

# GREAT YARMOUTH

## LOCAL PLAN PART 2

### SUSTAINABILITY APPRAISAL REPORT



**GREAT  
YARMOUTH**  
BOROUGH COUNCIL

**February 2020**  
Informing Final Draft Plan | Regulation 19  
Representation Period  
XX to XX 2020



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# 1. Non-Technical Summary

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## 1.1. Introduction & main objectives

1.1.1. This Report sets out how the Borough Council has assessed its Local Plan Part 2 (LPP2) by considering its potential effects and alternative options to those taken forward in the plan. The process is iterative with each of the main elements of the plan, the policies, site allocations and alternative options, appraised against a comprehensive set of sustainability objectives, incorporating social, environmental and economic considerations. At each consultation or publication of the local plan (in draft) there has been an accompanying Sustainability Appraisal.

1.1.2. The LPP2 builds on the Local Plan Part 1: Core Strategy by adding details which comprise strategic and non-strategic development management policies and site allocations. The scale and general distribution of planned growth is already set out in the adopted Local Plan Part 1: Core Strategy (December 2015). The emerging Local Plan Part 2 does propose some amendments to this strategy, most notably housing need (following changes in local and national circumstances), but generally seeks to accommodate growth in accordance with the adopted Core Strategy. Once adopted, the Local Plan Part 2 will sit alongside the Core Strategy and will replace the remaining saved policies of the Borough-Wide Local Plan (2001).

1.1.3. The LPP2 spans a range of topics with policies including:

- Amendments to Core Strategy policies (strategic policies)
- Site-specific and site allocations (strategic policies)
- General strategic policies
- Design and amenity policies
- Housing policies
- Retail policies
- Business and industrial development policies
- Tourism and leisure policies
- Environment and climate change policies
- Community facilities policies
- Infrastructure policies

1.1.4. The most significant amendments to the Core Strategy within the LPP2, are the reduction to the housing target, which is based on the Government's

requirement to meet the standard ‘Local Housing Need’, and the reduction of the removal of the retail requirement in line with updated evidence.

## 1.2. Baseline situation & key sustainability issues

1.2.1. The purpose of the baseline review is to collect sufficient data on the current social, environmental and economic issues and to use this information as a background or ‘baseline’ from which to gauge the likely impact of the plan, should it be implemented.

1.2.2. The SA Scoping Report identified the key sustainability issues facing the Borough, obtained from a range of indicators. These issues can be summarised as follows:

### **Social:**

- Poor health indicated by lower than average life expectancy;
- Higher than average (regional and national) crime rates;
- Low educational attainment (at a variety of levels) and high working age population without qualification;
- High levels of multiple deprivation in a number of inner urban wards;
- Difficulties accessing services in smaller rural settlements;
- Chronic shortage of affordable housing, increasing prospects of sub-standard accommodation, increased homelessness and widening inequalities;
- Lack of suitably located gypsy and traveller pitches to meet local need; and
- A need to increase community engagement in the planning process.

### **Environmental:**

- Declining brownfield availability, decreasing commitments and completions on previously developed land;
- Increasing number of reported fly-tipping incidents;
- A need to improve energy efficiency with renewable sources and to reduce emissions;
- A need to improve resilience to the impacts of climate change in respect of flood risk along the rivers and surface water, and coastal erosion;
- Poor water quality and relatively high abstraction;
- Poor air quality, particularly in the main urban areas;
- A need to protect and improve the quality of internationally protected sites of biodiversity importance (Natura 2000 Sites);

- An increasing number of historic assets (including Grade 1 Listed Buildings) at risk;
- Increasing loss of greenfield land, productive farmland and potential loss of landscape character; and
- Poor quality of built environment (particularly in urban areas), undermining inward investment and regeneration opportunities.

#### **Economic:**

- High unemployment rate (indicated regionally and nationally) with seasonal variation, and high unqualified working age population;
- Lower than average wages (indicated regionally and nationally);
- Declining business start-ups and increasing business closures;
- Poor retail and leisure offer in Great Yarmouth and Gorleston town centres; and
- Low number of journeys to work made by non-car modes of transport.

### **1.3. Review of other plans & programmes**

- 1.3.1. A list of the relevant plans, policies and programmes to LPP2 is provided in Chapter 5 of this documents. Appendix 1 provides a full context review including the national and international protection objectives, and their relationship to the emerging local plan and sustainability appraisal.

### **1.4. Assessing effects**

- 1.4.1. The framework in the table below sets out the objectives and decision making criteria used to assess alternative options as well as the plan as a whole. The objectives have been informed by the key issues identified above. The outcome of the appraisal is to identify whether the option or the plan will have a positive or negative effect on the objective and whether the effect is significant.

**Table 1: Sustainability Objectives**

| Topic                          | Sustainability Objective   |
|--------------------------------|--|
| Health and Population          | To improve the health of the population overall  |
| Education and skills           | To improve the education, skills and training of the population overall                                |
| Crime and anti-social activity | To reduce anti-social activity and the opportunity for crime   |
| Poverty and social exclusion   | To reduce multiple deprivation and inequalities  |
| Access to key services         | To improve accessibility to essential services and facilities, including health, education and leisure |

| Topic   | Sustainability Objective   |
|---|--|
| Unemployment  | To offer everybody the opportunity for rewarding and satisfying employment   |
| Housing   | To provide everybody with the opportunity to live in a decent home   |
| Quality of neighbourhood and community participation    | To encourage a sense of community identity and welfare   |
| Cultural facilities                                     | To encourage a greater usage of cultural attractions   |
| Soil and resources quality                              | To minimise the irreversible loss of undeveloped land and productive agricultural holdings   |
| Waste   | To minimise waste, fly-tipping and support the recycling of waste  |
| Traffic   | To reduce the effects of traffic on the environment  |
| Climate Change  | To reduce contributions to climate change  |
| Vulnerability to climate change                         | To minimise vulnerability and provide resilience to the impacts of climate change such as flooding and erosion   |
| Air and water quality, and the sustainable use of water | To improve water and air quality and the sustainable use of water  |
| Biodiversity  | To avoid damage to designated sites, protected biodiversity, losses to special areas and maintain, enhance and expand the range of ecological networks, species and geodiversity |
| Historic environment                                    | To conserve and enhance the historic environment   |
| Landscapes and townscapes                               | To maintain and enhance the quality and setting of the Broads, the AONB, and Borough landscapes and townscapes   |
| Prosperity and economic growth                          | To encourage sustained economic growth   |
| Indigenous and inward investment                        | To encourage both indigenous and inward investment   |
| Revitalising town centres                               | To maintain and enhance the viability and vitality of town centres   |
| Efficient patterns of movement                          | To encourage efficient patterns of movement in support of economic growth  |

1.4.2. To appraise each site or policy option, the effects upon the above SA Objectives were scored using the following framework:

**Table 2: Scoring Framework for Sustainability Objectives**

| Score        | Effect                                   |
|--------------|--|
| <b>V POS</b> | Very positive effect on baseline         |
| <b>POS</b>   | Positive effect on baseline              |
| <b>NIL</b>   | No likely significant effect on baseline |
| <b>MIX</b>   | Mixed effect on baseline                 |
| <b>NEG</b>   | Negative effect on baseline              |
| <b>V NEG</b> | Very negative effect on baseline         |



## 1.5. Identification of Significant Effects

1.5.1. The Sustainability Appraisal Report has identified the following significant effects:

- Improving access to key services and facilities
- Improving housing provision
- Permanently losing some soil resources and quality
- Revitalising town centres

1.5.2. Many of the effects of the plan were smaller in scale and impact across the SA Objectives. The following table provides a summary of the effects.

**Table 3: Summary of Cumulative Effects**

| SA Objective   | Effect upon Baseline        |
|--|-----------------------------|
| 1. Health and Population – To improve the health of the population overall   | Small Positive Effect       |
| 2. Education and skills – To improve the education, skills and training of the population overall  | Small Positive Effect       |
| 3. Crime and Anti-Social Activity – To reduce anti-social activity and the opportunity for crime   | Small Positive Effect       |
| 4. Poverty & Social Exclusion – To reduce multiple deprivation and inequalities  | Small Positive Effect       |
| 5. Access to Key Services – To improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs, etc.) | Significant Positive Effect |
| 6. Unemployment – To offer everybody the opportunity for rewarding and satisfying employment   | Small Positive Effect       |
| 7. Housing – To provide everybody with the opportunity to live in a decent home  | Significant Positive Effect |
| 8. Quality of neighbourhood & Community Participation – To encourage a sense of community identity and welfare   | Small Positive Effect       |
| 9. Cultural Facilities – To encourage a greater usage of cultural attractions  | Small Positive Effect       |
| 10. Soil Resources & Quality – Minimise the irreversible loss of undeveloped land and productive agricultural holdings   | Significant Negative Effect |
| 11. Waste – To minimise waste, fly-tipping and support recycling of waste  | Small Positive Effect       |

| SA Objective   | Effect upon Baseline        |
|--|-----------------------------|
| 12. Traffic – To reduce the effect of traffic on the environment   | Small Negative Effect       |
| 13. Climate Change – To reduce contributions to climate change   | Mixed Effect                |
| 14. Vulnerability to Climate Change – To minimise vulnerability and provide resilience to the impacts of climate change such as flooding and erosion   | Small Positive Effect       |
| 15. Air & Water Quality, & the Sustainable Use of Water – To improve water and air quality and the sustainable use of water  | Mixed Effect                |
| 16. Biodiversity – To avoid damage to designated sites, protected biodiversity, losses to special areas, and maintain, enhance and expand the range of native habitats, species and geodiversity | Small Positive Effect       |
| 17. Historic Environment – To conserve and enhance the historic environment  | Small Positive Effect       |
| 18. Landscape & Townscapes – To maintain and enhance the quality and setting of the Broads, AONB, and Borough landscapes and townscapes  | Small Positive Effect       |
| 19. Prosperity & Economic Growth – To encourage sustained economic growth  | Small Positive Effect       |
| 20. Indigenous and Inward Investment – To encourage and accommodate both indigenous and inward investment  | Small Positive Effect       |
| 21. Revitalising Town Centre – To maintain and enhance the viability and vitality of the town centres  | Significant Positive Effect |
| 22. Efficient Patterns of Movement – To encourage efficient patterns of movement in support of economic growth   | Negligible Effect           |

1.5.3. While the permanent loss of productive agricultural land cannot be avoided through the implementation of this plan, overall use of undeveloped land and productive agricultural holdings is been minimised by the policies of the plan. Such effects must also be balanced with positive effects such as the increased provision of housing to meet housing needs. Taking account of all the effects, the Local Plan Part 2 provides a small positive effect in sustainability for the Borough over the plan period.

## 1.6. Avoiding, reducing and mitigating effects

1.6.1. Plans should prevent significant adverse effects on the environment, however, in circumstances where such effects are unavoidable, the plan should reduce and as

fully as possible offset such effects. The mitigation hierarchy has been applied with a preference to option i) below:

- i) Avoid effects altogether
- ii) Reduce/minimise effects
- iii) Offset effects: allow negative effects to occur but provide positive effects to compensate

1.6.2. As part of the iterative process, policies have been refined to avoid, reduce and offset negative effects where possible. The plan as a whole seeks to facilitate sustainable forms of development, and therefore reduce the potential for negative effects. Examples of this are provided in Chapter 7 of this document.

## 1.7. Considering alternatives

1.7.1. A large number of alternative options for policies and sites have been considered through the process of preparing the Local Plan. All alternative options have been appraised using the framework above and these are included in Appendices 4 and 5 of this report. Chapter 8 of the report details the reasons why some alternatives were selected above others and included in the Final Draft Local Plan. Generally, the options selected in the Local Plan perform most positively against the sustainability appraisal framework.

1.7.2. For site allocations, the comparative advantages of the sites have been considered, not just for the settlements that they are within, but with the alternative sites in other settlements within the same level of the settlement hierarchy to meet the requirements set out in Core Strategy which guides the general scale and location of growth.

## 1.8. Monitoring Effects

1.8.1. Monitoring will identify the strengths and weaknesses of plan proposals in action, and where necessary the need to review the plan. A formal planning monitoring statement will be published every year in the 'Annual Monitoring Report'. Of particular relevance to this SA report will be those indicators that assess the SA Objectives where significant effects will occur. To meet this requirement the following will be monitored:

- Loss of high-grade agricultural land
- Brownfield development
- Section 106 Agreements signed (including spending on community facilities)
- Loss/gain of community facilities

- Housing Supply and Delivery
- Retail survey (including vacancy rates)
- Approved applications with sustained environmental/pollution objections

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## 2. Outline, Content & Main Objectives

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### 2.1. Outline

- 2.1.1. Great Yarmouth Borough Council is the responsible planning authority for the Borough (excluding those parts within the designated Broads Area where the Broads Authority is responsible for its own area), and has the responsibility for preparing a local plan for the area and deciding planning applications in its area. (Note that the exception to this is the responsibility to plan for minerals and waste which lies with Norfolk County Council). The Borough Council must prepare its local plan ‘with the objective of contributing to sustainable development’<sup>1</sup>.
- 2.1.2. This Report sets out how the Borough Council has assessed its Local Plan Part 2 (LPP2). The LPP2 builds on the strategic policies of the adopted Local Plan Part 1: Core Strategy (2015) by adding details which comprise strategic and non-strategic development management policies and site allocations. The Core Strategy sets out the broad scale and location of growth which LPP2 is generally consistent with (accepting those parts that have been amended), and was also subject to a full sustainability appraisal using the same Sustainability Objectives.

### 2.2. Content & Main Objectives

- 2.2.1. This Sustainability Appraisal report should be read in conjunction with the ‘Local Plan Part 2 document and associated background evidence documents (such as the Habitat Regulations Assessment). The LPP2 spans a range of topics with policies including:
- Amendments to Core Strategy policies (strategic policies)
  - Site-specific and site allocations (strategic policies)
  - General strategic policies
  - Design and amenity policies
  - Housing policies
  - Retail policies
  - Business and industrial development policies
  - Tourism and leisure policies
  - Environment and climate change policies
  - Community facilities policies

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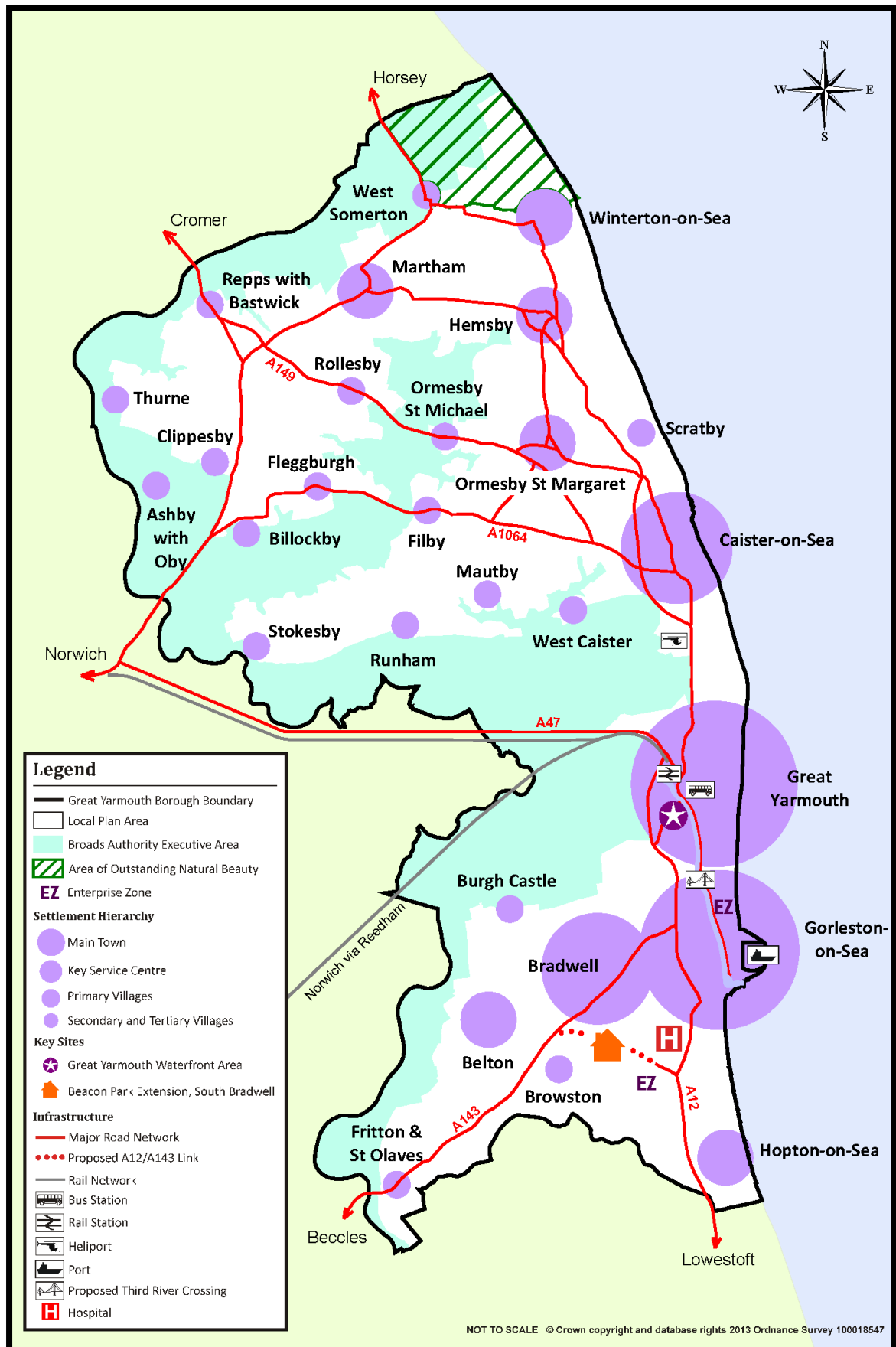
<sup>1</sup> S.39, Planning & Compulsory Purchase Act 2004.

- Infrastructure policies

2.2.2. The most significant amendments to the Core Strategy within the LPP2, are the reduction to the housing target, which is based on the Government's requirement to meet the standard 'Local Housing Need', and the removal of the retail requirement in line with updated evidence.

2.2.3. The site allocations within LPP2 broadly meet the distribution of growth, particularly housing growth, set in Policy CS2 of the Core Strategy (see Figure 1 below). The effect of this approach is to locate housing in the largest and best serviced settlements to meet the day-to-day needs of new residents, these being designated main town, key service centre and primary village settlements. At the lowest level of the hierarchy, secondary and tertiary villages, no site allocations are proposed.

Figure 1: Key Diagram from Local Plan Part 1: Core Strategy



2.2.4. In accordance with paragraphs 20-21 of the National Planning Policy Framework (NPPF), the LPP2 differentiates between strategic and non-strategic policies. The main implication of this is that these should deal with the strategic priorities of the area, and should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.

2.2.5. The detailed policies, or non-strategic policies, will guide and shape development. Such planning policies provide parameters to support sustainable forms of development.

## 2.3. Other relevant plans and programmes

2.3.1. There are several plans and programmes that have a relationship to the LPP2 and its potential effects in sustainability terms. Such plans have the potential to bring cumulative effects, such as increased housing or traffic, or the physical state of the coast, over a wider area. Primarily the plans and programmes relate to those plan areas that share a boundary with the Borough Council, these plans being:

- Norfolk County Council's Minerals and Waste Local Plan documents.
- The Marine Management Organisation's Marine Plans
- The Broads Authority local plan documents
- North Norfolk District Council's local plan documents
- South Norfolk Council's local plan documents
- The Joint Core Strategy for Broadland, Norwich and South Norfolk
- East Suffolk Council's Waveney local plan documents

2.3.2. This is not an exhaustive list, with a full list and further analysis of policies, plans and programmes discussed further in Chapter 7 and Appendix 1.

## 2.4. Other relevant documents

2.4.1. There are other documents which have the potential to impact cumulatively, but are not plans or programmes themselves. A good example of this is the Norfolk Strategic Planning Framework (NSPF), a non-statutory document which provides a set of strategic planning agreements signed up across the Norfolk planning authorities with a statement of common ground. The agreements are a broad strategic range from meeting housing needs to meeting higher water efficiency standards to reduce water stress. Further detail of this document is provided in in Chapter 7 and Appendix 1.

