Land at Little London Farm	Below size threshold
Corpusty	COR14 - Land adjacent Holly Tree house, Little London	Below size threshold
Fakenham	F08 - Land rear of 41 Hayes Lane	Site wholly within Flood Zone 2
Holt	H03 - Playing Field off Edinburgh Road	No longer available
Ludham	LUD03 - Former fire station, Latchmore Lane	Below size threshold
Ludham	LUD08 - Land west of St Catherines Church	Site wholly within Flood Zones 2 & 3
Mundesley	MUN01 - Land at Rear of 25 Cromer Road	Below size threshold
North Walsham	NW39 - Land at Cherry Tree lane adjacent NW29	Below size threshold
Overstrand	OVS05 - Land at 26 Harbord Road (not shown on map)	No longer available
Overstrand	OVS06 - Land at the Landmark, Mundesley Road	Site wholly within Coastal Erosion Constraint Area
Overstrand	OVS07 - Land to the east of Overstrand	Site wholly within a County Wildlife Site
Sheringham	SH01 - Land adjacent to Upcher Court (not shown on map)	No longer available
Sheringham	SH02 - Land on Cremer Street (not shown on map)	No longer available
Sheringham	SH12 - Land at Westcliff	Below size threshold
Little Snoring	SN11 - Land adjacent 'Deeside', The Street	Below size threshold
Little Snoring	SN12 - Land adjacent 10 Holt Road	Below size threshold



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Settlement	Sites that fail Stage 1	Reason
Stalham	ST14 - Land at Yarmouth Road, Stalham Green	Below size threshold
Wells-next-the-Sea	W04 - Land at Northfield Crescent	Below size threshold & Site wholly within Flood Zone 2

### Stage 2 and 3 Appraisals:

- 6.3** Part 2 of this report shows the outcome of the appraisal of individual sites considered for potential residential and other development that pass the stage 1 criteria. The plans show all of the sites considered and indicate which ones are included as allocations in the SSP. The schedules list the appraisal criteria and the results that a site achieved. The sub-total and the overall total score is derived from the scores assigned to each criteria (as detailed in table 4.1 in section 4). A brief summary of the appraisal is included in the 'overall assessment' box for each site.
- 6.4** The Site Specific Proposals Draft Plan includes full details for each allocated site (including mitigation measures required based on issues raised in the sustainability appraisal), and should be referred to for further details on these sites.
- 6.5** The Summary section of this document provides a useful summary of the appraisal results and the overall implications of the allocations.

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**7 Implementation & Monitoring**





## 7 Implementation & Monitoring

### How the proposals will be monitored

- 7.1** Appendix 14 of the Government guidance on SA<sup>(14)</sup> provides details on the implementation and monitoring of LDFs. It states that it is not necessary to monitor everything, but that monitoring should focus on significant sustainability effects, e.g. those that indicate a likely breach of international, national or local legislation, that may give rise to irreversible damage or where there is uncertainty and monitoring would enable preventative or mitigation measures to be taken. Appendix 4 of the Scoping Report contains suggested indicators and baseline information in order to monitor each of the SA objectives.
- 7.2** The Site Specific Proposals document contains information on how the proposals will be implemented and monitored. In addition specific significant aspects that should be implemented are listed for each proposed allocation against the developer requirements for each site.
- 7.3** It is considered that these complement the economic, social and environmental aspects of sustainability, however specific monitoring of the condition of environmental designations in the vicinity of allocations may be required. The Annual Monitoring Report includes various indicators that will be monitored and reported each year which could inform this.

### How the proposals will be implemented

- 7.4** The Site Specific Proposals document includes details of how the allocations will be implemented. Because North Norfolk District Council is not a developer many of the proposals will actually be implemented by other bodies, such as Housing Associations, private developers and Norfolk County Council.