2.4.2. The New Anglia Strategic Economic Plan produced by the Local Enterprise Partnership (LEP), is another such document. The plan sets a target of 95,000 new jobs



provided for Norfolk and Suffolk together with 10,000 more businesses by 2026. Again, further detail of this document is provided in in Chapter 7 and Appendix 1.

## 2.5. Sustainable Appraisal

- 2.5.1. The Council is required to carry out a sustainability appraisal of each local plan document<sup>2</sup> during its preparation to assess its potential impact. In essence, the sustainability appraisal process is a means of ensuring that the local plan has been considered against a comprehensive set of factors and effects, minimising potential adverse impacts and maximising potential beneficial impacts, to inform good plan-making.
- 2.5.2. The term ‘sustainability appraisal’ (SA) in the context of local plans, is used to describe a form of assessment that considers the environmental, social and economic effects of implementing a plan. It is therefore intended that the SA process assists plans in the achievement of sustainable development.
- 2.5.3. The full process for conducting this SA is set out later in this document. This report has been produced by the Borough Council’s Strategic Planning Team.
- 2.5.4. This draft SA Report builds on the work of the draft SA reports published in August 2019, August 2018 and the ‘scoping report’ published in August 2016. The Scoping Report identified the social, economic and environmental baseline conditions in the Borough which helped to formulate the key sustainability issues and sustainability objectives. However, as an iterative process, the conditions, issues and where necessary objectives have been updated as the documents have progressed.

## 2.6. Strategic Environmental Assessment (SEA)

- 2.6.1. Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004<sup>3</sup> (commonly referred to as the ‘Strategic Environmental Assessment Regulations’ (SEA)), which implement the requirements of the European Directive 2001/42/EC (the ‘Strategic Environmental Assessment Directive’) on the assessment of the effects of certain plans and programmes on the environment. A sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues.
- 2.6.2. The requirements of the SEA have therefore been met and integrated into this draft Sustainability Appraisal Report.

<sup>2</sup> Section 19, Planning & Compulsory Purchase Act 2004.

<sup>3</sup> The Environmental Assessment of Plans and Programmes Regulations (2004)

## 2.7. Habitat Regulations Assessment (HRA)

- 2.7.1. The Habitats Regulations Assessment (HRA) requirements protect European sites from plans and projects, such as developments and other activities, which may harm them directly or indirectly. The HRA requirements set out in the Habitats Directive<sup>4</sup> on the Conservation of Natural Habitats and of Wild Fauna and Flora, as well as the UK regulations that give effect to these, protect certain European sites by requiring that any plan or project which may have a “likely significant effect” on it (either individually or in combination with other plans or projects) must be made subject to an “appropriate assessment”. Such plans or projects may only proceed if they will not adversely affect the integrity of the protected European sites concerned. Where significant adverse effects are identified, alternative options must be examined to avoid any potential damaging effects.
- 2.7.2. The HRA update (incorporating Appropriate Assessment) has been carried out in parallel with this SA report with specific effects identified where they occur. The HRA also sets out recommendations to avoid impacts; and where these are unavoidable, reduce and mitigate such impacts.

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<sup>4</sup> Directive 92/43/EEC

## 3. Method of appraisal

### 3.1. Approach to Sustainability Appraisal

- 3.1.1. It is important that sustainability appraisal is proportionate and appropriate to the type of plan and policies under consideration. It should focus on the environmental, economic and social impacts that are likely to be significant, in the context of the plan proposals.
- 3.1.2. The emerging Local Plan Part 2 provides the detail and site specific requirements to complement the Local Plan Part 1: Core Strategy. The broad locations and general scale of growth (excepting the proposed changes to the housing target and retail requirements) have already been established through the Core Strategy over the same plan period to 2030. The Core Strategy was also subject to SA, and therefore the SA of the Local Plan Part 2 has not needed to rehearse or revisit the foundations and effects of its strategy and policies, but only examine any amendments to the Core Strategy and whether the additional effects of the development management policies or site allocations give rise to further sustainability benefits or dis-benefits.
- 3.1.3. The SA process to support Local Plan Part 2 can be separated down into the key stages identified below. Appendix 2 provides a summary as to how comments received at the Scoping stage (but also other consultation stages) have been taken into account in preparing this report.

**Table 17: Stages of the Sustainability Appraisal Process**

| Stage    | Heading                              | Summary   | Progress                                   |
|----------|--------------------------------------|---|--|
| A        | Screening                            | Consult environmental assessment 'consultation bodies'. Understanding whether the plan likely to have significant environmental effects | Published SA Scoping Report August 2016    |
| B        | Scoping                              | Setting context, objectives & establishing the baseline, consult on scope of report   | Published SA Scoping Report August 2016    |
| C        | Developing and refining alternatives | Developing and refining alternatives (to 'preferred options' and assessing effects  | Published SA Report – consult Aug/Sep 2018 |
| D        | Developing and refining alternatives | Focused changes in developing and refining alternatives (to 'preferred options' and assessing effects                                   | Published SA Report – consult Aug/Sep 2019 |
| E        | Sustainability Appraisal Report      | Finalising SA Report for publication & submission with Local Plan   | Dec 2019                                   |
| <b>F</b> | <b>Publish &amp; Consult</b>         | <b>Seek representations from 'consultation bodies'</b>  | <b>Current Stage - February 2020</b>       |

|   |                          |   |                                |
|---|--------------------------|---|--------------------------------|
| G | Post Report & Monitoring | Prepare and publish post-adoption statement, monitor for adverse effect and respond | Anticipated Spring/Summer 2020 |
|---|--------------------------|---|--------------------------------|

3.1.4. By using the SA Objectives and Baseline information obtained from Stages A, B, C and D; this draft SA Report follows legislation and advice in commencing Stages E and F by:

- Assessing the likely significant effects on the environment, including short, medium and long-term effects; permanent and temporary effects; positive and negative effects; and, secondary, cumulative and synergistic effects on environmental issues<sup>5</sup> as well as social and economic issues;
- Providing necessary measures to prevent, reduce and offset significant adverse effects; and
- Outlining the reasons why options were selected and why alternative options were not selected, and a description as to how the assessment was undertaken (including any difficulties encountered).

## 3.2. Sustainability Objectives

3.2.1. The SA Scoping Report developed a number of Sustainability Appraisal Objectives to help gauge the sustainability of local plan options. The SA Objectives are set out in the table below which also demonstrates its connection to relevant SEA topics and the inter-relation between the issues and objectives.

3.2.2. Following consultation in 2018, the objectives for soil and resources quality and biodiversity were updated as a result of Natural England's suggestions by direct reference to land and ecological networks.

**Table 18 – Linkage between SA Objectives and SEA Directive topics**

| Topic                          | Sustainability Objective  | SEA Directive 'issue' Topics |
|--------------------------------|---|------------------------------|
| Health and Population          | To improve the health of the population overall                         | Population, human health     |
| Education and skills           | To improve the education, skills and training of the population overall | Population                   |
| Crime and anti-social activity | To reduce anti-social activity and the opportunity for crime            | Population                   |
| Poverty and social exclusion   | To reduce multiple deprivation and inequalities                         | Population, Human health     |

<sup>5</sup> Environmental issues including: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape, and the inter-relationship between these issues.



| Topic   | Sustainability Objective   | SEA Directive 'issue' Topics                                 |
|---|--|--|
| Access to key services                                  | To improve accessibility to essential services and facilities, including health, education and leisure   | Population, Human health                                     |
| Unemployment  | To offer everybody the opportunity for rewarding and satisfying employment   | Population, Human health                                     |
| Housing   | To provide everybody with the opportunity to live in a decent home   | Population   |
| Quality of neighbourhood and community participation    | To encourage a sense of community identity and welfare   | Population   |
| Cultural facilities                                     | To encourage a greater usage of cultural attractions   | Population, Cultural heritage                                |
| Soil and resources quality                              | To minimise the irreversible loss of undeveloped land and productive agricultural holdings   | Soil, Material assets, Landscape, Flora, Fauna, Biodiversity |
| Waste   | To minimise waste, fly-tipping and support the recycling of waste  | Material assets, Landscape, Flora, Fauna, Biodiversity       |
| Traffic   | To reduce the effects of traffic on the environment  | Human health, Air, Climatic factors                          |
| Climate Change  | To reduce contributions to climate change  | Human health, Air, Climatic factors                          |
| Vulnerability to climate change                         | To minimise vulnerability and provide resilience to the impacts of climate change such as flooding and erosion   | Population, Climatic factors                                 |
| Air and water quality, and the sustainable use of water | To improve water and air quality and the sustainable use of water  | Air, Water, Climatic factors                                 |
| Biodiversity  | To avoid damage to designated sites, protected biodiversity, losses to special areas and maintain, enhance and expand the range of ecological networks, species and geodiversity | Biodiversity, Landscape, Flora, Fauna,                       |
| Historic environment                                    | To conserve and enhance the historic environment   | Cultural heritage  |
| Landscapes and townscapes                               | To maintain and enhance the quality and setting of the Broads, the AONB, and Borough landscapes and townscapes   | Cultural heritage, Landscapes, Flora, Fauna, Biodiversity    |
| Prosperity and economic growth                          | To encourage sustained economic growth   | Population, Material assets                                  |
| Indigenous and inward investment                        | To encourage both indigenous and inward investment   | Population, Material assets                                  |

| Topic                          | Sustainability Objective  | SEA Directive 'issue' Topics                         |
|--------------------------------|---|--|
| Revitalising town centres      | To maintain and enhance the viability and vitality of town centres        | Population, Material assets, Cultural heritage       |
| Efficient patterns of movement | To encourage efficient patterns of movement in support of economic growth | Material assets, Human health, Air, Climatic factors |

3.2.3. The policy options and site allocations have been assessed against the full set of SA Objectives and identifying whether these are likely to give rise to short, medium and long term effects. A summary of the results is provided later in this section, with the full results in the appendices 4 and 5.

### 3.3. Type of effects

3.3.1. The SA Objectives provide a framework to assess options against a comprehensive set of factors encompassing sustainable development. The outcome of the appraisal is to identify whether each Option will have an overall positive or negative effect on a SA Objective and whether the effect is significant. This will help the Council to select the most 'sustainable' options, when considered against the alternatives, during the preparation of the Local Plan Part 2.

3.3.2. Annex II of the SEA Directive sets the criteria for determining the likely significance of effects. In accordance with the Environmental Assessment of Plans and Programmes Regulations (2004), in determining significance of the effect of an option regard is had to the following 'effect characteristics':

- a) the probability, duration, frequency and reversibility of the effects;
- b) (the cumulative nature of the effects;
- c) the transboundary nature of the effects;
- d) the risks to human health or the environment (for example, due to accidents);
- e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- f) the value and vulnerability of the area likely to be affected due to—
  - (i) special natural characteristics or cultural heritage;
  - (ii) exceeded environmental quality standards or limit values; or
  - (iii) intensive land-use; and
- g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

- 3.3.3. A scoring framework (see table below) was prepared to assess the significance of effect upon each SA Objective. A commentary providing a rationale behind the scoring of the 'effects' has also been provided for each policy or site allocation option appraised. Appendices 3 and 4 contain more detailed appraisals (rather than summaries) to demonstrate and justify how each effect has been scored.

**Table 19: Scoring Effects**

| Score        | Effect                                   |
|--------------|--|
| <b>V POS</b> | Very positive effect on baseline         |
| <b>POS</b>   | Positive effect on baseline              |
| <b>NIL</b>   | No likely significant effect on baseline |
| <b>MIX</b>   | Mixed effect on baseline                 |
| <b>NEG</b>   | Negative effect on baseline              |
| <b>V NEG</b> | Very negative effect on baseline         |

- 3.3.4. Where relevant (such as where effects have been considered cumulatively), the scale of the scored effect has been noted, such as a small positive or negative effect to the sustainability baseline.
- 3.3.5. It is important to appreciate that the scoring of policy and site options against the objectives is intended to give only a broad indication of its performance: more detailed and qualitative judgements are a necessary part of the decision-making process to consider the alternative options. Such decision making is discussed in the following sub-section.

## 4. Baseline Situation

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### 4.1. Why do we collect baseline information?

- 4.1.1. The purpose of the baseline review is to collect sufficient data on the current social, environmental and economic issues and to use this information as a background or 'baseline' from which to gauge the likely impact of the plan, should it be implemented. The baseline provides a platform to begin predicting and evaluating the potential effects of the plan and will help to identify any sustainability problems in the process as required by the SEA Directive [2001/42/EC]: "the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" [Annex 1b] and "the environmental characteristics of areas likely to be significantly affected" [Annex 1c].
- 4.1.2. The baseline data is obtained by monitoring indicators over a period of time and extrapolating noticeable trends in the information. It is this 'trend data' which provides the steer to whether a proposed policy or plan may alter, for better or for worse, the current state of the environment upon its implementation.
- 4.1.3. Invariably, as baseline information is collected, gaps may occur where an indicator has been invalidated, or, where the information has no longer been made available. This scenario is fully expected as part of the SA Scoping Report and is addressed in the SEA Directive: "...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" [Annex 1h].

### 4.2. Sustainability Baseline

- 4.2.1. Baseline information has been collected for the Local Plan since 2006 with the progress of Local Plan Part 1: Core Strategy. Given the amount of time that has elapsed, and the adoption of the Core Strategy in December 2015, the Scoping Report was updated and published in November 2016. The baseline indicators and trend data were updated.
- 4.2.2. The information has been captured by referencing the relevant SA Objective from the Core Strategy SA report, the applicable indicator or targets and its measurement against other comparable data i.e. a regional or national indicator. Where available, trend data dating back 5 years has been recorded which illustrates whether conditions have been improving or worsening. Any key issues that have arisen from the baseline have been recorded and will further inform the SA Scoping Report. The below table provides a full list of indicators.



**Table 4: SA Scoping Report Baseline Indicators**

| SA Objective  | Indicator   |
|---|---|
| To improve the health of the population overall   | Life expectancy at birth (male and female)  |
|   | Life expectancy at birth  |
|   | Percentage of residents with limiting long-term illness   |
|   | Open Space per 1,000 people/ha provision  |
| To reduce anti-social activity  | Number of recorded crimes per 1,000 people  |
|   | No. of domestic burglaries (percentage of domestic burglaries recorded in Great Yarmouth as a proportion of Norfolk total)  |
| To improve the education and skills of the Borough  | Percentage of 16 year old attaining 5 GCSE's A* to C  |
|   | Percentage of working age population achieved at NVQ level 4 and above  |
|   | Percentage of population educated to degree level   |
|   | Percentage of working age with no qualifications  |
| To reduce poverty and social exclusion  | Index of Multiple Deprivation (IMD) ranking   |
| To improve accessibility to key services and facilities                                   | Percentage of new development within 30 minutes of a GP, hospital, major foodstore, primary school, secondary school, further education and workplace by public transport |
|   | Barriers to housing and services (IMD ranking)  |
| To provide everybody the opportunity for rewarding and satisfying employment              | Economically Active rate percentage   |
|   | Unemployment rate percentage  |
|   | Employment Land Availability  |
| To provide everybody the opportunity to live in a decent home                             | Number of dwellings completed that are affordable   |
|   | Percentage mix of dwellings (size by bedroom) completed   |
|   | Housing Land Availability   |
|   | House prices against resident wage earnings   |
|   | Number of houses completed by Registered Social Landlords (RSL's)   |
|   | Number of Gypsy and Traveller pitches provided  |
|   | Number of occupied authorised Gypsy and Traveller pitches against occupied unauthorised pitches   |
|   | Local Plan consultation return rate   |
| To encourage a sense of community identity and welfare                                    | The number of Neighbourhood Plans completed and/or adopted  |
|   |   |
| To encourage a greater use of cultural attractions  | Number of museums   |
|   | Museum visits per annum   |
| Minimising the irreversible loss of undeveloped land and productive agricultural holdings | Percentage of dwellings built on previously development land  |
|   | Number and percentage of existing housing commitments on greenfield and brownfield land   |

|  |  |
|--|--|
| Minimising waste production and supporting the recycling of waste  | Number of fly-tipping incidents recorded in the Borough  |
|  | Land-fill in tonnage and per head of population / Household waste not sent for recycling tonnage       |
|  | Percentage of domestic recycled waste collected  |
| To reduce the effect of traffic on the environment   | Average distance travelled to fixed place of work  |
|  | Overall change in traffic levels at Great Yarmouth Town Centre cordon                                  |
| To reduce contributions towards climate change   | Domestic CO <sub>2</sub> emissions per capita  |
|  | Renewable energy capacity installed (by type) in megawatts   |
|  | Annual average concentration of nitrogen dioxide   |
|  | Annual average concentration of particulate matter   |
| To minimise vulnerability and provide resilience to the impacts of climate change such as flooding and erosion | Incidence of fluvial flooding (properties affected)  |
|  | Incidence of coastal/tidal flooding (properties affected)  |
| To improve water and air quality and the sustainable use of water  | Annual average concentration of nitrogen dioxide   |
|  | Annual average concentration of particulate matter   |
|  | Water consumption per person   |
|  | Bathing water quality  |
| To maintain and enhance biodiversity, geodiversity, flora and fauna  | Condition of SSSI's favourable / unfavourable (percentage)   |
|  | Number of County Wildlife Sites in positive conservation management                                    |
|  | Number and area of Local Nature Reserves   |
|  | Number and area of County Geodiversity Sites (CGS)   |
| To conserve and enhance the historic environment   | Percentage of listed buildings and structures (at all grades) that are at risk                         |
|  | The number of Grade I and Grade II* listed buildings at risk   |
|  | Number and area of Conservation areas  |
|  | Number of Scheduled Ancient Monuments  |
| To maintain and enhance the quality and setting of the Broads, the AONB, and Borough landscapes and townscapes | Percentage of dwellings completed on previously development land                                       |
|  | Number and percentage of existing housing commitments on greenfield and brownfield land                |
|  | Percentage of all new residential development taking place in the urban area and rural area.           |
|  | Number of properties completed in protected areas (e.g. Broads or AONB)                                |
| To encourage sustained economic growth   | Economic Activity Rate percentage  |
|  | Employment Land Availability   |
|  | Weekly average full-time worker wage (gross)   |
| To encourage indigenous and inward investment  | Business start-ups and closures (number of business births and deaths with net gain/loss year on year) |

To maintain and enhance the viability and vitality of town centres

To encourage efficient patterns of movement in support of economic growth

Floorspace of town centre units with A1, A2 and A3 use classes (and percentage as proportion of total floorspace in town centre)

Proportion of vacant units in Great Yarmouth and Gorleston town centres

Percentage of journeys to work undertaken by sustainable modes of transport

Average distance travelled to fixed place of work

## Social Baseline

4.2.3. The social baseline has been considered under a range of objectives from health to education and housing.

### Health

4.2.4. Life expectancy in Great Yarmouth remains lower than the averages across Norfolk and the East of England. Excepting the 2014-2016 years where life expectancy decreased for males, the Great Yarmouth average is increasing at a faster rate than the County average.

**Table 5: Average Life Expectancy from Birth for Males and Females**

| Males                 |           |           |           |           |           |
|-----------------------|-----------|-----------|-----------|-----------|-----------|
|                       | 2011-2013 | 2012-2014 | 2013-2015 | 2014-2016 | 2015-2017 |
| <b>Great Yarmouth</b> | 77.9      | 77.9      | 78.2      | 78.1      | 78.6      |
| <b>Norfolk</b>        | 80.1      | 80.0      | 80.2      | 80.0      | 80.1      |
| <b>East Region</b>    | 80.2      | 80.3      | 80.3      | 80.4      | 80.4      |
| Females               |           |           |           |           |           |
|                       | 2011-2013 | 2012-2014 | 2013-2015 | 2014-2016 | 2015-2017 |
| <b>Great Yarmouth</b> | 81.8      | 82.0      | 82.4      | 82.7      | 82.7      |
| <b>Norfolk</b>        | 83.6      | 83.7      | 83.6      | 83.7      | 83.8      |
| <b>East Region</b>    | 81.8      | 82.0      | 82.4      | 82.7      | 82.7      |

4.2.5. The percentage of population with a Limiting Long-Term Illness (LLTI) is recorded through the census. Great Yarmouth increased from 21.5% in 2001 to 24.8% in 2011, this is compared to a higher rise (but lower proportion) for the East of England from 16.2% in 2001 to 20.3% in 2011.

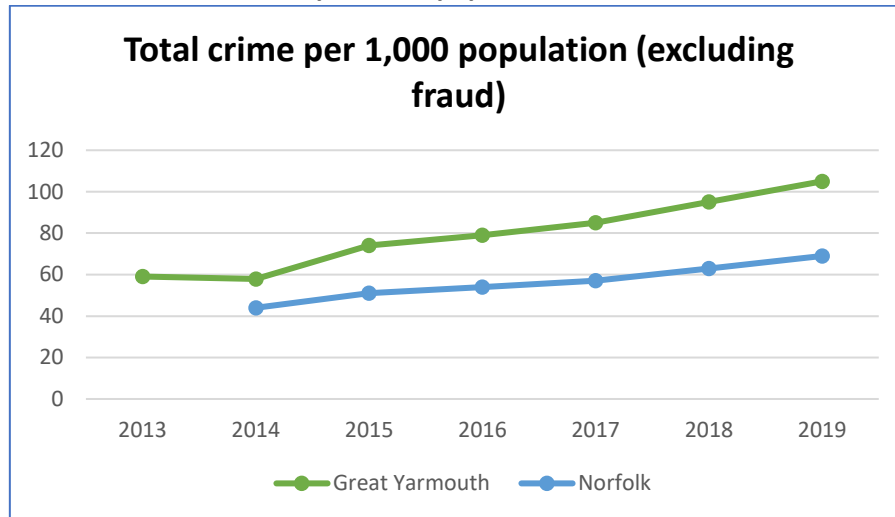
4.2.6. New open space provision will be set out in a development management policy, this is largely based on the standards set out in the 2013 Open Space Study

and 2015 Play, Sport and Leisure Strategy. New development will be monitored to assess whether it is meeting the required standards.

### Crime & Anti-social behaviour

- 4.2.7. The Borough's crime rate has increased at a faster rate than the County level. The rate also remains higher for the Borough.

**Figure 2: Recorded incidents of crime per 1,000 population in Great Yarmouth & Norfolk 2013-2019**



- 4.2.8. While the number of domestic burglaries in the Borough has generally increased since 2013, the proportion of such recorded offences in Great Yarmouth from a Norfolk level has actually decreased from 14.5% to 13.4%.

### Education

- 4.2.9. Educational attainment rate at NVQ level 4 and above has fluctuated in Great Yarmouth with a high in 2016 of 22.9% to the low of 10.6% in 2018. These attainment rates still remain significantly below the regional levels at approximately 35%.
- 4.2.10. Degree attainment has decreased in the Borough and in the East of England, from 9.0% and 19.8% to 5.5% and 15.3% respectively. Degree attainment remains significantly lower in the Borough, compared to the County and the region.
- 4.2.11. Those persons of working age without qualifications has fluctuated year on year, at 12% as of 2018. However, the proportion for the Borough remains higher than the regional and national average.

### Deprivation & access to services

- 4.2.12. Great Yarmouth continues to have strong multiple deprivation issues which are polarised within the inner urban wards. As of 2019 the authority is ranked as the 24<sup>th</sup> most deprived in England (out of 317) and 25<sup>th</sup> with the highest proportions of the most deprived LSOAs in the country. The three lowest scoring criteria were

education, skills and training, employment, and income deprivation affecting children index.

4.2.13. Access to local services and facilities such as schools, healthcare and shops is crucial to meet the day to day needs of residents. A measure of this for new residents is the percentage of residential development that has taken place in better serviced areas. The Core Strategy sets out in Policy CS2 a hierarchy of settlements based on services provision ranked at levels of: main town, key service centre, primary villages and secondary and tertiary villages. Since the base date of the local plan (April 2013) the following proportions of new residential development has been achieved:

- Main Towns – 40.5%
- Key Service centres – 32.3%
- Primary Villages – 17.6%
- Secondary & Tertiary Villages – 9.5%

4.2.14. The proportions achieved within the two highest tiers demonstrate that the majority of housing is being delivered in the most accessible locations for services and facilities. However, the lowest tier representing smaller rural settlements is currently providing a higher proportion than intended which may result in a higher number of residents lacking access to services. The Index of Multiple Deprivation (IMD) ranking for the local authority is 167 out of 317 local authorities in England for barriers to housing and services.

## Employment and unemployment

4.2.15. The proportion of economically active in the Borough has fluctuated over the years. In 2013/14 the proportion of economically active in the Borough was greater than the regional average, but every other year it remains behind. Economic activity may increase as the offshore energy sector and related port activities continue to grow and expand within the enterprise zone. With a strong tourist economy, much of the work associated with this industry is seasonal, and the plan looks to strengthen the year-round tourist offer.

4.2.16. Unemployment has fluctuated over the last six years, but has remained consistently above the regional average. In 2018/19 the unemployment rate was modelled at 5.3% for the Borough and 3.4% for the regional average.

4.2.17. The Borough has a significant amount of employment land available; however a proportion remains on constrained land (e.g. contaminated and/or at risk of flooding). The Great Yarmouth & Lowestoft Enterprise Zone has two Local Development Orders at South Denes and Beacon Business Park to stimulate employment opportunities in the short term. While there is vacant land and

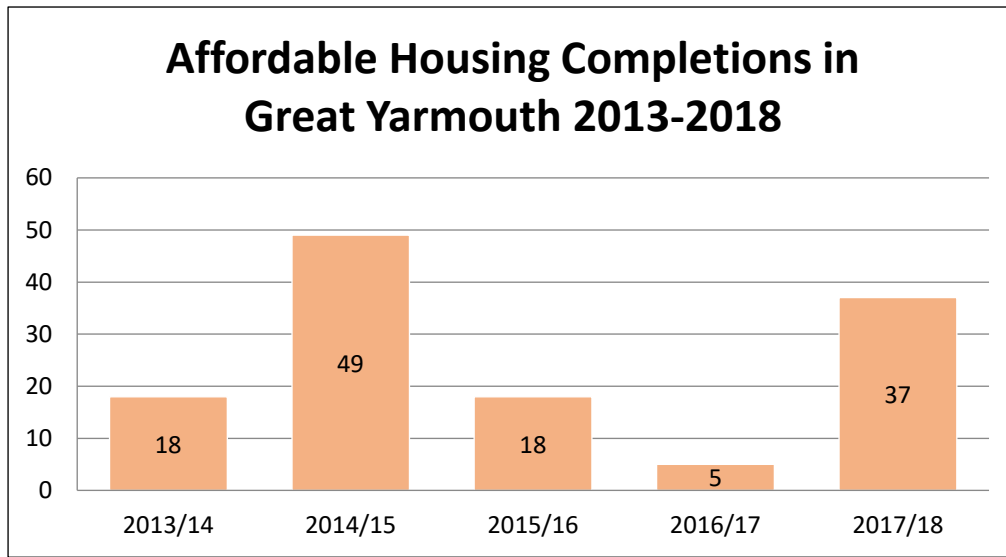
premises available at the existing Beacon Business Park, the LPP2 seeks to allocate the Enterprise Zone extension site, providing an additional 20ha of employment land.

- 4.2.18. The Borough Council is working with New Anglia Local Enterprise Partnership (LEP) to deliver the full potential of the Enterprise Zone sites. The LEP's ambitious Strategic Economic Plan seeks to provide 95,000 more jobs and 10,000 more businesses.

## Housing

- 4.2.19. There is a high need for affordable housing within the Borough. The most recent Strategic Housing Market Assessment (2013) identified an affordable housing need of 438 dwellings per annum, this exceeds the annualised Core Strategy overall housing requirement of 420 dwellings per annum. Owing to viability, thresholds are set at 10% and 20% depending on the sub-market housing area. The highest need is across the affordable rent tenure. National government policies in relation to affordable housing challenge the ability of the Borough Council to meet these needs with viability considerations, minor housing sites exempt from contributions and the extended definition of affordable housing including alternative products such as starter homes and affordable private rent.
- 4.2.20. Registered affordable housing providers have not been active in Great Yarmouth for some time, due to levels of grant availability, relatively low rents and the other factors considered prohibitive to delivery in Great Yarmouth. However, it is possible this may begin to change: increased grant rates and new ways of working with Homes England may prove to give registered providers the resource they need to bring forward developments.



**Figure 3: Affordable Housing Completions in Great Yarmouth 2013-18**

4.2.21. The mix of dwelling sizes for all completions fluctuates year by year, however the majority of completions in each year comprise 2 bedroom and 3 bedroom properties. A notable trend is that the proportion of 1 bedroom properties has increased in recent years.

4.2.22. As of 1<sup>st</sup> April 2019 there are 2,484 houses committed to be built with planning permission. The Borough Council does not currently have a five year housing land supply, with the position calculated between 2 and 3 years over the last few years. The LPP2 proposes to incorporate the new standardised 'local housing need' which lowers the housing need and coupled with a significant increase of housing from allocations, this will be able to demonstrate a five year housing land supply going forward.

4.2.23. Houses are becoming less affordable, as the gap between earnings and house prices increases. This trend is national, and the gap is actually lower and at a steadier pace in the Borough reflecting the low and consistent values of housing.

**Table 6: Ratio of median house price to median gross annual (where available) workplace-based earnings**

|                       | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|-----------------------|------|------|------|------|------|------|
| <b>Great Yarmouth</b> | 5.28 | 5.66 | 5.43 | 5.31 | 6.43 | 6.52 |
| <b>East Region</b>    | 7.43 | 7.83 | 8.42 | 8.96 | 9.66 | 9.72 |
| <b>England</b>        | 6.76 | 7.09 | 7.52 | 7.72 | 7.91 | 8.00 |

4.2.24. The housing needs of gypsy and traveller communities must also be met. In 2013, Great Yarmouth had 29 caravans on 25 authorised pitches. Core Strategy Policy CS5 identified a need for an additional 10 pitches to be provided over the

period to 2030. Note that more recent evidence<sup>6</sup> than that on which the Core Strategy CS5 target of 10 additional pitches is based, indicates the need now is for only 5 additional pitches.

## Community engagement

4.2.25. Consultation is a key part of plan making. In the latest Regulation 18 consultation, the Borough Council received 222 comments from 94 individuals. Officers participated in public exhibitions at three separate locations to discuss the local plan. The full suite of consultation measures will be set out in a 'Consultation Statement' supporting the emerging plan.

4.2.26. The Council is active in seeking to bring forward community led housing. A number of local groups are being supported by the Borough Council in exploring the potential to bring forward developments which will typically include affordable housing. Community land trusts are a model of particular interest. To date, four such trusts have been set up, with communities exploring site opportunities.

4.2.27. There are six designated neighbourhood plan areas, each at an early preparation stage (with the exception of Hopton-on-Sea, where the parish council is no longer preparing a plan). The designated areas include:

- Rollesby parish
- Hopton-on-Sea parish
- Winterton-on-Sea parish
- Hemsby parish
- Fleggburgh parish
- Filby parish

## Culture

4.2.28. The Borough has a rich range of cultural assets. There are eight museums, one of which being the Time and Tide Museum which is one of the UK's best preserved Victorian Herring curing works and is of national repute. The Borough continues to host its annual 'Out There' festival of international street arts and circus and Maritime Festival.

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<sup>6</sup> Norfolk Caravans and Houseboats Accommodation Needs Assessment including for Gypsies, Travellers and Travelling Showpeople – October 2017

## Environmental Baseline

### Land & soil

4.2.29. Despite consistently utilising brownfield land for new developments since the baseline, it is likely that the development of greenfield land will continually increase. A significant contribution to this comes from the strategic allocation (Core Strategy Policy CS18) currently building out. A large proportion of the countryside within the Borough is classified as the best and most versatile land (grades 1 and 2). Land values in the urban areas are usually lower (and in some cases negative) often with high remediation or decontamination costs, hindering development viability. As the below table shows, in the last monitoring year, 2017/18, 41% of new properties were built on previously developed land.

**Table 7: Number of Dwellings built on Previously Developed Land**

| Years         | Total New Dwellings | Number of Dwellings on Brownfield Land | Proportion of Total New Dwellings on Brownfield Land |
|---------------|---------------------|--|--|
| 2013-14       | 152                 | 96                                     | 63%  |
| 2014-15       | 193                 | 118                                    | 61%  |
| 2015-16       | 212                 | 121                                    | 57%  |
| 2016-17       | 211                 | 90                                     | 42%  |
| 2017-18       | 208                 | 87                                     | 41%  |
| (Av.) 2013-18 | 976                 | 512                                    | 52%  |

### Waste & recycling

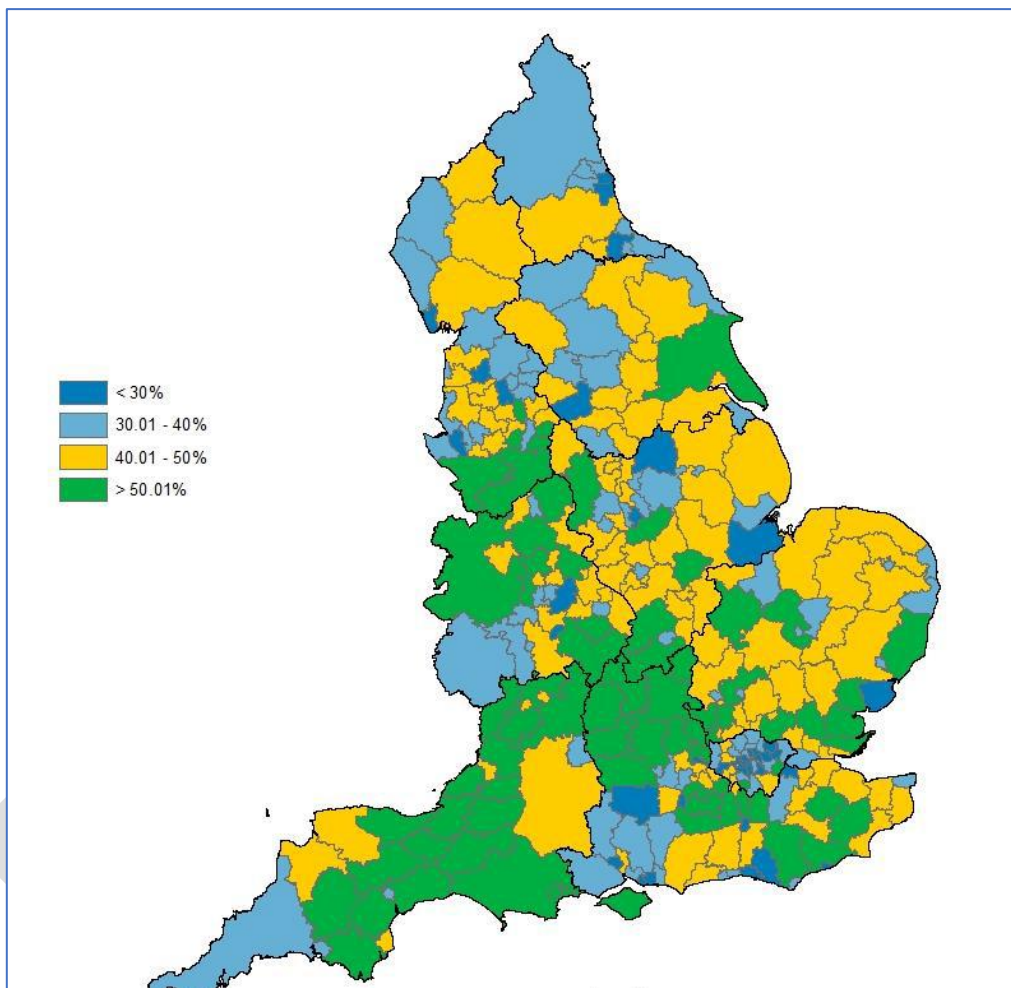
4.2.30. Recorded incidents of fly-tipping have generally increased over the last five monitored years.

**Table 8: Fly-tipping incidents reported by GYBC**

| Year    | Total incidents |
|---------|-----------------|
| 2013-14 | 5015            |
| 2014-15 | 5493            |
| 2015-16 | 6588            |
| 2016-17 | 7993            |
| 2017-18 | 6407            |

4.2.31. The total amount of household waste collected has increased slightly over the last four years. The percentage of household waste sent for reuse, recycling or composting for the Borough is currently 31.9%, this is significantly behind the totals recorded for the eastern region, 49.0% and England 43.2%. The figure below shows these percentages across England.

**Figure 4: Map of Household Waste recycling rates for individual local Authorities in England 2017/18**



### Travel/traffic & air pollution

4.2.32. Census data shows that people commuting to work from the Borough are travelling slightly shorter distances between home and their place of work in comparison to the regional averages, 16.8km (approx. 10.5miles) for Great Yarmouth and 17.3km regionally.

4.2.33. There are acute transportation problems at key 'pinch' points in the Borough, particularly centred in the town of Great Yarmouth where incidentally traffic levels have generally increased year on year. Traffic and the associated emissions will continue to cause problems unless specific transport infrastructure and sustainable travel modes are implemented in the plan period. A number of improvement schemes are underway including general improvements to the A47 and funding for

the Third River Crossing (the latter scheme having recently been designated as a Nationally Significant Infrastructure Project (NSIP)). The project has an overall cost of £121m and is projected to be completed in 2023.

- 4.2.34. The Air Quality Annual Status Report has not revealed any exceedance of air quality standards and has not predicted any likely exceedance over the next 12 months. The Borough does not have any Air Quality Management Areas. The Council has commissioned a state-of-the-art replacement monitoring station which was installed in December 2017 in South Denes. This will monitor a wider range of pollutants (PM10; PM 2.5; PM1 and Nitrogen Oxides).

### Resilience to climate change

- 4.2.35. Owing to the Borough's geography, Great Yarmouth is vulnerable to climate change, specifically flood risk and coastal erosion. Extensive parts of the urban area of Great Yarmouth and Gorleston are within Flood Risk Zones 2 and 3, at risk from rivers and sea. In Autumn-Winter 2018, erosion at Hemsby has resulted in the loss of some properties. There have been a number of tidal-related flood events, and rising sea levels will increase the risk of further events. The Shoreline Management Plan (2012) identifies potential coastal erosion zones over the 20, 50 and 100 year periods.
- 4.2.36. A report has been produced by the Lead Local Flood Authority (Norfolk County Council) to investigate flooding events in Gorleston in 2016 and 2017. From 30 reports of flooding, 11 were identified as being internal to property. The primary causes included a range of factors including heavy rainfall, road runoff and low surface water and foul drainage capacity. The main recommendation was for all risk management authorities to determine the integrity and/or capacity of their assets and their maintenance where they have contributed to the flooding of properties to understand the systems role in accommodating rainfall events as well as mitigating flooding.

### Water quality

- 4.2.37. The quality of the Borough's waters (i.e. coastal waters, groundwater, estuaries, lakes and rivers) are rated by the Environment Agency. The below table demonstrates consistently poor levels of water quality.

**Table 9: Water Bodies by overall quality 2013-2017**

|          | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|----------|---------|---------|---------|---------|
| High     |         |         |         |         |
| Good     | 1       |         | 1       | 1       |
| Moderate | 5       | 6       | 6       | 5       |
| Poor     | 5       | 5       | 5       | 5       |
| Bad      | 1       | 1       |         | 1       |

4.2.38. In terms of bathing water quality, given the strong tourist economy, all of the Borough's bathing water locations achieved an “excellent” rating since 2015, when the current system of classification was introduced.

### Biodiversity

4.2.39. The local natural environment comprises a number of national and international site designations (SSSIs and Natura 2000 sites) to protect and enhance the biodiversity and geodiversity qualities of the sites. The current condition of two of the borough's most sensitive sites, Great Yarmouth North Denes SSSI and Winterton-Horsey Dunes SSSI, is shown in the table below. A number of designated sites sit across administrative boundaries such as with the Broads Authority and North Norfolk. Consequently, the overall health and origin of adverse impacts for each of these sites cannot be easily disaggregated across the authority boundaries. Work is progressing at a strategic level (across Norfolk) to investigate and address potential adverse impacts on such sites.