14 Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005

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Appendices





## Appendix A SEA Directive Topics and Sustainability Appraisal Objectives

Table A.1 SEA Directive Topics & Sustainability Objectives

SEA Directive Topic	Sustainability Appraisal Objective	
<b>Environment</b>		
Biodiversity, Fauna and Flora	<b>ENV1</b>	To maintain and enhance biodiversity, fauna and flora
Water and Soil/Land	<b>ENV2</b>	To improve water quality
	<b>ENV3</b>	To ensure that sources of water supply remain sustainable
	<b>ENV4</b>	To conserve and improve soil resources and quality
	<b>ENV5</b>	To minimise the loss of undeveloped land
Air	<b>ENV6</b>	To improve air quality
	<b>ENV7</b>	To minimise noise, vibration and light pollution
	<b>ENV8</b>	To reduce the effect of traffic on the environment
Natural Resources and Climate	<b>ENV9</b>	To minimise the production of waste and support recycling of waste products
	<b>ENV10</b>	To limit or reduce contributions to climate change
	<b>ENV11</b>	To reduce vulnerability to coastal change
	<b>ENV12</b>	To avoid, reduce and manage flood risk
Cultural Heritage and Landscape	<b>ENV13</b>	To maintain and enhance the quality of landscapes and townscapes
	<b>ENV14</b>	To conserve and, where appropriate, enhance the historic environment
<b>Social</b>		
Population and Human Health	<b>S1</b>	To improve the health of the population and promote a healthy lifestyle
	<b>S2</b>	To reduce poverty, inequality and social exclusion
	<b>S3</b>	To improve the education and skills of the population
	<b>S4</b>	To provide everybody with the opportunity of a suitable and affordable home
	<b>S5</b>	To provide opportunities for rewarding and satisfying employment



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The Urban Environment	<b>S6</b>	To improve the quality of where people live
	<b>S7</b>	To encourage a sense of community identity and welfare
	<b>S8</b>	To reduce anti-social behaviour
	<b>S9</b>	To improve accessibility to essential services and facilities
	<b>S10</b>	To improve accessibility for those most in need
<b>Economic</b>		
	<b>EC1</b>	To encourage sustainable economic growth
	<b>EC2</b>	To reduce disparities in economic performance
	<b>EC3</b>	To enhance the image of the area as a business location
The Global Environment and Local Resources	<b>EC4</b>	To encourage and accommodate both indigenous and inward investment
	<b>EC5</b>	To encourage efficient patterns of movement to support economic growth

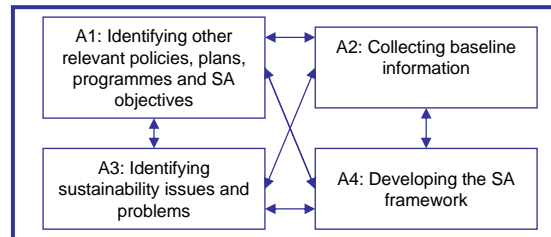


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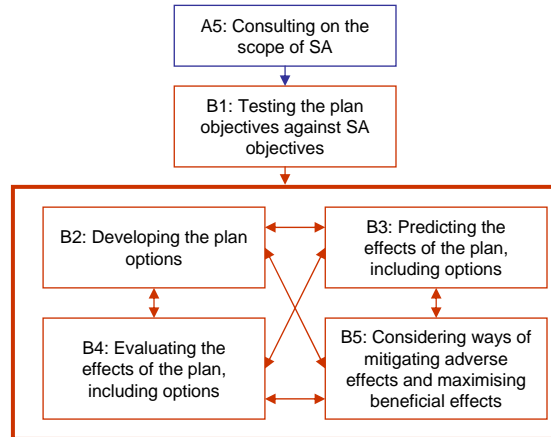
# Appendix B Relationship Between Sustainability Appraisal Tasks

Relationship between Sustainability Appraisal tasks

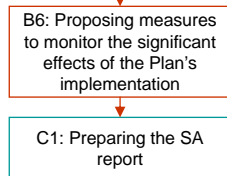
**Stage A:** Setting the context and SA objectives, establishing the baseline and deciding on the scope



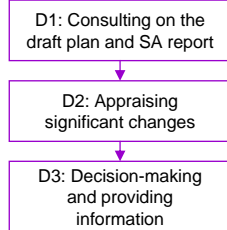
**Stage B:** Developing and refining options and assessing effects



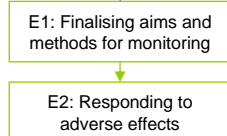
**Stage C:** Preparing the Sustainability Appraisal Report