**Table 10: State of Great Yarmouth North Denes SSSI & Winterton-Horsey Dunes SSSI**

| Great Yarmouth SSSI   | Great Yarmouth North Denes SSSI |      | Winterton-Horsey Dunes SSSI* |     |
|---|---------------------------------|------|------------------------------|-----|
|   | Area (ha)                       | %    | Area (ha)                    | %   |
| <b>Favourable &amp; Unfavourable (Recovering) combined</b>      | 100.75                          | 100% | 332.15                       | 78% |
| <b>Favourable</b>   | 100.75                          | 100% | 289.98                       | 68% |
| <b>Unfavourable (Recovering)</b>                                |                                 |      | 42.18                        | 10% |
| <b>Unfavourable (No change)</b>                                 |                                 |      | 94.8                         | 22% |
| <b>Unfavourable (Declining)</b>                                 |                                 |      |                              |     |
| <b>Partially destroyed</b>                                      |                                 |      |                              |     |
| <b>Not recorded</b>   |                                 |      |                              |     |
| *Winterton-Horsey Dunes SSSI lies partly outside of the Borough |                                 |      |                              |     |



4.2.40. The condition of local Natura 2000 Sites are periodically monitored, and specific measures may be required where necessary to mitigate harmful impacts. The Council (with consultants) is preparing a Habitat Regulations Assessment (HRA) Report which builds on the work from the HRA produced for the Core Strategy. The Council has prepared a Monitoring and Mitigation Strategy (which is appended to the emerging Local Plan Part 2) dedicated to monitoring potential adverse impacts caused by increased recreational pressures (for example, trampling on vegetation and walking dogs can scare the protected little tern from their nesting sites) from new developments in the Borough, and providing mitigation measures where appropriate. It is intended that with the current measures in place, that the condition of designated sites will stabilise and, in some cases, may improve.

### Historic Environment

4.2.41. The Borough has a rich historic environment. The town is important locally and regionally, it is the second largest settlement in Norfolk and has provided a base for a diverse set of port related activities over the last 1,000 years. The Borough contains many designated heritage assets including over 400 listed buildings, 13 scheduled ancient monuments and 19 conservation areas. In addition, the Borough is rich in non-designated heritage assets with other 'Historic Environment Records' (HERs), sites of archaeological interest, located throughout the Borough. The number of buildings at risk is slowly increasing and their overall condition is deteriorating, with 10 buildings (2%) currently at risk on the national register and 16 buildings (3.4%) on the local risk register.

4.2.42. The Borough Council has been working hard to restore and enhance historic assets at risk and is seeking support from additional funding sources where available to address these issues. Notable successes include the restoration of the Venetian Waterways (a registered park and garden which has received a 'green flag' award, the wayfinding project to improve and promote pedestrian linkage through Great Yarmouth's medieval rows, as well as multiple smaller projects completed by the Great Yarmouth Preservation Trust, which works in partnership with the Borough Council.

### Landscapes & townscapes

4.2.43. Part of the Borough's landscape is conserved with the highest statutory protection with the Broads Area (which is a member of the National Park family) and the Norfolk Coast Area of Outstanding Natural Beauty (AONB) at Winterton and Somerton. Development within the Broads and the AONB over the last 20 years has been extremely limited with much of the Borough's development taking place in or adjacent to established settlements.

## Economic Baseline

### Economic growth

4.2.44. The indicators for economic prosperity within the Borough have been in decline, mirroring the picture across the country. The table below illustrates that the economic activity rate for Great Yarmouth which is now lagging behind the national rate. Notwithstanding this, owing to existing barriers to employment and high deprivation levels in some of the inner urban wards it is likely that without policy intervention these factors will continue to burden the local population for the duration of the economic crisis.

**Table 11: Economic Activity Rate (% proportion of residents aged 16-64)**

| Date              | Great Yarmouth | Norfolk | East | United Kingdom |
|-------------------|----------------|---------|------|----------------|
| Apr 2013-Mar 2014 | 80.3           | 79.0    | 80.2 | 77.1           |
| Apr 2014-Mar 2015 | 76.1           | 77.8    | 80.0 | 77.3           |
| Apr 2015-Mar 2016 | 72.4           | 79.1    | 80.2 | 77.7           |
| Apr 2016-Mar 2017 | 79.6           | 80.3    | 80.3 | 77.8           |
| Apr 2017-Mar 2018 | 72.1           | 77.8    | 80.7 | 78.3           |

4.2.45. New inward investment associated with the Enterprise Zone designations and expansion of offshore energy and port operations may help to uplift the Borough's economy. Beacon Park has continued to progress with commercial space and properties available to support the offshore energy industry; and benefits from the recently constructed link road providing access between the A47 and A143. To date, the Enterprise Zones have created 832 jobs (however, some businesses have relocated from other sites within the Borough, therefore it does not represent a total net gain).

4.2.46. The Borough plays a large role in the economy of Norfolk, hosting approximately 10% of all small and medium enterprises in the county. Numbers of businesses have been relatively stable in recent years. A key measure of this is the survival rate of business start-ups or 'births':

**Table 12: Great Yarmouth Business Demography — Survival Rates**

|                        | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|------------------------|------|------|------|------|------|------|
| <b>Births</b>          | 320  | 400  | 360  | 310  | 375  | 315  |
| <b>1-year survival</b> | 295  | 380  | 330  | 290  | 340  |      |
| <b>1-year %</b>        | 92.5 | 95   | 91.7 | 93.5 | 90.7 |      |
| <b>2-year survival</b> | 235  | 305  | 280  | 220  |      |      |
| <b>2-year %</b>        | 73.4 | 76.3 | 77.8 | 71   |      |      |
| <b>3-year survival</b> | 190  | 255  | 210  |      |      |      |
| <b>3-year %</b>        | 59.4 | 63.8 | 58.3 |      |      |      |
| <b>4-year survival</b> | 160  | 205  |      |      |      |      |
| <b>4-year %</b>        | 50   | 51.3 |      |      |      |      |
| <b>5-year survival</b> | 130  |      |      |      |      |      |
| <b>5-year %</b>        | 40.6 |      |      |      |      |      |

4.2.47. Earnings within the Borough have fluctuated over the plan period but remain consistently below the regional average.

**Table 13: Gross weekly pay, all workers full-time (£)**

|                        | 2013  | 2014  | 2015  | 2016  | 2017  | 2018  | 2019  |
|------------------------|-------|-------|-------|-------|-------|-------|-------|
| <b>Great Yarmouth</b>  | 455.4 | 429.8 | 448   | 463.9 | 447.5 | 482.5 | 479.2 |
| <b>East of England</b> | 543.5 | 539.1 | 550.6 | 569.5 | 574.9 | 589.4 | 610.4 |

### Town centre & retail

4.2.48. Great Yarmouth town centre has suffered from a period of out-of-town centre expansion and the dominance of Norwich City centre and the internet, which has weakened the 'comparison' retail offer in the centre. This has been strongly felt towards more of the high street retailers which are strongly represented on out-of-town sites. Curiously however, retail vacancy rates have declined in Great Yarmouth town centre over the last three years (Table 10, below) and stood at a 5 year low of 15.9% of units in 2017-18.

**Table 14: Number and proportion (%) of ground floor units in retail-based uses (A1, A2, A3) in designated centres — Great Yarmouth & Gorleston**

| GY Town Centre     |         |         |         |         |         |
|--------------------|---------|---------|---------|---------|---------|
|                    | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 |
| <b>Total Units</b> | 338     | 335     | 336     | 338     | 333     |
| <b>Vacant</b>      | 61      | 58      | 66      | 60      | 53      |
| <b>% Vacant</b>    | 18.0    | 17.3    | 19.6    | 17.8    | 15.9    |
| Gorleston          |         |         |         |         |         |
|                    | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 |
| <b>Total Units</b> | 95      | 95      | 95      | 95      | n/a     |
| <b>% Vacant</b>    | 6.3     | 6.3     | 6.3     | 6.3     | n/a     |

## Travel to work

4.2.49. The proportion of working commuters using public transport or walking has decreased over the 10 year period between 2001 and 2011 from 11% and 21% to 6.5% and 11.9% respectively. However, the proportion of those using cars has not increased by the same margin from 62% to 64.4%. One of the reasons for this is the significant increase in the number of people working from home.

## 4.3. Future trends without the plan in place

4.3.1. The SEA Directive states that *‘the relevant aspects of the environment and the likely evolution thereof without implementation of the plan or programme’* should be assessed. The updated baseline provides a ‘snap-shot’ of the relevant aspects of the borough’s environment and also illustrates how these aspects have currently ‘evolved’ without the implementation of the Local Plan through gathered trend data.

4.3.2. Although it is difficult to gauge how things may change in the future; the trend data coupled with economic factors at a more regional and national level can help to predict how things may change without a Local Plan addressing the situation. The following potential future trends have been envisaged using the baseline information set out above coupled with the scenario that there is no Local Plan Part 2 containing site allocations and detailed policies to supersede the remaining policies of the 2001 Borough-Wide Local Plan:

- Number of recorded crimes will increase slightly
- Educational attainment rates will remain comparatively (with other Norfolk authorities) low
- The inner urban wards of Nelson, Cobholm & Southtown will remain highly deprived
- House prices will continue to rise in the long-term and wage earnings will increase but not at the same rate as national or regional trends, exacerbating income inequality

- Affordable housing shortages are likely to worsen as the identified housing needs for the Borough are not met
- Development on brownfield land is likely to decrease in the short to medium term whilst development viability remains an issue owing to site specific constraints such as contamination and flooding
- More greenfield land, some of which being of higher agricultural quality will be lost through development
- Fly-tipping incidents will increase
- Nitrogen Oxide levels in the air may increase and may require an Air Quality Management Area (AQMA) to be declared
- Rising sea levels will lead to an increased flood risk to people and properties
- The condition of SSSI's in a favourable or recovering condition may slowly start to decline with increased visitors and a lack of site management
- The number of scheduled ancient monuments and listed buildings and structures at risk may increase
- The number of new net businesses is likely decline in the short to medium term as new business 'deaths' increase over 'births'
- A1 uses in Great Yarmouth town centre will continue to be the most vulnerable to vacancies
- The proportion of vacant units in Great Yarmouth and Gorleston will continue to increase in the short and medium-term
- Traffic in the town centre will rise

## 5. Key Sustainability Issues in Great Yarmouth Borough

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### 5.1. Current Sustainability Issues

5.1.1. The SA Scoping Report identified the key sustainability issues facing the Borough, obtained from a range of indicators. These issues can be summarised as follows:

**Social:**

- Poor health indicated by lower than average life expectancy;
- Higher than average (regional and national) crime rates;
- Low educational attainment (at a variety of levels) and high working age population without qualification;
- High levels of multiple deprivation in a number of inner urban wards;
- Difficulties accessing services in smaller rural settlements;
- Chronic shortage of affordable housing, increasing prospects of sub-standard accommodation, increased homelessness and widening inequalities;
- Lack of suitably located gypsy and traveller pitches to meet local need; and
- A need to increase community engagement in the planning process.

**Environmental:**

- Declining brownfield availability, decreasing commitments and completions on previously developed land;
- Increasing number of reported fly-tipping incidents;
- A need to improve energy efficiency with renewable sources and to reduce emissions;
- A need to improve resilience to the impacts of climate change in respect of flood risk along the rivers and surface water, and coastal erosion;
- Poor water quality and relatively high abstraction;
- Poor air quality, particularly in the main urban areas;
- A need to protect and improve the quality of internationally protected sites of biodiversity importance (Natura 2000 Sites) and improve access to suitable alternative natural sites;



- An increasing number of historic assets (including Grade 1 Listed Buildings) at risk;
- Increasing loss of greenfield land, productive farmland and potential loss of landscape character; and
- Poor quality of built environment (particularly in urban areas), undermining inward investment and regeneration opportunities.

**Economic:**

- High unemployment rate (indicated regionally and nationally) with seasonal variation, and high unqualified working age population;
- Lower than average wages (indicated regionally and nationally);
- Declining business start-ups and increasing business closures;
- Poor retail and leisure offer in Great Yarmouth and Gorleston town centres; and
- Low number of journeys to work made by non-car modes of transport.

## 6. Justification for selecting options & consideration of alternatives

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### 6.1. Developing and refining alternatives

#### Identifying reasonable alternatives

- 6.1.1. This section provides in summary how each policy or site allocation has been selected as the local plan option and why alternatives have been discounted. Full appraisals for all of the options assessed can be viewed in Appendices 4 and 5.

### 6.2. Assessing Site Allocation Options

- 6.2.1. The following paragraphs of this sub-section provide a summary of the options appraised and the reasons for selecting and not selecting sites for allocation.
- 6.2.2. As part of the assessment for considering sites, the potential to contribute to the needs of each settlement as set out in the Core Strategy (for example, housing needs) must be taken into account. For housing allocation sites, this includes the consideration of sites in addition to those already committed through planning permissions<sup>7</sup>. Each site or combination of sites represents an alternative option to be allocated in the local plan. The allocations have been selected from a set of potential sites for development by judging the combination of advantages and disadvantages of the competing sites in the context of meeting the local housing need with the distribution of development as set out in the Core Strategy.
- 6.2.3. Following the consultation of the draft plan in August/September 2018 and August to October 2019, several new sites and sites with significant changes (from updated information that was submitted) were newly assessed or re-assessed.
- 6.2.4. Some sites were excluded from appraisal at an early stage on the basis that they were not considered to be 'reasonable alternatives'. Generally, such sites tended not to be well related to a defined settlement (as listed in the Core Strategy settlement hierarchy). Such sites are identified in the tables below.
- 6.2.5. Appendix 4 contains the full sustainability appraisals. These contain the scores against the full set of SA Objectives and a commentary across grouped SA Objectives (referred to as 'Sustainability Assessment Criteria'). This Appendix also contains maps of each site assessed (within the relevant settlement) which can be identified and cross-referenced by its own unique site reference number.

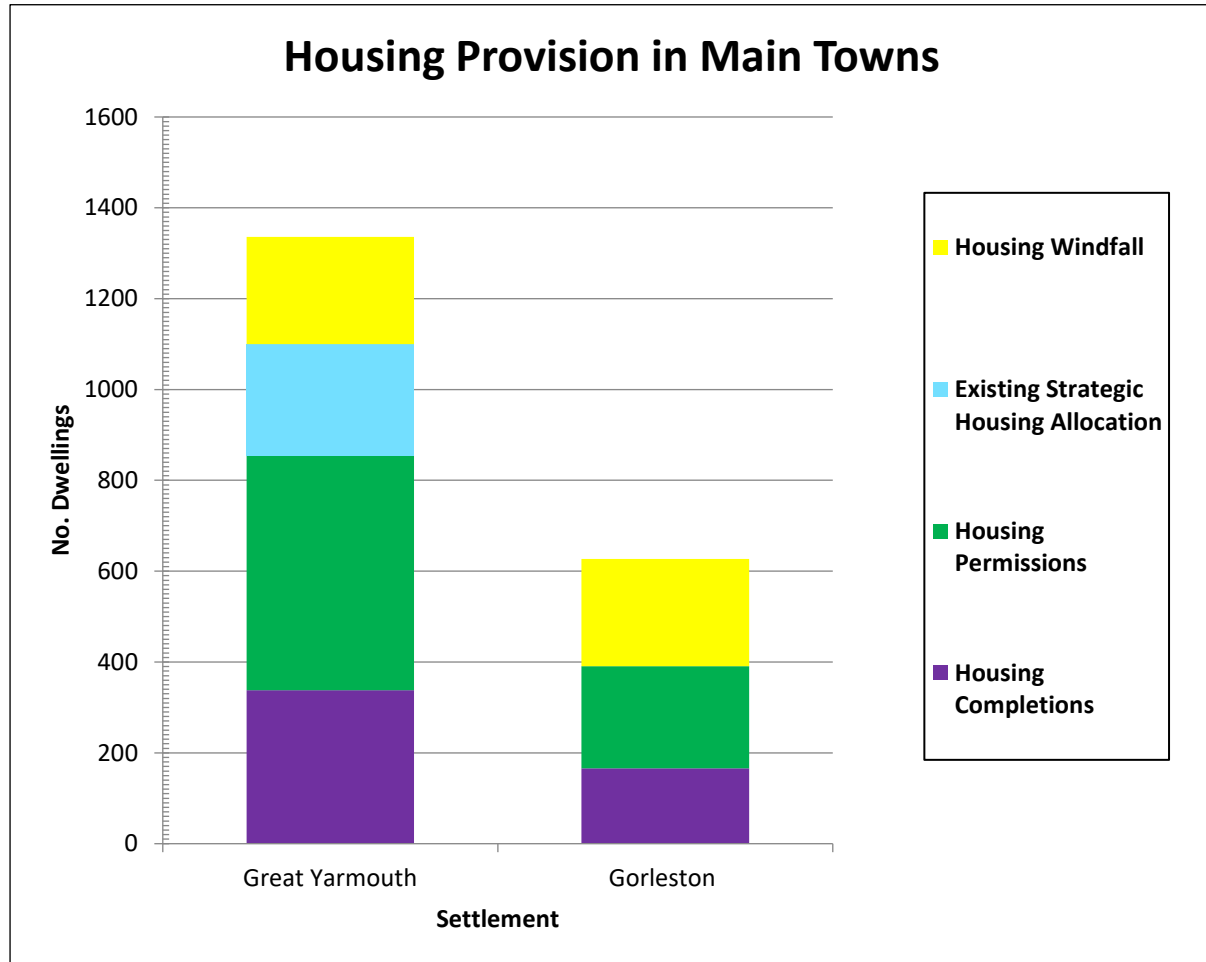
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<sup>7</sup> Including planning applications with a Committee Resolution to Approve (subject to S106 agreement).

## Main Towns

- 6.2.6. The Core Strategy identifies the settlements of Great Yarmouth and Gorleston-on-Sea as 'Main Towns' to deliver approximately 35% of new housing growth over the plan period. A large amount of development is already committed in the Main Towns through existing permissions, strategic allocations (with CS17 – Great Yarmouth Waterfront) and an allowance for windfall, as well as units already completed.
- 6.2.7. Great Yarmouth is one of the eastern-most towns in the UK, has developed over a period of 1,000 years. The current population is around 28,500 persons. Across the River Yare, to the south and southwest of Great Yarmouth town is Gorleston-on-Sea. The population of the combined urban area of the two towns is around 54,000. To the west lies is Breydon Water (in the Broads 'national park', and outside of the Great Yarmouth Plan Area) and its surroundings).
- 6.2.8. The Town benefits from its coastal location, with the River Yare and Outer Harbour together supporting domestic and international port activity, and the sandy beaches providing the basis for tourism. Great Yarmouth Port and quay areas have maintained their strategic importance from the Napoleonic Wars and through the World Wars. The Port serves the growing offshore energy industry, with increasing emphasis on offshore renewables projects in the North Sea.
- 6.2.9. Existing residential commitments to Main Towns comprise (as at April 2019):
- 504 housing completions
  - 741 houses with planning permission
  - 246 houses remaining through strategic allocation (CS17: Great Yarmouth Waterfront)
  - 472 houses anticipated through windfall
  - **A total of 1,963 houses already committed**
- 6.2.10. The distribution of housing provision through these commitments, between the settlements, is not equal. However, the Core Strategy does not require that housing provision should be even across the settlement tier. The scale of growth allocated should be proportionate to the opportunities and constraints, such as the level of access to services and facilities available and consideration of any potential significant adverse impacts. Through the allocation of sites, there is, however, the potential to re-balance some of the housing growth.

Figure 5: Housing Provision in Main Towns



6.2.11. The sites have been assessed for potential development by judging the combination of advantages and disadvantages of the competing sites in the context of meeting the local housing need with the distribution of development as set out in the Core Strategy. The tables below provide a summary of the options assessed.

#### Great Yarmouth

6.2.12. Since the mid-1700s and following expansion of the national rail network, Great Yarmouth Town has been a popular seaside resort. In 2016, Great Yarmouth received approximately 5.75m day visits, and coupled with the value of overnight stay visitors, Great Yarmouth is now the third largest seaside resort in the UK and the tourism industry is worth nearly £600m.

6.2.13. The Town remains the major tourist attraction within the Borough offering attractions, accommodation, shopping, cafes and restaurants, many of which are focused at the 'Golden Mile' along the seafront.