**Stage D:** Consulting on the draft plan and Sustainability Appraisal Report



**Stage E:** Monitoring implementation of the plan



**B.1** Source: *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Planning Authorities (ODPM, 2005)*



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## Appendix C Compliance with SEA Directive

### Compliance with the Strategic Environmental Assessment Directive

- C.1** The Scoping Report published in November 2005 and the final sustainability report to be published alongside the submitted Site Specific Proposals document will together constitute a 'Sustainability Appraisal Report' required by Section 19(5) of the Planning and Compulsory Purchase Act 2004.
- C.2** When preparing LDF documents, local planning authorities must also comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. This is a means of identifying, describing and evaluating the likely significant effects on the environment of implementing the plan, and of reasonable alternatives, taking into account the plan's objectives and geographical scope. This has been integrated into the SA.
- C.3** Although strategic environmental assessment (SEA) and sustainability appraisal (SA) are separate processes, they have strong similarities and current government guidance advocates that they occur as a unified assessment and that the Environmental Report required by the Directive can be incorporated into the final Sustainability Appraisal Report.
- C.4** The SEA topics of biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, and landscape relate very clearly to the SA objectives, and the table in Appendix A shows this relationship. (The SA objectives that are directly relevant to the SEA topics are shaded grey in this table).
- C.5** The table below sets out the information required for the Environmental Report and shows where this is covered in the Sustainability Appraisal report.

Table C.1 Compliance with SEA Directive

Requirement of SEA Directive	Where covered	
	In the Scoping Report	In this report
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapter 2 & Appendix 2	Section 5
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Appendix 4	Table 5.1
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3 & Appendix 4	Section 3
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular	Figure 4.1	Table 3.1



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Requirement of SEA Directive	Where covered	
	In the Scoping Report	In this report
environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC		
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 its preparation	Chapter 5 & Appendix 3	The SEA Directive topics relate to the SA objectives.  Appendix A.
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. these effects must include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects)	Appendices 4 & 5	As above. Also see the individual site appraisal results in Part 2, the combined effects in Section 5 and the Summary section 2.
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	n/a	The site appraisal results informed mitigation measures included in the draft plan.
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	Chapter 3	Sections 2, 3, 4 & 5 and individual site appraisal results in Part 2
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 5.5 & Appendix 4	Section 7
j) A non-technical summary of the information provided under the above headings.	Executive summary	Section 2
<b>Consultation</b> with authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the environmental report.	Sections 3.2 & 5.6. Figures 3.14 to 3.23	Section 3.3
Authorities with environmental responsibility and the public shall be given an early and effective opportunity with appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme	Sections 3.2, 3.3 & 5.6. Figures 3.6 to 3.23	Paras 1.4 - 1.6 and 4.4 The SA report is published for consultation alongside the draft plan.

Requirement of SEA Directive	Where covered	
	In the Scoping Report	In this report
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country	n/a	Para 3.3
Taking the environmental report and the results of the consultations into account in decision making	n/a	Section 4.19 -4.21
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: <ul style="list-style-type: none"> <li>• the plan or programme as adopted;</li> <li>• a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8 and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>• the measures decided concerning monitoring (Art. 9 and 10)</li> </ul>	n/a	To be completed when adopted
<b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10).	n/a	Section 7
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive	n/a	This table and Appendix C



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## Appendix D Quality Assurance Checklist

The Quality Assurance checklist is contained in the Government guidance on carrying out sustainability appraisals. It has been completed to indicate where certain areas are covered:

Table D.1 Quality Assurance Checklist

Objectives and Context	Comment
The plan's purpose and objectives are made clear.	Yes, see paragraphs 1.2 and 5.1.
Sustainability issues, including international and EC objectives, are considered in developing objectives and targets.	Yes, the Scoping Report set the context for the Core Strategy and SSP (SSP must be in conformity).
SA objectives are clearly set out and linked to indicators and targets where appropriate.	SA objectives and Indicators contained in Appendix E.
Links with other related plans, programmes and policies are identified and explained.	The Scoping Report lists relevant plans, programmes and policies.
Conflicts that exist between SA objectives, between SA and plan objectives, and SA and other plan objectives are identified and described.	Core Strategy aims were appraised against SA objectives, see Appendix H and section 4.4-4.8 of the Core Strategy SA report. The SSP must conform with CS aims. The SA methodology criteria were appraised against SA objectives. See table 4.3.
Scoping	Comment
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report.	Yes, see paragraph 3.3.
The appraisal focuses on significant issues.	Yes.
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Yes, see paragraphs 3.4 and 3.5. And Summary section 2.
Reasons are given for eliminating issues from further consideration.	Section 4 of the Scoping report identifies the relevant issues based on research and consultation.  The individual site appraisal results informed selection of sites for further consideration.
Options / Alternatives	Comment
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	Section 5 outlines the plan issues and options and section 6 and the separate Annex shows the site appraisal results for individual sites.



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Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant.	Yes, existing Local Plan approach appraised as option B - see table 5.1.
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared.	Section 6 (site appraisal results) and part 2 records the effects of the main alternatives.
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	Options that were in conflict with the Core Strategy were not appraised - see section 5.3.
Reasons are given for selection or elimination of alternatives.	Site appraisal results are contained in the Summary, section 6 and part 2. Section 4 explains how this informed selection of preferred sites. The individual appraisal results include a conclusion as to why the site was or was not selected.
<b>Baseline information</b>	<b>Comment</b>
Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	Appendix 4 of the Scoping Report contains baseline information and the 'do nothing' (existing Local Plan) approach is appraised for the combined proposals. See table 5.1.
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.	The Scoping Report describes the characteristics of North Norfolk.
Difficulties such as deficiencies in information or methods are explained.	Yes, see 3.4 and 3.5.
<b>Prediction and evaluation of likely significant effects</b>	<b>Comment</b>
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant.	Site appraisal results are contained in the Summary, section 6 and part 2. The SEA topics relate very well to the SA objectives (see Appendix A).
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.	Section 6 and the results in Part 2 record positive and negative effects.
Likely secondary cumulative and synergistic effects are identified where practicable.	The summary and Section 5 shows likely effects of the combined proposals.
Inter-relationships between effects are considered where practicable.	As above.
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds.	Appraisals were based on quantifiable information, sources of information and consultation with appropriate organisations.

Methods used to evaluate the effects are described.	See section 4: Appraisal Methodology.
<b>Mitigation Measures</b>	<b>Comment</b>
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	The appraisal results informed mitigation measures included in the preferred options document.
Issues to be taken into account in development consents are identified.	As above.
<b>The Sustainability Appraisal Report</b>	<b>Comment</b>
Is clear and concise in its layout and presentation.	Hopefully, however a certain amount of technical terms are inevitable.
Uses simple, clear language and avoids or explains technical terms.	
Uses maps and other illustrations where appropriate.	
Explains the methodology used.	See section 4.
Explains who was consulted and what methods of consultation were used.	Yes, see sections 3.2, 3.3, 4.13, 4.14.
Identifies sources of information, including expert judgement and matters of opinion.	Yes, see section 4.
Contains a non-technical summary.	Yes, section 2.
<b>Consultation</b>	<b>Comment</b>
The SA is consulted on as an integral part of the plan-making process.	Yes, the SA report was published for consultation alongside the preferred options report and the Draft Plan
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report.	Yes, as above.
<b>Decision making and information on the decision</b>	<b>Comment</b>
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.	Yes, section 4.
An explanation is given of how they have been taken into account.	As above.
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	As above.
<b>Monitoring Measures</b>	<b>Comment</b>
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA.	See section 7 of this report and Appendix 4 of the Scoping Report.



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Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA.	To be carried out in future where appropriate.
Monitoring enables unforeseen adverse effects to be identified at an early stage (these effects may include predictions which prove to be incorrect).	As above.
Proposals are made for action in response to significant adverse effects.	As above.