6.2.14. The Town is rich in historic assets with the largest unparished church in the country, the Minster, one of the best preserved medieval walls in the country, a large number of listed buildings including the piers, The Hippodrome, St Georges Theatre and the Winter Gardens. Nelson's Monument is a Grade I listed structure

located in South Denes built in memorial to Admiral Nelson. The built form of the oldest part of the Town is also distinguished by a network of over 100 narrow, historic rows. Work is underway to fully restore the Town's Venetian Waterways and Boating Lake (Grade II listed on the Historic Parks and Gardens Register), dating from the mid-1920s.

6.2.15. Great Yarmouth has the largest town centre in the Borough and functions as the main retail, commercial and cultural destination for the Borough. Like many similar sized towns across the country, Great Yarmouth has struggled with the greater reliance upon the private car and the growth of internet shopping, which have led to a shift in the way in which people shop and what they shop for. In recent years Great Yarmouth has suffered the loss of many major high street retailers, either moving out of the town or to the growing out-of-centre offer at retail parks such as Gapton Hall and Thamesfield Way, which by offering free car parking and large 'warehouse' type retailing, has helped soften the demand and rental values of units in the town centre.

6.2.16. Much of the Town to the immediate east and west banks of the river is at risk of flooding (within Flood Zone 3A), with the most significant risk posed from tidal flooding. An existing strategic housing allocation (CS17), to regenerate Great Yarmouth's Waterfront, particularly at the North Quay area, will require the necessary flood defence infrastructure to support residential development.

**Table 45: Summary of options appraised in the settlement of Great Yarmouth**

| <b>Allocated</b>     | <b>Main comparative site-specific reasons for allocation</b>   |
|----------------------|--|
| None                 | n/a  |
| <b>Not Allocated</b> | <b>Main comparative site-specific reasons for discounting allocation options</b>   |
| Site 12              | Within development limits. Higher risk of flooding (Flood Risk Zone 3). Merits may be best considered through planning application.  |
| Site 22              | Within development limits. Higher risk of flooding (Flood Risk Zone 3). Merits may be best considered through planning application.  |
| Site 39              | Within development limits. Higher risk of flooding (Flood Risk Zone 3). Merits may be best considered through planning application.  |
| Site 55              | Within development limits. Loss of car parking space. Merits may be best considered through planning application.  |
| Site 110             | Physically separated to settlement by road and rail, extremely constrained access. Higher risk of flooding (Flood Risk Zone 3) and impact on adjacent Breydon Water Special Protection Area (SPA) and Broad. |
| Site 425 – business  | Physically separated to settlement by road and rail, extremely constrained access. Higher risk of flooding (Flood Risk Zone 3) and impact on adjacent Breydon Water Special Protection Area (SPA) and Broad. |
| Site 335 – education | Employment land, constrained access, potential contamination - alternative sites for school use should be considered.  |

|                                    |   |
|------------------------------------|---|
| Site 346                           | Will require suitable alternative location for mail depot operations. Higher risk of flooding (partly within Flood Risk Zones 2 & 3).   |
| Site 350                           | Within development limits. Constrained access. Higher risk of flooding (Flood Risk Zone 3).   |
| Site 463<br>Conservation<br>Centre | Physically separated to settlement by road and rail, extremely constrained access. Higher risk of flooding (Flood Risk Zone 3) and impact on adjacent Breydon Water Special Protection Area (SPA) and Broads. |
| <b>Not Appraised</b>               | <b>Reason for not appraising</b>  |
| Site 74                            | Site safeguarded employment land under adopted Core Strategy Policy CS6   |
| Site 175                           | Site safeguarded employment land under adopted Core Strategy Policy CS6   |
| Site 176                           | Site safeguarded employment land under adopted Core Strategy Policy CS6   |
| Site 178                           | Site safeguarded employment land under adopted Core Strategy Policy CS6   |
| Site 179                           | Site safeguarded employment land under adopted Core Strategy Policy CS6   |
| Site 180                           | Site safeguarded employment land under adopted Core Strategy Policy CS6   |
| Site 181                           | Site safeguarded employment land under adopted Core Strategy Policy CS6   |
| Site 182                           | Site safeguarded employment land under adopted Core Strategy Policy CS6   |
| Site 183                           | Site safeguarded employment land under adopted Core Strategy Policy CS6   |
| Site 184                           | Site safeguarded employment land under adopted Core Strategy Policy CS6   |
| Site 237, 239,<br>254              | Existing Strategic Allocation (Core Strategy Policy CS17), 246 units remaining to be built within plan period   |
| Site 420                           | Site located outside of plan area (Broads Authority)  |

### Gorleston-on-Sea

6.2.17. Gorleston-on-Sea is the Borough's 'second' town, located across the River Yare and to the south of the town of Great Yarmouth. It has a current population of around 25,600. 'Gorleston', as it is more commonly known, runs from the southern part of the west bank of the River Yare, past the river mouth towards the smaller coastal settlement of Hopton-on-Sea. To the west is the connected settlement of Bradwell, effectively forming a large urban conurbation.

6.2.18. Gorleston has a long history of port-related industry including fishing, shipbuilding and, more recently the offshore energy industry. The town is also a popular seaside resort, offering more modest facilities than Great Yarmouth but with a distinctive character of its own. Features include Gorleston Pavilion and the Ocean Rooms, along with its golden sandy beach.

6.2.19. Gorleston has a number of major economic drivers. Beacon Park Business Park has been one of the country's most successful enterprise zones, and now hosts a regionally significant cluster of offshore, renewable and other high-tech businesses. In addition, the James Paget University Hospital is a strategic community facility serving an area stretching beyond the Borough and County boundaries, which also provides a large number and variety of jobs to the area. Gorleston Town Centre is a thriving, resilient 'high street', providing day-to-day food, services, and evening economy uses and functions.



6.2.20. Much of the land along the western bank of the Yare is at a higher risk of flooding (Flood Zone 3A). However, the majority of the land is already built up or previously developed in port/industrial or residential uses.

6.2.21. There is, however, a risk that the continuous development of greenfield land to the south of the settlement will lead to its merging with Hopton-on-Sea, creating an even larger urban conurbation.

**Table 46: Summary of options appraised in the settlement of Gorleston-on-Sea**

| Allocated                                      | Main comparative site-specific reasons for allocation   |
|--|---|
| Site 222<br>(Allocation Site GN3)              | Brownfield unutilised land, close proximity to the town centre which has a range of services and facilities.                                      |
| Site 423<br>(Allocation Site GN5) - Business   | Benefits from Enterprise Zone status, adjacent the existing Beacon Business Park with access and other infrastructure facilities available.       |
| Site 33<br>(Allocation Site GN1)               | Adjacent settlement with good access to schools, hospital and potential employment opportunities.   |
| Site 450<br>(Allocation Site GN6) - Healthcare | Brownfield, currently a temporary healthcare facility with potential to provide permanent improved community facility.                            |
| Not Allocated                                  | Main comparative site-specific reasons for discounting allocation options   |
| Site 34  | West of the A47 and adjacent employment area – not well related to existing settlement, access constraints.                                       |
| Site 51  | Within development limits. Loss of car parking space. Merits may be best considered through planning application.                                 |
| Site 52  | Within development limits. Loss of car parking space. Merits may be best considered through planning application.                                 |
| Site 53  | Within development limits. Loss of car parking space. Merits may be best considered through planning application.                                 |
| Site 54  | Within development limits. Loss of car parking space. Merits may be best considered through planning application.                                 |
| Site 123                                       | Within development limits. Loss of car parking space. Merits may be best considered through planning application.                                 |
| Site 126                                       | Located further from services, constrained by unadopted, narrow road. Potential to further erode gap between settlements of Gorleston and Hopton. |
| Site 348 – open space                          | Surrounded by wall provides no public recreational use, is protected by Conservation Area and Tree Preservation Orders.                           |
| Site 422 – retail / employment                 | West of the A47, potential access constraint. Conflicts with District Centre and Enterprise Zone extension aims.                                  |
| Site 445                                       | Within built up area, former allotment site, highway safety concerns in relation to nearby school & cumulative impact on traffic flow             |

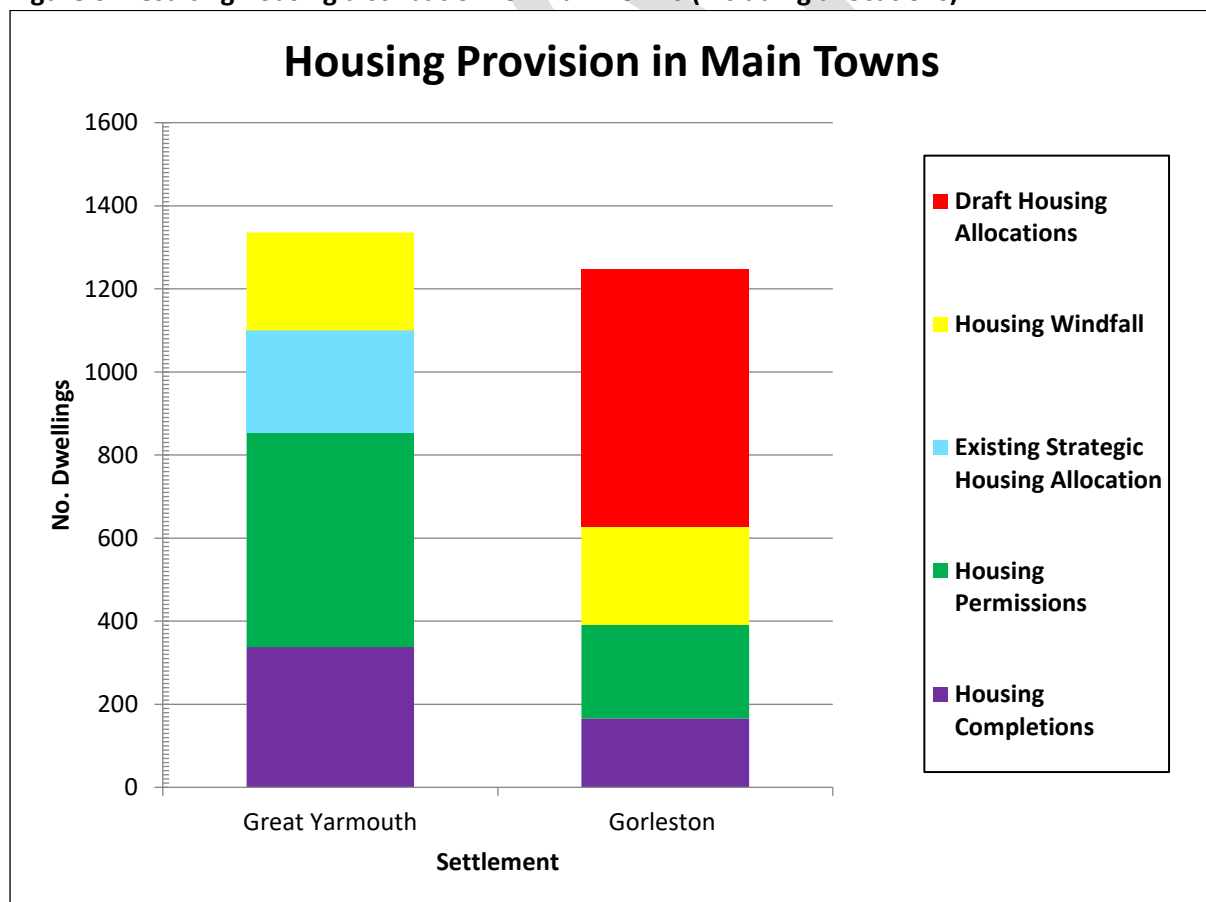
### Conclusions for Main Towns

6.2.22. There are relatively limited opportunities within the existing built up part of the settlements to provide further housing, and where there are opportunities these may be constrained by, for example, the potential loss of existing desirable uses, conflict with surrounding uses, or significant areas at higher risk of flooding.

6.2.23. The allocations has been selected from a set of potential sites for development by judging the combination of advantages and disadvantages of the competing sites and uses. In weighing up the sites against the sustainability objectives, the following sites are considered appropriate:

- Site 222 (GN3), Ferryside, Gorleston, for 20 dwellings – to redevelop a brownfield site in close proximity to the local services of the high street;
- Site 423 (GN5), Beacon Business Park extension, for employment uses – to expand the existing business park into a space also designated Enterprise Zone status;
- Site 33 (GN1), south of Links Road, Gorleston, for 500 dwellings – with good access to education, health care and potential employment opportunities; and
- Site 450 (GN6), Shrublands, Gorleston, for health care and community uses – to establish and enhance the existing facility currently in temporary use.

**Figure 6: Resulting housing distribution for Main Towns (including allocations)**



## Key Service Centres

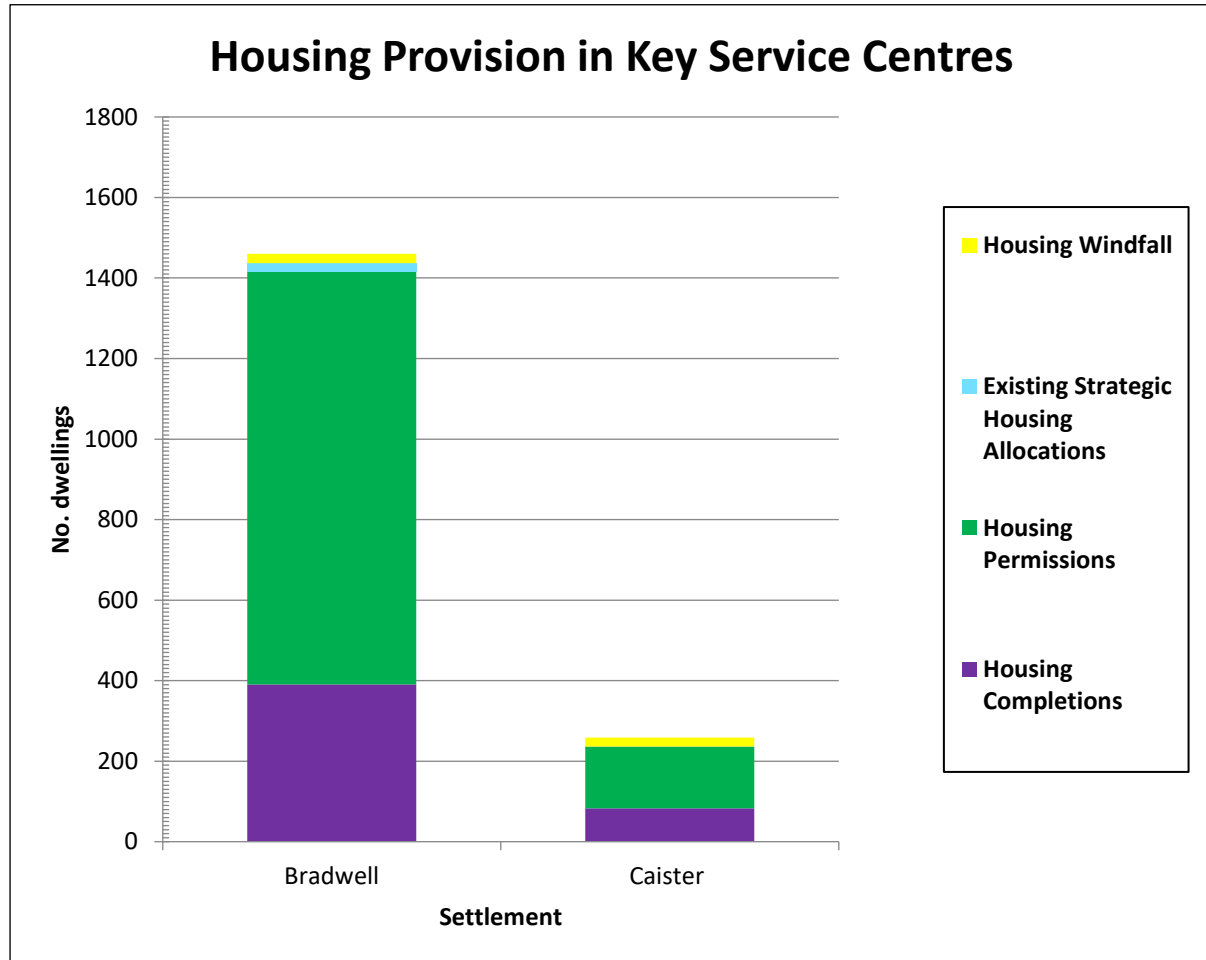
6.2.24. The Core Strategy identifies the settlements of Bradwell and Caister-on-Sea as 'Key Service Centres' to deliver approximately 30% of new housing growth over the plan period. A large amount of development is already committed in the Key Service Centres through existing permissions, strategic allocations (with the phased construction of CS18 – Beacon Park, south Bradwell) and an allowance for windfall, as well as units already completed.

6.2.25. Existing residential commitments to Main Towns comprise (as at April 2019):

- 474 housing completions
- 1,179 houses with planning permission
- 20 houses remaining through strategic allocation (CS18: Beacon Park, south Bradwell)
- 46 houses anticipated through windfall
- **A total of 1,719 houses already committed**

6.2.26. The distribution of housing provision through these commitments, between the settlements, is not equal. However, the Core Strategy does not require that housing provision should be even across the settlement tier. The scale of growth allocated should be proportionate to the opportunities and constraints, such as the level of access to services and facilities available and consideration of any potential significant adverse impacts. Through the allocation of sites, there is, however, the potential to re-balance some of the housing growth.

Figure 7: Housing Provision in Key Service Centres



6.2.27. The sites have been assessed for potential development by judging the combination of advantages and disadvantages of the competing sites in the context of meeting the local housing need with the distribution of development as set out in the Core Strategy. The tables below provide a summary of the options assessed.

### *Bradwell*

6.2.28. Bradwell is one of the larger settlements in the Borough with a current population of around 10,500 people. It is located in the south of the Borough, contiguous with Gorleston and close to Great Yarmouth.

6.2.29. Bradwell has evolved from a small rural community: a collection of hamlets and farmsteads clustered around commons and greens, that saw little change until the 20th century. During the 1950s the settlement grew substantially towards the railway in the north and Gorleston to the east, with further waves of major estate scale development taking place during the 1980s and 1990s.

6.2.30. Bradwell is now predominantly a residential suburb in character. It has relatively good public transport links, but few local shops or employment opportunities (excluding the nearby Beacon Park Business Park) for its size, nor an obvious 'centre'.

6.2.31. During the last 10 years a major urban extension to the south of Bradwell has been planned, and is currently under construction. This will eventually provide a further 1,000 new homes, new land for employment, and community facilities such as a new primary school and a district shopping, etc. centre. Phase 1 is already complete, Phase 2 is under construction, and a planning application for Phase 3 is under consideration at the time of writing.

6.2.32. The Council's Strategic Flood Risk Assessment has identified that the built up area of Bradwell is generally not constrained by fluvial flood risk. The risk from surface water flooding is significantly higher, given the urbanised nature of the settlement. The areas along Lords Lane, Sun Lane and Primrose Drive have been identified as particularly at risk by the Great Yarmouth Surface Water Management Plan.

**Table 47: Summary of options appraised in the settlement of Bradwell**

| <b>Allocated</b>      | <b>Main comparative site-specific reasons for allocation</b>  |
|-----------------------|---|
| None                  | n/a   |
| <b>Not Allocated</b>  | <b>Main comparative site-specific reasons for discounting allocation options</b>  |
| Site 17               | Poor relationship to built-up area with limited access by foot to services and facilities. Part of site at risk of flooding (Flood Zone 2). Reduces gap between settlements of Bradwell and Burgh Castle. |
| Site 18 – Tourist use | Most of the site is at a higher risk of flooding (Flood Zone 3). Access is constrained. Reduces gap between settlements of Bradwell and Burgh Castle.   |
| Site 20               | Significant highway constraint, cumulative impacts upon highway network.  |
| Site 26               | Physically separated from settlement, limited accessibility. Potential surface water flooding.  |
| Site 49               | Within development limits. Loss of open/green space and garages serving local community. May be better considered under a planning application.   |
| Site 57               | Within development limits. Loss of open/green space and parking space serving local community. May be better considered under a planning application.   |
| Site 58               | Loss of green space for a memorial for the local community, a suitable replacement site would need to be identified.  |
| Site 116              | Physically separated from settlement, access constraints. Part of site at risk of flooding (Flood Zone 3). Reduces gap between settlements of Bradwell and Burgh Castle.                                  |
| Site 153              | Physically separated from settlement, limited accessibility.  |
| Site 162              | Access constraints. More suited to employment uses on existing estate.  |
| Site 163              | Access constraints, and busy existing network with nearby school. Potential surface water flooding.   |
| Site 349              | Within development limits. Loss of open/green space, but not publicly accessible. May be better considered under a planning application.  |

|                       |   |
|-----------------------|---|
| Site 417 – open space | Already in use as open space with memorial present, will be subject to emerging policy protecting open spaces.  |
| Site 444              | Impact on setting of nearby Broads, loss of gap between settlements of Bradwell & Burgh Castle  |
| <b>Not Appraised</b>  | <b>Reason for not appraising</b>  |
| Site 167              | Strategic allocation CS18 under construction following phased planning permissions (refs. 06/13/0652/O - 389 units, 06/16/0064/D - 17 units, 06/18/0026/D – 184 units and 06/13/0703/O - 130 units, and remainder of strategic allocation (20 units). |

### Caister-on-Sea

- 6.2.33. Caister-on-Sea (or ‘Caister’ as it is commonly referred to) is one of the larger settlements in the Borough with a total population of approximately 9,000 people. It is located on the coast north of Great Yarmouth and separated from its built up area by only a short stretch of open land.
- 6.2.34. Caister was an important settlement for the Romans, and the remains of the historic shore fort are still evident; once overlooking what was then a vast estuary between Caister and Burgh Castle. The fort is now in the centre of the settlement which has grown around it as sea level has changed and taking advantage of land reclaimed during the medieval period. Caister's recent history is intertwined with tourism: the UK's oldest holiday camp was established here in 1906. The opening here of a new halt on the coastal railway stimulated further tourism and housing development in the area. Following successive waves of housing development, by the end of the 20th century the extent of Caister had largely reached its current size and extent, owing in part to the constraint eventually imposed by the Caister bypass constructed in the 1980's.
- 6.2.35. Today, Caister-on-Sea is a bustling service centre with a vibrant high street, and has a nursery, primary and secondary schools, doctors surgery, dentist, pharmacy, post office, public houses, a large supermarket and a range of other local shops serving residents both locally and further afield.
- 6.2.36. The Great Yarmouth and Waveney Settlement Fringe Study identifies that the seascape diminishes rapidly inland, where the setting to the west becomes weak. It does, however, provide a setting for the Broads, and landscape views towards Caister Hall and Caister Castle.
- 6.2.37. Extending development north and south of the settlement risks potential coalescence with nearby settlements. This is a particular issue towards the settlements of Ormesby St Margaret and Great Yarmouth, the Local Plan Part 2 identifies ‘Strategic gaps’ to address development proposals within these areas. To the south and south-east flood risk constrains expansion.
- 6.2.38. Part of the coastal frontage of the settlement (particularly north) is within the Coastal Change Management Area which is also addressed in a strategic policy of Local Plan Part 2.

**Table 48: Summary of options appraised in the settlement of Caister-on-Sea**

| <b>Allocated</b>                 | <b>Main comparative site-specific reasons for allocation</b>   |
|----------------------------------|--|
| Site 70<br>(Allocation Site CA1) | Large greenfield site, opportunities to re-balance growth between key service centres and provide on-site community facilities subject to appropriate access and linkage with existing settlement. |
| <b>Not Allocated</b>             | <b>Main comparative site-specific reasons for discounting allocation options</b>   |
| Site 27                          | Physically separated from residential settlement, no footpath access. Higher risk of flooding (Flood Zone 3), close proximity to Broads.   |
| Site 35                          | Within built up area, results in loss of school playing field. Potentially constrained access.   |
| Site 48                          | Constrained access, on opposite side of A149. Part of site at higher risk of flooding (Flood Zone 3). Impact on adjacent Broads.   |
| <b>Not Appraised</b>             | <b>Reason for not appraising</b>   |
| Site 88 – waste facility         | Not a reasonable alternative - waste proposal needs to be considered by waste authority (Norfolk County Council).  |
| Site 173                         | Not a reasonable alternative - located on beach subject to flood risk, coastal change and land instability.  |

### *Conclusions for Key Service Centres*

6.2.39. There are relatively limited opportunities within the existing built up part of the settlements to provide further housing.

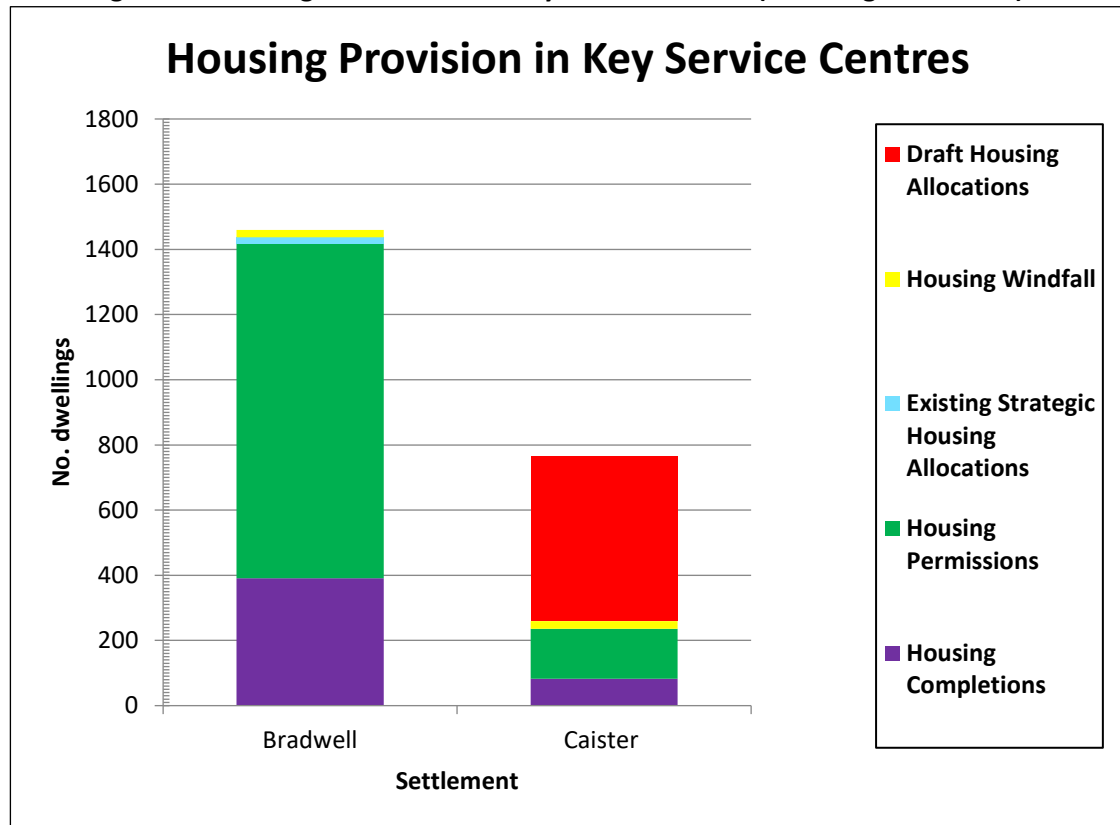
6.2.40. The allocations has been selected from a set of potential sites for development by judging the combination of advantages and disadvantages of the competing sites and uses. In weighing up the sites against the sustainability objectives, the following sites are considered appropriate:

- Site 70 (CA1), land west of Jack Chase Way, Caister-on-Sea, for 725 dwellings, a primary school, health care, and community uses – provides opportunities to re-balance the growth in Key Service Centres and enhance local services and facilities.

6.2.41. No further allocations are required in either Key Service Centre settlement, as sufficient development will be provided by CA1 to meet the housing need with a buffer for flexibility and distribution of development as set out in the Core Strategy. Any further allocations would most likely lead to the unnecessary loss of further high grade agricultural land (soil resources).



Figure 8: Resulting distribution for Key Service Centres (including allocations)



## Primary Villages

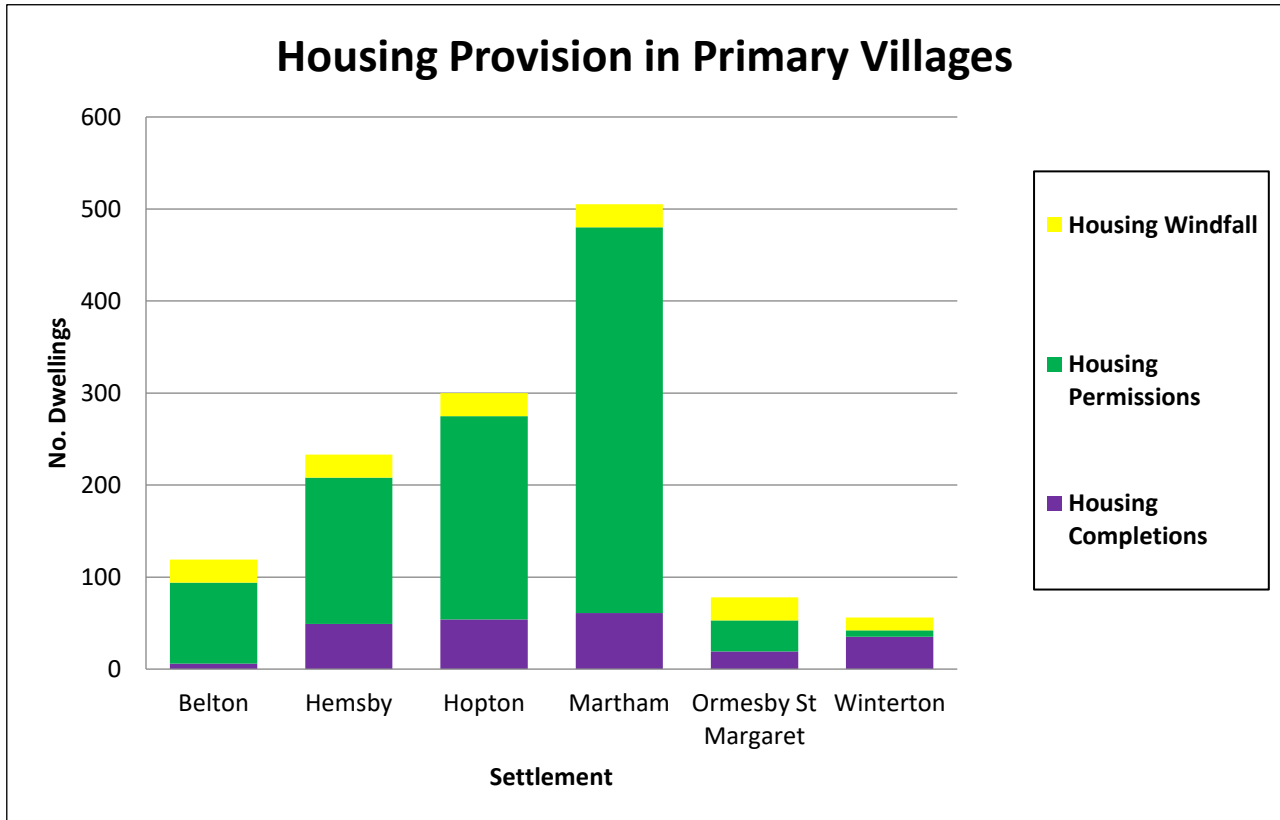
6.2.42. The Core Strategy identifies the settlements of Belton, Hemsby, Hopton-on-Sea, Martham, Ormesby St Margaret and Winterton-on-Sea as 'Primary Villages' to deliver approximately 30% of new housing growth over the plan period. A large amount of development is already committed in the Primary Villages through existing permissions, an allowance for windfall, and units already completed.

6.2.43. Existing residential commitments to Main Towns comprise (as at April 2019):

- 224 housing completions
- 928 houses with planning permission
- 139 houses anticipated through windfall
- **A total of 1,291 houses already committed**

6.2.44. The distribution of housing provision through these commitments, between the settlements, is not equal. However, the Core Strategy does not require that housing provision should be even across the settlement tier. The scale of growth allocated should be proportionate to the opportunities and constraints, such as the level of access to services and facilities available and consideration of any potential significant adverse impacts. Through the allocation of sites, there is, however, the potential to re-balance some of the housing growth.

Figure 9: Housing provision in Primary Villages



6.2.45. The sites have been assessed for potential development by judging the combination of advantages and disadvantages of the competing sites in the context of meeting the local housing need with the distribution of development as set out in the Core Strategy. The tables below provide a summary of the options assessed.

#### Belton

6.2.46. Belton is one of the larger villages in the Borough with a population of about 4,000. It is located 6 miles south-west of Great Yarmouth and ½ mile from the A143, a main arterial road linking Great Yarmouth and Gorleston-on-Sea to Beccles and Diss further beyond. Belton has developed from a number of hamlets and farmsteads clustered around commons and greens. During the mid-19th century the village was bisected by the newly laid East Suffolk Railway and, with established links to Great Yarmouth and London, grew as a popular market garden village. Over the past 50 years the village has been significantly infilled and extended, but its historic character is still clearly observable along Station Road South and Church Road.

6.2.47. Today, Belton is a popular commuter village, with a good range of local facilities including a primary school, children's centre, supermarket, post office and church clustered together as effectively a small 'centre'. A village hall with playing field and play equipment, and two public houses are also within walking distance of many residents. A wider range of services and facilities are located in Great

Yarmouth and Gorleston, connections provided within the village, by regular public transport.

6.2.48. The Great Yarmouth and Waveney Settlement Fringe Study identifies the northern and south-western areas of Belton as being more sensitive to new development given their setting adjacent to The Broads Area and significant tracts of woodland forming three separate County Wildlife Sites (Bremar Pony Stud, Howards Common & Belton Common).

6.2.49. The Council's Strategic Flood Risk Assessment has identified that broadly the existing built up area of Belton is not constrained by flood risk, however land which is very much on the northern, western and southern periphery of the village is within fluvial flood risk zones 2&3 (medium and high risk). Land eastwards of the settlement is, however, not constrained by fluvial flood risk.

**Table 49: Summary of options appraised in the settlement of Belton**

| <b>Allocated</b>                  | <b>Main comparative site-specific reasons for allocation</b>  |
|-----------------------------------|---|
| Site 100<br>(Allocation Site BN1) | Good access to local facilities, opportunity for access arrangements in coordination with permitted site to the north.  |
| <b>Not Allocated</b>              | <b>Main comparative site-specific reasons for discounting allocation options</b>  |
| Site 16                           | Large-scale greenfield site will likely require significant transport and community infrastructure to facilitate level of growth beyond that expected for a primary village as set out in Policy CS2. |
| Site 361                          | Large-scale greenfield site will likely require significant transport and community infrastructure to facilitate level of growth beyond that expected for a primary village as set out in Policy CS2. |
| Site 44                           | Potential access constraints. Would benefit from coordination with adjacent permitted scheme.   |
| Site 101                          | Significantly reduces gap between settlements of Belton and Bradwell. Access would need to be demonstrated.   |
| Site 7                            | Poor relationship to built-up area. Constrained access, and dense tree coverage. Partly within Flood Risk Zone 3.   |
| Site 15                           | Located further from facilities. Constrained access already serving a number of properties. Within Flood Risk Zone 3.   |
| Site 28                           | Located further from facilities. Constrained access behind existing road frontage properties.   |
| Site 56                           | Within development limits. Loss of open/green space and garages serving local community. May be better considered under a planning application.   |
| Site 79                           | Located further from facilities. Constrained access. Within Flood Risk Zone 3.  |
| Site 127                          | Physically separated from settlement with little development along eastern side of Sandy Lane. Located further from facilities.   |
| Site 128                          | Physically separated from settlement with little development along eastern side of Sandy Lane. Located further from facilities.   |

|          |   |
|----------|---|
| Site 155 | Physically separated from settlement with little development along eastern side of Sandy Lane. Located further from facilities.                 |
| Site 157 | Poor relationship to built-up area. Constrained access and lack of footpaths. Located further from facilities. Partly within Flood Risk Zone 2. |
| Site 161 | Constrained access, with a narrow road already serving a number of existing properties. Most of site within Flood Risk Zone 2.                  |
| Site 434 | Backland development, part of site within Flood Risk Zone 3.  |

### *Hemsby*

- 6.2.50. Hemsby is one of the larger villages in the Borough, with a resident population of approximately 3,000. It is located 6 miles north of Great Yarmouth, close to both Winterton-on-Sea, Ormesby St Margaret and Martham.
- 6.2.51. The village has Viking origins but predominantly grew as a collection of farmsteads around the 14th century parish church. The village expanded significantly during the late 19th century, due in part to the arrival of the railways and the village's popularity as a seaside destination, the latter helping to establish a settlement pattern of major holiday resorts and attractions to the east of the village.
- 6.2.52. Hemsby remains a popular seaside village with a reasonable range of facilities including a primary school, small supermarket, post office, doctor's surgery and two public houses all within reasonable walking distance of residents. A greater range of seasonal facilities are clustered along Beach Road serving the holiday trade. Since the 2000's the tourism industry in Hemsby has shown some signs of contraction, with, notably, the 2009 closure and subsequent and long term vacancy of the large former Pontins holiday camp site.
- 6.2.53. The Great Yarmouth and Waveney Settlement Fringe Study identifies the area to the south of Hemsby as being more sensitive to new development due to its proximity to the Broads area and its area with national and international designations for nature conservation. These include the Broads Special Area of Conservation (SAC), the Broadland Special Protection Area (SPA), the Broads Ramsar site, and Trinity Broads Site of Special Scientific Interest (SSSI).
- 6.2.54. The Great Yarmouth Surface Water Management Plan identifies the built up area of Hemsby as being particularly at risk from surface water flooding, with Haycroft Road, Barleycroft Road and Beach Road notably affected. The risk of flooding from the river (fluvial) is not generally considered to be a problem within the present built up area. However, land close to the recreational ground on the western periphery of Hemsby is within fluvial flood risk zones 2&3 (medium and high risk). To the east of the settlement, the coastal front has is also identified as being with the Coastal Change Management Area which is addressed in a strategic policy of the Local Plan Part 2.

**Table 50: Summary of options appraised in the settlement of Hemsby**

| <b>Allocated</b>                  | <b>Main comparative site-specific reasons for allocation</b>  |
|-----------------------------------|---|
| Site 270<br>(Allocation Site HY1) | Brownfield redundant holiday camp detracting from surrounding area, with no obvious prospect of a similar scale of holiday uses resuming. The site is well located to access local services and facilities, and provides an opportunity on part of the site for non-residential development such as a small tourist element or community facilities. Planning application 06/15/0441/O has a resolution to approve following Committee. |
| <b>Not Allocated</b>              | <b>Main comparative site-specific reasons for discounting allocation options</b>  |
| Site 8                            | Site is connected to existing equestrian centre and does not relate well to existing main residential form of settlement.   |
| Site 45                           | Landlocked site would require access via demolition of an existing dwelling, and access through close will likely limit development capacity.   |
| Site 46                           | Located further from services and facilities, constrained direct access onto Winterton Road for large site.   |
| Site 80                           | Site immediately adjacent Broads, poor relationship to built-up area along western side of Waters Lane.   |
| Site 82                           | Would require significant improvement to extend existing footpath and ensure suitable vehicular access and movement along Ormesby Road.   |
| Site 96                           | Located further from services and facilities, requires significant improvement to extend existing footpath  |
| Site 111                          | Located further from services and facilities, requires significant improvement to extend existing footpath  |
| Site 462                          | Poor relationship to existing settlement, tourist uses east, significant footpath and vehicle access improvements required.   |

### *Hopton-on-Sea*

6.2.55. Hopton-on-Sea (more commonly referred to as simply 'Hopton') is located along the coast in the south-east of the Borough, and adjacent to the boundary with Waveney District and Suffolk. It has a population of approximately 3,000.