**Source:** *Appendix 4 of Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents Guidance for Regional Planning Bodies and Local Planning Authorities, ODPM November 2005*

## Appendix E Objectives, Indicators and Decision Making Criteria

**E.1** Those SA objectives that are directly related to SEA topics are shaded grey.

Table E.1 Objectives, Indicators & Decision Making Criteria - Environment

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
ENV1	To maintain and enhance biodiversity, flora and fauna	Net change in SSSI condition - % of SSSIs areas in "favourable" or "unfavourable recovering" condition (i.e. meeting the PSA target).	Will it adversely affect the integrity of a European site of designated natural importance? If so, an Appropriate Assessment is required.
		Amount of land in active conservation management in hectares (ha): a. AONB; b. Ramsar/SPA; c. SAC; d. NNR; e. LNR; f. SSSI; g. CWS	Will it affect an area protected for nature conservation, landscape or heritage importance? Include non-statutory sites such as County Wildlife Sites
		Biodiversity Action Plan progress: a. % Habitat Actions in progress / completed; b. % Species Actions in progress / completed	Will it conserve and enhance priority habitats? Will it conserve and enhance species diversity and in particular avoid harm to protected species?
			Will it protect geodiversity?
ENV2	To improve water quality	Percentage main rivers & watercourses rated 'Very Good' to 'Fair': a. Biologically; b. Chemically; and, Percentage with 'Very Low' to 'Moderate' levels of: c. Nitrates; and, d. Phosphates	Will it improve quality of inland waters?
		Number of planning applications approved against Environment Agency advice on water quality grounds. Compliance to mandatory EU Bathing Water Directives	Will it improve coastal water quality?



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	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
ENV3	To ensure that sources of water supply remain sustainable	Change in groundwater resource levels (difference from mean level in metres)	Will it conserve groundwater resources?
		Measured consumption of water from: <ol style="list-style-type: none"> <li>residential properties; and,</li> <li>industry / business</li> </ol>	Will it reduce water consumption?
ENV4	To conserve and improve soil resources and quality	Area of agricultural land entered into Higher Level service agreements under Agri-Environment Schemes	Will it maintain and enhance soil quality?
		Number of applications given permission to return contaminated land to beneficial use	Will it minimise the loss of soils to development?
ENV5	To minimise the loss of undeveloped land	% of new dwellings built on: <ol style="list-style-type: none"> <li>previously developed land;</li> <li>greenfield land</li> </ol>	Will it use land that has been previously developed?
		Employment land which is on previously developed land: <ol style="list-style-type: none"> <li>amount;</li> <li>% of past years' total floor-space for employment land.</li> </ol> % of new dwellings completed at <ol style="list-style-type: none"> <li>&lt; 30 per hectare;</li> <li>30-50 per hectare;</li> <li>&gt; 50 per hectare</li> </ol>	Will it use land efficiently?
ENV6	To improve air quality	Number of Air Quality Management Areas	Will it improve air quality?
		Concentrations of selected air pollutants ( $\mu\text{g}/\text{m}^3$ ): <ol style="list-style-type: none"> <li>annual average concentration of Nitrogen Dioxide (<math>\text{NO}_2</math>);</li> <li>annual average particulate matter levels (PM10)</li> </ol>	Will it reduce the emission of atmospheric pollutants?

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
ENV7	To minimise noise, vibration and light pollution	% of noise complainants under belief that inadequate sound insulation is a cause of noise pollution	Local and District wide effects
ENV8	To reduce the effect of traffic on the environment	% of completed non-residential development complying with car-parking standards established in LDF policy (post-adoption)	Will it ease the flow of traffic around towns and minimise congestion?
		% commuter travel by sustainable modes:	Will it increase the proportion of journeys using non-car modes?
		a. rail;	Will it reduce traffic volumes?
		b. bus;	Will it reduce the effect of heavy goods traffic on people and the environment?
c. cycling, and,			
d. walking			
ENV9	To minimise the production of waste and support recycling of waste products	Household waste collected:	Will it reduce household waste?
		a. kg per head per year;	Will it increase waste recovery and recycling?
		b. % change	
% of the total tonnage of household waste that has been:	Will it reduce waste in the construction industry?		
a. recycled;	Will it reduce emissions of greenhouse gases by reducing energy consumption?		
b. composted			
ENV10	To limit or reduce contributions to climate change	% of electricity distributed derived from renewable sources	Will it reduce emissions of greenhouse gases by reducing energy consumption?
		Renewable energy generating capacity installed by type (MW):	Will it lead to an increased proportion of energy needs being met from renewable sources?
a. biomass;	Will it minimise the risk of coastal erosion to people and properties?		
b. landfill gas;			
c. offshore wind;			
d. onshore wind;			
e. solar power;			
f. water.			
ENV11	To reduce vulnerability to coastal change	Number of dwellings permitted within 1-100 year flood risk zone as a % of all dwellings permitted. Number of dwellings permitted within 1-100 year coastal erosion zone	Will it minimise the risk of coastal erosion to people and properties?