6.2.56. The settlement pattern of Hopton is typical of other medium-sized villages in the area, developing along a main road with scattered farmsteads followed by significant post-war development. The arrival of the railway had a considerable impact on the size of Hopton, with holiday parks, camps and associated leisure-based paraphernalia expanding the village eastwards to the coast. To the west, the village has sustained a more residential function and character, comprising several estate scale developments, the last large-scale development being completed in the early 2000's to the south of the village.

6.2.57. Hopton is relatively self-contained, with a good range of facilities including a primary school, doctors surgery, dentist, pharmacy, two convenience stores, two public houses, a gym and village hall, all within a reasonable walking distance for residents. It's close proximity to both Gorleston and Lowestoft via the A47 trunk

road means that residents are particularly well served by sustainable transport to a greater range of facilities and employment opportunities.

6.2.58. The surrounding area to Hopton is not considered by the Great Yarmouth and Waveney Settlement Fringe Study to be highly sensitive to new development, though the Council is keen to preserve a distinct gap between Hopton and the built up area of Gorleston to the north, and with Corton (outside the plan area) to the south.

6.2.59. The Council's Strategic Flood Risk Assessment identifies that broadly speaking the existing built-up area of Hopton is not constrained by flood risk. The coastal front of the settlement is identified as being with the Coastal Change Management Area which is addressed in a strategic policy of the Local Plan Part 2.

6.2.60. But overall, Hopton is one of the least constrained Primary Villages. The Council is keen to see Longfulans Lane improved so that traffic from the south of the village can conveniently reach the A47 without passing through Station Road and the heart of the village. A housing development recently permitted to the North of Longfulans Lane should help to contribute towards this aim.

**Table 51: Summary of options appraised in the settlement of Hopton-on-Sea**

| <b>Allocated</b>               | <b>Main comparative site-specific reasons for allocation</b>  |
|--------------------------------|---|
| Site 427 (Allocation Site HP2) | Close proximity to local services & facilities, potential to enhance access arrangements in south Hopton with the adjacent permitted site to the west and provide supporting facilities for Potters resort to the east.   |
| <b>Not Allocated</b>           | <b>Main comparative site-specific reasons for discounting allocation options</b>  |
| Site 31                        | Constraint to highway network may limit number of houses, reduces the gap between the settlements of Hopton and Gorleston.  |
| Site 32                        | Requires coordination with permitted site to north in terms of access arrangements, hazardous consultation zone will reduce capacity to develop, reduces gap to Borough Boundary / settlement of Corton beyond boundary. Prominence of site likely to exacerbate landscape impact |
| Site 103 – tourism uses        | Already in holiday uses, with planning permission for an extension, the site would benefit more from the policy on Holiday Area designation.  |

## Martham

6.2.61. Martham is approximately 10 miles north of Great Yarmouth, and within 3 miles of Hemsby, Winterton, and a number of other smaller villages. It is of Saxon origin and grew around the village green and 14th century church, both of which remain as village landmarks. The church is locally dubbed 'The Cathedral of the Fleggs'. The village remained relatively compact until the arrival of the railway in the 19th century, which was followed by significant infilling along the principal routes into the village. Though the railway closed as part of the 'Beeching Cuts' in the 1950s, the settlement has continued to expand, with several estate scale developments being built during the 1970's, 1980's and 1990's.

6.2.62. Today, Martham is the largest Primary Village in the Borough, with a residential population of 3,500. It has an extensive range of local services including a primary school, nursery school, post office, library, public house, two convenience stores and a range of other local village shops. Key social facilities such as Flegg Secondary School and the James Kittle medical centre are also situated within the village, meaning that Martham also assumes more of a 'service centre' role for the surrounding smaller villages such as Repps with Bastwick, Rollesby and Somerton in the north of the Borough.

6.2.63. The Council's Strategic Flood Risk Assessment identifies that broadly the settlement is not constrained by flood risk, except to the north and north-west periphery of the built up area. In Martham the risk from surface water flooding is much greater, particularly along the eastern and southern edges of the village, where local areas of ponding are apparent.

6.2.64. The Great Yarmouth and Waveney Settlement Fringe Study identifies areas to the north of Martham as generally being more sensitive to new development, due its exposed character and contribution to the setting of The Broads.

**Table 52: Summary of options appraised in the settlement of Martham**

| <b>Allocated</b>               | <b>Main comparative site-specific reasons for allocation</b>   |
|--------------------------------|--|
| Site 282 (Allocation Site MA1) | Central settlement location with good access to local services & facilities.   |
| <b>Not Allocated</b>           | <b>Main comparative site-specific reasons for discounting allocation options</b>   |
| Site 14                        | Located further from services and facilities, requires the development of another site to access. Potential impact upon the setting of the Broads. |
| Site 21                        | Constrained by unsuitable access already serving a number of properties.   |
| Site 29                        | Located further from services and facilities, access would be better served in coordination with adjacent permitted site (Site 64).                |
| Site 47                        | Access would be required through adjacent medical centre. Impact upon surrounding landscape.   |
| Site 77                        | No clear means of access. Impact upon adjacent Broads.   |
| Site 113                       | Poor relation to existing settlement, located further from services and facilities, constrained access.  |
| Site 118                       | Located further from services and facilities, no clear means of access (better served in coordination with adjacent sites).                        |
| Site 125                       | Constrained by unsuitable access, impact upon the setting of the Broads.   |
| Site 280                       | Narrow road, would require significant works including widening and footpath installation  |
| Site 338                       | Located further from services and facilities, access would be better served in coordination with adjacent sites.                                   |
| Site 339                       | Constrained road network to serve scale of development, impact upon the setting of the Broads.   |
| Site 340                       | Constrained access, will also require the development of another site.   |



|          |   |
|----------|---|
| Site 359 | Poor form of development, limited development on south side of Somerton Road.   |
| Site 429 | Located further from central services and facilities, no clear means of access.   |
| Site 430 | Located further from central services and facilities, no clear means of access, poor relationship to existing settlement. |
| Site 431 | Located further from central services and facilities, no clear means of access, poor relationship to existing settlement. |
| Site 465 | Poor access, backland development   |

### *Ormesby St Margaret*

6.2.65. The settlement of Ormesby St Margaret is located 5 miles north of Great Yarmouth, to the west of the smaller coastal settlement of Scratby. Together the settlements have a population of around 3,900 residents, with the majority of people residing in the settlement of Ormesby St Margaret.

6.2.66. The settlement has a good range of local services and facilities including an infant school and a junior school, a village surgery, a newsagent and other village shops, a post office, a pharmacy, churches, a pub, restaurants and a petrol station.

6.2.67. The Council's Strategic Flood Risk Assessment identifies that broadly the settlement is not constrained by flood risk except in the north-west periphery of the settlement, within fluvial flood risk zones 2&3 (medium and high risk). The risk of flooding from surface water is significant within the village, and is particularly at risk towards the Village Green, near Wapping.

6.2.68. The Great Yarmouth and Waveney Settlement Fringe Study identifies areas to the southeast of Ormesby St Margaret as generally being more sensitive to new development, due its exposed character and contribution to the setting of local heritage assets such as Ormesby Hall and Duncan Hall School.

**Table 53: Summary of options appraised in the settlement of Ormesby St Margaret**

| <b>Allocated</b>               | <b>Main comparative site-specific reasons for allocation</b>  |
|--------------------------------|---|
| Site 42 (Allocation Site OT1)  | Site well related to existing settlement, existing boundary treatments will minimise impact upon surrounding countryside  |
| Site 448 (Allocation Site OT2) | Well located to access primary school, site integrates well into built form of settlement                                 |
| <b>Not Allocated</b>           | <b>Main comparative site-specific reasons for discounting allocation options</b>  |
| Site 24                        | Physically separated from settlement and would reduce gap to settlements of Ormesby St Margaret and Scratby               |
| Site 43                        | Substantial site will require significant infrastructure and coordination with Site 60, and Barton Way to achieve access. |
| Site 60                        | Would extend the settlement further northwards away from settlement services and facilities, access upgrades required.    |

|          |   |
|----------|---|
| Site 68  | Substantial upgrades for vehicular access, evidence of surface water issues and gas pipeline runs through part of the site.   |
| Site 69  | Distant from main services, no obvious access to the site from Yarmouth Road or Station Road, poor relationship to existing settlement.   |
| Site 73  | Disconnected from the main settlement, separated by the Main Road. Distant from village services and amenities.   |
| Site 85  | Disconnected from the main settlement, separated by the Main Road. Distant from the village services and amenities  |
| Site 124 | Further distance to some village facilities such as primary school.   |
| Site 298 | Site currently has no clear means of access   |
| Site 301 | Disconnected from the main settlement, potential impact on setting of tree landscape area   |
| Site 312 | Potential impact on setting of adjacent agricultural listed buildings   |
| Site 316 | Site is detached from the main settlement. Site currently has no clear means of access  |
| Site 360 | Majority of site within path of high pressure gas pipeline, substantial site will require significant infrastructure and coordination with Sites 43 and 60, and Barton Way to achieve access. |
| Site 435 | Poor relationship to existing settlement with limited development along southern side of Yarmouth Road. Distant from the village services and amenities                                       |
| Site 436 | Poor relationship to existing settlement with limited development along southern side of Yarmouth Road. Distant from the village services and amenities                                       |
| Site 446 | Poor relationship to existing settlement with limited development along southern side of Yarmouth Road. Distant from the village services and amenities                                       |
| Site 447 | Poor relationship to existing settlement with limited development along southern side of Yarmouth Road. Distant from the village services and amenities                                       |

### Winterton-on-Sea

6.2.69. Winterton-on-Sea, also known as 'Winterton', is a coastal village in the north-east of the Borough, north of Hemsby and east of Somerton. The village has grown from the small-scale linear settlement based around fishing and farming, to the expanded (during the 20th century) holiday, retirement and commuting village with a resident population of 1,200, that is seen today.

6.2.70. Winterton is the smallest of the Borough's Primary Villages, and is served by a small primary school, local shop, take-away, public house and a few seasonal shops. There is a regular weekday bus service to Great Yarmouth and Lowestoft, with a weekly service to Norwich.

6.2.71. The Winterton coast is recognised nationally and internationally as an important site for wildlife with the Winterton Horsey Dunes Special Area of Conservation, Site of Special Scientific Interest and National Nature Reserve. There is a local designation, a County Wildlife Site, located to the north of the settlement. Immediately to the north of Winterton is the Norfolk Coast Area of Outstanding Natural Beauty (AONB), which benefits from the highest degree of landscape protection under the National Planning Policy Framework. The coast suffers from intense recreational pressures, predominantly from visitors walking dogs, but also people observing the winter-season seal colonies.

6.2.72. The Great Yarmouth and Waveney Settlement Fringe Study identifies the area to the north and north west of the village as being very sensitive to new development, because of its high landscape value and the AONB. Views of the distinctive 130 foot church tower and the historic lighthouse are also considered to be locally significant.

6.2.73. The Council's Strategic Flood Risk Assessment identifies land generally to the north of the settlement as being within fluvial flood risk zones 2&3 (medium and high risk), the flood risk being more significant north of Low Road, and diminishing south of Black Street and Beach Road. The risk from surface water flooding is much more significant in the main village area, and poses a particular risk flowing south-north between The Craft and Low Road. Part of the coastal front of the settlement beyond the dune system, to the south of Beach Road, is also identified as being with the Coastal Change Management Area which is addressed in a strategic policy of the Local Plan Part 2.

**Table 54: Summary of options appraised in the settlement of Winterton-on-Sea**

| <b>Allocated</b>     | <b>Main comparative site-specific reasons for allocation</b>   |
|----------------------|--|
| None                 | N/A  |
| <b>Not Allocated</b> | <b>Main comparative site-specific reasons for discounting allocation options</b>   |
| Site 81              | Variation in site levels, impact on townscape, risks from surface water flooding.  |
| Site 330             | Detached from settlement, distant from settlement and services, accessed via private drive.  |
| Site 332             | Site immediately adjacent to Conservation Area, SSSI and SAC. Significant mitigation measures likely to be required, the existing site would benefit more from the policy on Holiday Area designation. |
| Site 382             | Larger extent of Site 81. Scale of development too larger, would be out of character to Winterton. Far greater than existing provision of facilities.  |

### *Conclusions for Primary Villages*

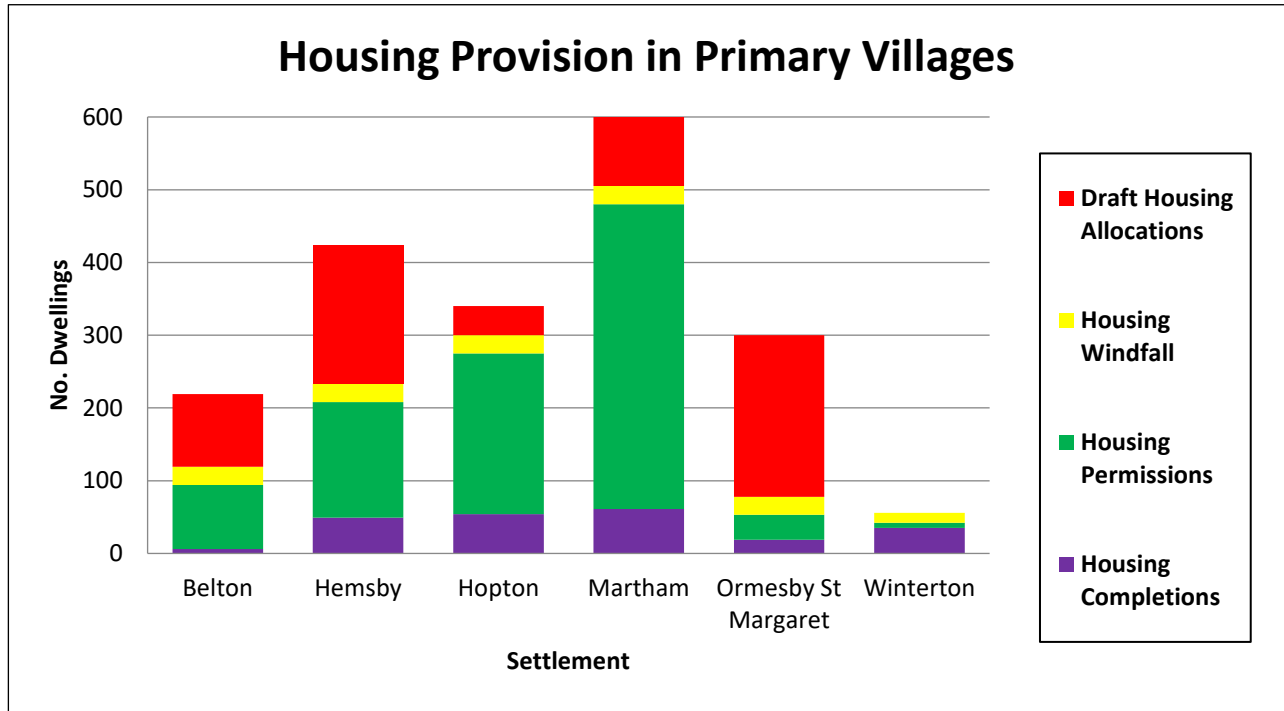
6.2.74. The settlements vary in the opportunities and constraints present, but also in the appropriateness of the sites suggested. The settlement of Winterton-on-Sea is particularly sensitive with environmental constraints including the Area of Outstanding Natural Beauty to the north of the settlement and the internationally

designated Special Area of Conservation to the east of the settlement; but it also contains fewer local services and facilities to meet residents day to day needs.

6.2.75. The allocations has been selected from a set of potential sites for development by judging the combination of advantages and disadvantages of the competing sites and uses. In weighing up the sites against the sustainability objectives, the following sites are considered appropriate:

- Site 100 (BN1), land south of New Road, Belton, for 100 dwellings – with good access to local village service and facilities;
- Site 270 (HY1), land at former Pontins Holiday Camp, Hemsby, for 190 dwellings and small scale community or tourist uses – to redevelop a former holiday site which has been subject to vandalism over the past 10 vacant years (the site also benefits from a Committee resolution to grant planning application ref. 06/15/0441/O);
- Site 427 (HN2), land to the west of Coast Road, Hopton-on-Sea, for 40 dwellings and staff accommodation supporting the adjacent holiday resort – with good access to local village service and facilities, and an opportunity to improve accessibility in the south of the settlement;
- Site 282 (MA1), land north of Hemsby Road, Martham, for 95 dwellings - with good access to local village service and facilities;
- Site 42 (OT1), land south of Cromer Road, Ormesby St Margaret, for 190 dwellings – well related to the existing settlement and with good existing boundary treatments; and
- Site 448 (OT2), land north of Barton Way, for 32 dwellings – with good access to the local primary school and easy integration with the built form of the settlement.

6.2.76. No allocations were identified in Winterton-on-Sea having taken into consideration the high-level of constraints upon the settlement and the abundance of alternative more sustainable sites in the other settlements to meet the housing need for Primary Villages.

**Figure 10: Resulting housing distribution for Primary Villages (with allocations)**

## Secondary and Tertiary Villages

6.2.77. The adopted Core Strategy (Local Plan Part 1) identifies nineteen of the Borough's smaller villages and settlements as 'Secondary' and 'Tertiary' villages, the lowest tier of the settlement hierarchy. The settlements are split between the Secondary Villages of: Repps with Bastwick, Burgh Castle, Filby, Fleggburgh, Fritton, Ormesby St Michael, Rollesby, Scrabby and St Olaves; and the Tertiary Villages of: Ashby with Oby, Billockby, Browston, Clippesby, Mautby, Runham, Somerton, Stokesby, Thurne, and West Caister.

6.2.78. Though the Secondary and Tertiary Villages are grouped together as a single tier in the Core Strategy Settlement Hierarchy, there is a generally distinct difference in scale and facilities between the Secondary Villages and the Tertiary Villages, and hence these are treated separately following. Some of the named Tertiary settlements consists only of loose clusters of very few houses or farmsteads, with few or no facilities.

6.2.79. Within each of the two groupings, though, the various settlements have great differences in size, character, range and accessibility of facilities, amenities and availability of public transport.

6.2.80. The Core Strategy identifies that the Secondary and Tertiary Villages should deliver approximately 5% of new housing growth over the plan period. A large amount of development is already committed in these villages through existing permissions, an allowance for windfall, and units already completed.

6.2.81. Existing residential commitments to Secondary & Tertiary Villages comprise (as at April 2019):

- 108 housing completions
- 105 houses with planning permission
- 85 houses anticipated through windfall
- **A total of 298 houses already committed**

6.2.82. As can be seen from the graph below, much of this existing provision is focussed in five of the settlements: Burgh Castle, Filby, Fleggburgh, Rollesby and Scratby. These five settlements being the best serviced of the secondary and tertiary villages and the most sustainable to provide new housing.