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	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
ENV12	To avoid, reduce and manage flood risk	Number of planning applications approved against Environment Agency advice on flood risk grounds	Will it minimise the risk of flooding from watercourses to people and property?
		Number of new developments to include Sustainable Urban Drainage Systems (SUDS)	Will it minimise the risk of flooding to people and properties on the coast?
ENV13	To maintain and enhance the quality of landscapes and townscapes	% of new dwellings built on previously developed land	Will it reduce the amount of derelict, degraded and underused land?
			Will it affect visual amenity in the landscape?
			Will it affect the distinctive landscape and ecological quality and character of the countryside? Include effects on National Park, AONB and Heritage Coast.
ENV14	To conserve and, where appropriate, enhance the historic environment	Net change in designated Conservation Area coverage	Will it maintain and enhance the distinctiveness, heritage and history of landscape and townscape character?
		Number of (a) buildings and (b) Scheduled Ancient Monuments listed on the 'at risk' register	Will it protect and enhance sites and features of historical, archaeological and cultural value?

Table E.2 Objectives, Indicators & Decision Making Criteria - Social

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
S1	To improve health of the population and promote a healthy lifestyle	Achievement of Primary Care Trust (PCT) Performance Indicator areas: a. Key Targets; b. Access to Quality Services; c. Health Improvement; d. Service Provision	Will it improve access to high quality health facilities?
			Will it encourage healthy lifestyles?
			Will it reduce health inequalities?
S2	To reduce poverty, inequality and social exclusion	Percentage of: a. children; and b. population over 60,  that live in households that are income deprived.	Will it reduce poverty and social exclusion in those areas most affected?

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
		% of the population who live in the: a. most deprived 10%; and, b. most deprived 25% of wards in the country	Will it help to reduce deprivation levels?
S3	To improve the education and skills of the population	% of LEA school-leavers with at least 5 GCSEs at A*-C grade levels.	Will it improve qualifications and skills of young people?
		% of the working age population (16-74 yrs old) with: a. NVQ 4+ (or equivalent) b. NVQ 3+ (or equivalent) c. NVQ 2+ (or equivalent) d. NVQ 1+ (or equivalent) e. Other qualifications  No qualifications	Will it help to retain key workers and provide more 'home-grown' skilled workers?
S4	To provide everybody with the opportunity of a suitable and affordable home	Number of affordable unit completions per annum	Will it support a range of housing types and sizes, including affordable units, to meet the needs of all sectors of the community, including specific groups such as the elderly and Gypsies?
		Affordable houses as % of total housing completions per annum Net additional dwellings completed over last five years / since LDF adoption if longer Net additional dwellings completed in previous year Projected net additional dwellings to end of 2021 / for next 10 years (post-LDF adoption). Annual net additional dwellings requirement as established by regional quota. Annual average net additional units needed to meet overall requirement (with regard to previous years performance)Number of people on Housing Needs waiting list	Will it reduce the housing need?
S5	To provide opportunities for rewarding and satisfying employment	Workforce employment levels: a. economically active; b. unemployed	Will it reduce unemployment overall?
		% of working age people (16-74 years old) in tourism-related work (taken to be largely seasonal)	Will it improve earnings?
		Earnings:	



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	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
		<ul style="list-style-type: none"> <li>a. mean per hour;</li> <li>b. gross weekly mean pay for full time employees</li> </ul>	
		Number of businesses with 'Investors in People' accreditation	Will it provide job opportunities for those most in need of employment?
S6	To improve the quality of where people live	% of dwellings not meeting the 'decent homes standard': <ul style="list-style-type: none"> <li>a. private sector;</li> <li>b. social sector</li> </ul>	Will it improve the quality of dwellings?
		% of eligible open spaces managed to Green Flag Award standards	Will it provide additional leisure facilities and green spaces, and improve access to existing facilities, open spaces and the wider countryside?
S7	To encourage a sense of community identity and welfare	Percentage of residents who think that for their local area, over the past three years, community activities have got better or stayed the same.	Will it encourage engagement in community activities?
		% of community participating in local authority / national elections	Will it increase the ability of people to influence decisions?
S8	To reduce anti-social behaviour	Level of crime: <ul style="list-style-type: none"> <li>a. Domestic burglaries per 1000 households.</li> <li>b. Violent offences committed in a public place per 1000 people.</li> <li>c. Vehicle crimes per 1000 population.</li> </ul>	Will it reduce actual levels of crime?
		Fear of crime: <ul style="list-style-type: none"> <li>a. % of residents who feel 'fairly safe' or 'very safe' after dark whilst outside in their local area.</li> <li>b. % of residents who feel 'fairly safe' or 'very safe' during the day whilst outside in their local area.</li> </ul>	Will it reduce the fear of crime?
S9	To improve accessibility to essential services and facilities	Amount of completed retail, office and leisure development: <ul style="list-style-type: none"> <li>a. across District, and,</li> <li>b. % in town centres.</li> </ul>	Will it improve accessibility to key local services and facilities, including health, education, shops and leisure?

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
		Number of settlements not meeting the target levels of service standards for bus connections:Parishes;Towns.	Will it improve accessibility by means other than the car?  Will it improve the level of investment in key community services?
S10	To improve accessibility for those most in need	<p>Accessibility of settlements:</p> <p>a. Good: Settlements that are local centres or are highly accessible by public transport (2+ journeys per hour).</p> <p>b. Intermediate: 1-2 public transport journeys per hour to settlements that act as local centres.</p> <p>Poor: Less than 1 public transport journey per hour to settlements that act as local centres.</p>	Will it make access easier for those without access to a car?
		<p>% of dwelling completions made in locations <i>accessible by public transport links</i>:</p> <p>a. within 30 minutes of a GP;</p> <p>b. within 30mins of a hospital</p> <p>c. within 30 minutes of a Major Food Store*;</p> <p>d. in primary school wards;</p> <p>e. in secondary school wards</p> <p>f. in wards with Further Education institution;</p> <p>g. in SOAs of &gt;500 workers.</p>	Will it promote accessibility for all members of society, including the elderly and disabled?

Table E.3 Objectives, Indicators & Decision Making Criteria - Economic

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
EC1	To encourage sustainable economic growth	% change in the total number of VAT registered businesses	Will it improve business development and enhance competitiveness?
		<p>Employment land (<i>see definition</i>) which is available:</p> <p>a. As defined and allocated in the LDF; and,</p> <p>b. Which has been granted planning permission in the last year</p>	Will it improve the resilience of business and the economy?
		Amount of employment land <b>lost</b> to residential development	Will it promote growth in key sectors?



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	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
EC2	To reduce disparities in economic performance	Amount of completed gross internal floor-space <b>developed</b> for employment ( <i>i.e. retail, office and leisure facilities</i> ) in employment or regeneration areas as defined by the LDF.	Will it improve economic performance across the District?
		Number of planning consents granted for business premises outside towns	Will it support and encourage rural diversification?
			Will it broaden the economy?
EC3	To enhance the image of the area as a business location	Total programme budgets for: a. Economic Development; b. Tourism Promotion	Will it attract new investment and skilled workers to the area?
		Amount of completed gross internal floor-space <b>developed</b> for employment ( <i>i.e. retail, office &amp; leisure</i> )	Will it increase the vitality and viability of town centres?
EC4	To encourage and accommodate both indigenous and inward investment	Net change in VAT registrations from total stock of businesses (start of year)	Will it encourage entrepreneurs and new business start-ups / business development?
		Number of participants on vocational 'work-based learning' courses (BTECs) <b>Losses</b> of employment land: a) in employment / regeneration areas; and, b) across the District.	Will it make land and property available for business development?
EC5	To encourage efficient patterns of movement to support economic growth	Percentage of travel to work journeys by mode:  a. private car/van - driver; b. private car - passenger; c. train; d. bus; e. bicycle; f. walk;  work at / from home.	Will it support provision of key communications infrastructure?
			Will it facilitate efficiency in freight distribution?
			Will it reduce commuting?
			Will it improve accessibility to work by public transport, walking and cycling?
			Will it reduce the effect of traffic on the economy?