Figure 11: Housing provision in Secondary Villages

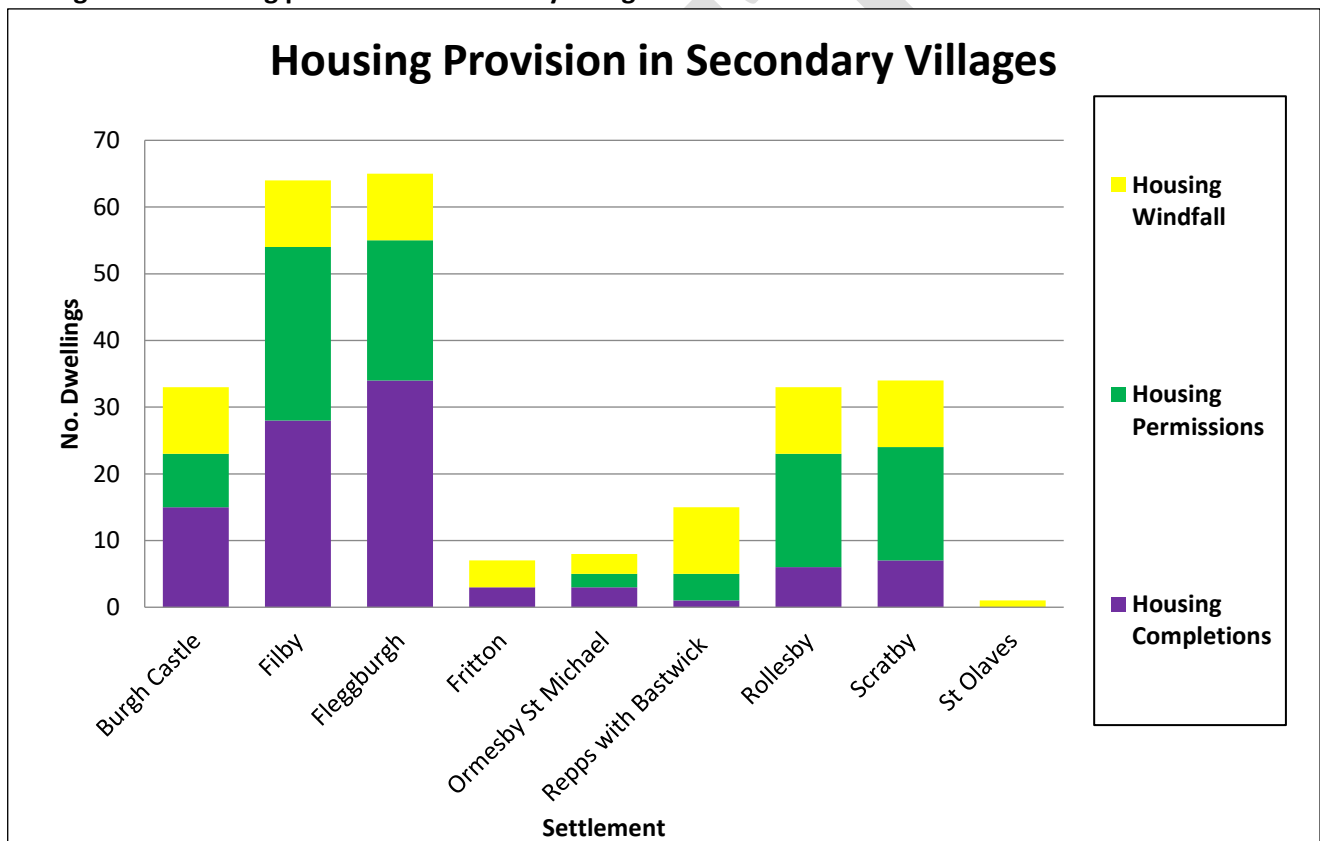
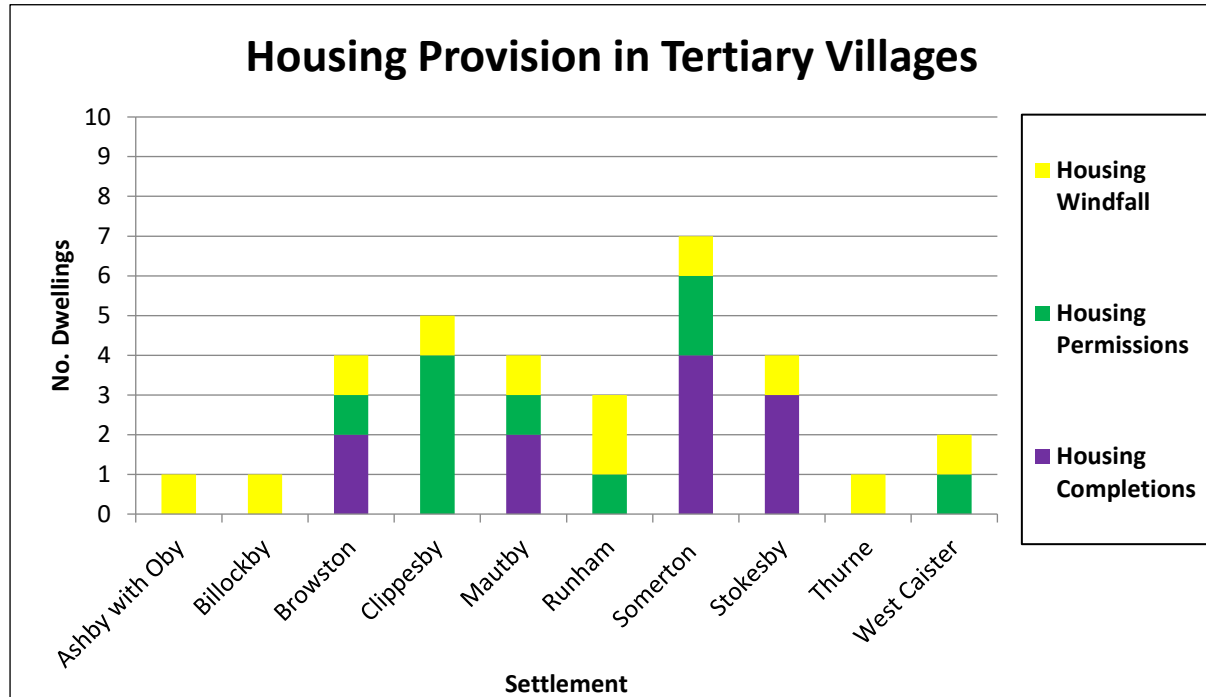


Figure 12: Housing provision in Tertiary Villages



#### *Summary of options appraised in the settlement of Ashby with Oby*

6.2.83. The settlement area of Ashby with Oby is spread across the Great Yarmouth and Broads Authority plan areas and comprises a handful of small farmsteads, barn conversions and sporadic individual dwellings which do not relate to any discernible village area.

6.2.84. No sites were suggested for development and no allocations are proposed in Ashby with Oby.

#### *Summary of options appraised in the settlement of Billockby*

6.2.85. The settlement of Billockby comprises a small 'v' shaped array of ribbon development adjacent to the Broads Authority, at the junction of the A149 and B1152 and is distant from any major village facilities and amenities.

6.2.86. No sites were suggested for development and no allocations are proposed in Billockby.

#### *Summary of options appraised in the settlement of Browston*

6.2.87. The settlement of Browston is a relatively dispersed settlement strung along Lound Road, Cherry Lane and Browston Lane and is relatively distant from any major village facilities and amenities. Land uses comprise a mixture of individual dwellings, farmsteads and equine related activities.

6.2.88. No sites were suggested for development and no allocations are proposed in Browston.



*Summary of options appraised in the settlement of Burgh Castle*

6.2.89. Burgh Castle is Roman in origin and is an unusually dispersed settlement characterised by 3 linear hamlets arranged in a ring-type formation around a central rural area of open paddock land, holiday villages and a large mineral extraction site. There are very few facilities within Burgh Castle, however the settlement is reasonably served by regular public transport to Bradwell and Belton where a greater range of amenities are located. The largest of the three hamlets is located to the south, a short distance from the larger village of Belton, via footpath and anchored around the Butt Lane and Mill Road junction.

**Table 55: Summary of options appraised in the settlement of Burgh Castle**

| <b>Allocated</b>     | <b>Main comparative site-specific reasons for allocation</b>   |
|----------------------|--|
| None                 | N/A  |
| <b>Not Allocated</b> | <b>Main comparative site-specific reasons for discounting allocation options</b>   |
| Site 5               | Backland development, access via demolished house would need to be demonstrated, possibly in conjunction with Site 6.  |
| Site 6               | Backland development, access via demolished house would need to be demonstrated, possibly in conjunction with Site 5.  |
| Site 50              | Loss of garages and private open space, potential requirement for compensatory provision. Merits may be better considered through planning application process.                                  |
| Site 92              | Physically separated from more defined part of settlement, distant from settlement and services  |
| Site 95              | Physically separated from settlement. Constrained access without significant improvement.  |
| Site 98              | Constrained access without significant improvement.  |
| Site 109             | Physically separated from settlement. Constrained access without significant improvement. Part of the site is at higher risk of flooding (Flood Zones 3 and 3)                                   |
| Site 115             | Located further from services and facilities. Part of the site is at higher risk of flooding (Flood Zones 3 and 3), impact upon adjacent Broads.   |
| Site 136             | Located further from services and facilities. Part of the site is at higher risk of flooding (Flood Zones 3 and 3). Adjacent sewage pumping station.   |
| Site 145             | Located further from services and facilities. Poor relationship to existing settlement with limited development along southern side of High Road, which provides a natural break in development. |
| Site 152             | Constrained access without significant improvement. Most of the site is at higher risk of flooding (Flood Zones 3 and 3)   |
| Site 433             | Backland development   |

*Summary of options appraised in the settlement of Clippesby*

- 6.2.90. The settlement of Clippesby is very loosely gathered around Clippesby Hall, providing holiday types uses within a woodland setting but otherwise distant from any major village facilities or amenities. Elsewhere a handful of small farmsteads, barn conversion and sporadic individual dwellings are spread across both Great Yarmouth and Broads plan areas.
- 6.2.91. No sites were suggested for development and no allocations are proposed in Clippesby.

*Summary of options appraised in the settlement of Filby*

- 6.2.92. Filby is characterised as a long, linear settlement which meanders tightly along the main road running through the village. There are frequent open breaks along the length of the settlement which positively contribute towards its semi-rural character. Filby is well served by local facilities and amenities including a shopping parade along the main road, serving residents of both Filby and Fleggburgh. It is a popular village with a strong community presence.
- 6.2.93. To the west of Filby lies the Broads Authority area which is recognised both internationally and nationally as being a critically important site to wildlife, designated as the Broads Special Area of Conservation (SAC) and Broadland Special Protection Area (SPA). The Council's Strategic Flood Risk Assessment identifies the area to the west of Thrigby Road, and a smaller area to the west of Pound Lane as being within fluvial flood risk zones 2 & 3 (medium and high risk). Here, the risk from surface water flooding is also greater. Elsewhere, the remainder of Filby is relatively unconstrained from flood risk.

**Table 56: Summary of options appraised in the settlement of Filby**

| <b>Allocated</b>     | <b>Main comparative site-specific reasons for allocation</b>  |
|----------------------|---|
| None                 | N/A   |
| <b>Not Allocated</b> | <b>Main comparative site-specific reasons for discounting allocation options</b>  |
| Site 10              | Poor relationship to core settlement with main services and facilities, suitability/capacity of Ormesby Lane junction.                                      |
| Site 19              | Backland development, narrow access requires upgrading.   |
| Site 38              | Distant from some village services, concerns at junction capacity at Thrigby Road and Main Road, lack of footpath provision.                                |
| Site 62              | No clear means of on-site access to serve the proposed development. Poorly relationship to settlement with backland development                             |
| Site 71              | Distant from some village services, reduction in the length and frequency of open breaks through Filby, significantly eroding the character of the village. |
| Site 72              | Distant from some village services, reduction in the length and frequency of open breaks through Filby, significantly eroding the character of the village. |

|          |  |
|----------|--|
| Site 83  | Detached from main settlement and distant from services and facilities, no clear means of on-site access to serve the proposed development.        |
| Site 102 | Detached from the main settlement and lacks appropriate foot way connections to the village's local services and amenities.                        |
| Site 191 | Significant access improvements required, impact on historical setting of grade II listed Filbly House and TPOs.                                   |
| Site 416 | Backland development, requires development of Site 19 which has narrow access and requires upgrading, higher risk of flooding (zones 2 & 3).       |
| Site 428 | Poor relationship to main settlement and distant from services and facilities, no clear means of on-site access to serve the proposed development. |

### *Summary of options appraised in the settlement of Fleggburgh*

6.2.94. Fleggburgh is one of the largest and well served secondary village in the Borough with facilities including a primary school, GP surgery and sports club/gym. The settlement is located along the A1064, inland 6 miles north-west of Caister-on-Sea. The village is adjacent Filby Broad which further encourages its attraction as a tourist destination with a wide range of holiday cottages, and a camping and caravan park.

6.2.95. The village has a tranquil rural quality owing to the Broads Area, surrounding countryside and historic assets including the Grade II\* listed St Margaret's Church. To the east of Fleggburgh lies the Broads Authority area which is recognised both internationally and nationally as being a critically important site to wildlife, designated as the Broads Special Area of Conservation (SAC) and Broadland Special Protection Area (SPA). The Council's Strategic Flood Risk Assessment has identified that broadly the existing built up area of Fleggburgh is not constrained by fluvial flood risk, however land to the north-east and north-west, on the periphery of the settlement is within fluvial flood risk zones 2&3 (medium and high risk). There is a risk from surface water flooding through the village, predominantly west of the settlement adjacent to the former Bygone Village.

6.2.96. The former 'Bygone Village' has recently been redeveloped into a spacious residential development. A number of further residential developments have either been completed or benefit from planning permission.

**Table 57: Summary of options appraised in the settlement of Fleggburgh**

| <b>Allocated</b>     | <b>Main comparative site-specific reasons for allocation</b>   |
|----------------------|--|
| None                 | N/A  |
| <b>Not Allocated</b> | <b>Main comparative site-specific reasons for discounting allocation options</b>   |
| Site 4               | No clear means of on-site access to serve the proposed development.  |
| Site 66              | No clear means of on-site access. Backland development.  |
| Site 67              | No clear means of on-site access to serve the proposed development, potential impact on setting of Grade II* listed church |

|          |  |
|----------|--|
| Site 89  | Poor relationship to settlement. Significant highway improvements required to upgrade Tretts Loke.   |
| Site 93  | Physically detached from the settlement. Requires significant upgrade of local highway to serve the proposed development.  |
| Site 119 | Poor relationship to settlement. Requires significant upgrade of local highway to serve the proposed development   |
| Site 120 | Poor relationship to settlement, continuation of ribbon development along A1064, potential access constraints.   |
| Site 121 | Physically detached from the settlement and would require development and access via sites 120 and 122.  |
| Site 122 | Physically detached from the settlement and would require development and access via sites 120.  |
| Site 204 | Site is constrained by current access arrangements requiring possible third party land to obtain a suitable access solution, potential impact on setting of Grade II* listed church. |
| Site 206 | No clear means of access (likely required through 212 - which has planning permission).  |
| Site 213 | Likely significant improvements required on Tower Road to access.  |

#### *Summary of options appraised in the settlement of Fritton*

6.2.97. The settlement of Fritton grew as a small cluster of dwellings around the junction of Beccles Road and New Road with a school, public house and post office. Today, only the public house remains and the settlement has since stretched northwards along New Road with predominantly low density, chalet style bungalows. Waveney Forest abuts the length of New Road and reinforces the rural character of the area. The Council's Strategic Flood Risk Assessment does not identify Fritton as being constrained by flood risk (fluvial), furthermore, the risk from surface water flooding is also minimal.

**Table 58: Summary of options appraised in the settlement of Fritton**

| <b>Allocated</b>     | <b>Main comparative site-specific reasons for allocation</b>                               |
|----------------------|--|
| None                 | n/a  |
| <b>Not Allocated</b> | <b>Main comparative site-specific reasons for discounting allocation options</b>           |
| Site 13              | Extended ribbon development, constrained access onto narrow country lane.                  |
| Site 347             | Private ownership cannot guarantee delivery of open space / car parking for community use. |
| Site 411             | Extended ribbon development, constrained access onto narrow country lane.                  |

|                    |   |
|--------------------|---|
| Site 439           | Potential impact on adjacent Broads, loss of golf course facility and would be better considered through planning application process against the policies of the plan. No identified needs to meet through the plan. |
| Site 441           | Access opposite New Road junction is undesirable, and lack of footpath on southern side of A143.  |
| Site 466 - Tourist | Extended ribbon development, constrained access onto narrow country lane.   |

### *Summary of options appraised in the settlement of Mautby*

6.2.98. The settlement area of Mautby comprises a handful of small farmsteads, barn conversions and sporadic individual dwellings which do not relate to a discernible centre.

**Table 59: Summary of options appraised in the settlement of Mautby**

| <b>Allocated</b>     | <b>Main comparative site-specific reasons for allocation</b>   |
|----------------------|--|
| None                 | n/a  |
| <b>Not Allocated</b> | <b>Main comparative site-specific reasons for discounting allocation option</b>  |
| Site 76              | Site appears to have some form of established camping, parking and storage use. The merits of the proposal may be better considered through planning application (with regard to emerging policy). |

### *Summary of options appraised in the settlement of Ormesby St Michael*

6.2.99. Ormesby St Michael comprises a small, relatively dispersed settlement straddling both the Broads Authority and Great Yarmouth local plan areas. Westwards, a cluster of ex-local authority dwellings and bungalows are situated adjacent to the Broads Authority area, whereas eastwards, dwellings are intermittently situated, preventing what would otherwise be a continuous forms of ribbon development between the larger villages of Ormesby St Margaret and Rollesby.

**Table 60: Summary of options appraised in the settlement of Ormesby St Michael**

| <b>Allocated</b>     | <b>Main comparative site-specific reasons for allocation</b>  |
|----------------------|---|
| None                 | n/a   |
| <b>Not Allocated</b> | <b>Main comparative site-specific reasons for discounting allocation option</b>                               |
| Site 342             | Access constraint on Waterworks Road. Significant improvements needed, higher risk of flooding (zones 2 & 3). |

*Summary of options appraised in the settlement of Repps with Bastwick*

6.2.100. Repps with Bastwick comprises two distinctly different but adjacent settlements. Repps comprises a nebulous settlement pattern of small farms and individual cottages with no discernible centre. Conversely, Bastwick is distinctly compact settlement with a small range of village facilities and amenities located along the A149 next to the Potter Heigham bridge. The north-western area of Bastwick is adjacent to the Broads Authority area and is at risk from flooding.

**Table 61: Summary of options appraised in the settlement of Repps with Bastwick**

| <b>Allocated</b>     | <b>Main comparative site-specific reasons for allocation</b>   |
|----------------------|--|
| None                 | N/A  |
| <b>Not Allocated</b> | <b>Main comparative site-specific reasons for discounting allocation options</b>   |
| Site 129             | Hazardous consultation zone, potential loss of allotment space.  |
| Site 412             | Larger extent of site 129. Scale of development much larger, would be out of character for Repps with Bastwick. Large part of site within Flood Risk Zone 2.                               |
| Site 9               | Indicative Flood Zone 3b, significant surface water constraints and impact on setting of Broads.   |
| Site 106             | Access constraint on narrow tight bend.  |
| Site 107             | No clear means of access, loss of open countryside gap through the village. Scale of development large, would be out of character for Repps with Bastwick and impact on setting of Broads. |
| Site 108             | Significant surface water constraints (wholly within 3a partly within Flood Risk Zone 3b). Reliant upon delivery of Site 9 for access.   |

*Summary of options appraised in the settlement of Rollesby*

6.2.101. Rollesby is a relatively well serviced secondary village comprising two separate but socially linked hamlets by footpath. The north-western hamlet has the most historic character centred around the village church, school and a collection of historic farmsteads. To the south-east, the other hamlet consists of a handful of dwellings strung along Low Road. Rollesby services and facilities include a primary/nursery school, restaurant/takeaway, rural business park, a hair salon, and a village hall. The settlement also benefits from bus services along the main road providing connections to larger settlements including Great Yarmouth.

6.2.102. To the east of Rollesby lies the Broads Authority area which is recognised both nationally and internationally as being a critically important site to wildlife, designated as the Broads Special Area of Conservation. In association with these wetland areas, there are some areas at higher risk of flooding (Flood Zones 2 and 3) in the south and east areas of the settlement.

**Table 62: Summary of options appraised in the settlement of Rollesby**

| Allocated     | Main comparative site-specific reasons for allocation  |
|---------------|--|
| None          | N/A  |
| Not Allocated | Main comparative site-specific reasons for discounting allocation options                              |
| Site 23       | Access the site is currently unclear, poor relationship with existing housing as backland development. |
| Site 36       | Unclear access.  |
| Site 37       | Loss of countryside gap, a suitable access would need to be demonstrated.                              |
| Site 322      | Detached from main settlement, impacts on setting of conservation area and listed buildings.           |
| Site 413      | Reliant upon vehicular access through Site 320, currently no means of access.                          |
| Site 414      | Larger extent of Site 37. Loss of countryside gap, a suitable access would need to be demonstrated.    |

### *Summary of options appraised in the settlement of Runham*

6.2.103. The settlement of Runham is characterised as a small, nucleated rural village, focused around a small village green with a further detached cluster of ribbon development at the junction of Thrigby Road and Mautby Lane. The majority of Runham is located within the Great Yarmouth plan area, however looser elements of the settlement situated to the south are within the Broads Authority Plan area. Although the settlement is relatively distant from major facilities and amenities, it does have limited access to public transport and supports occasional rural-based tourism e.g. B&Bs. Other land uses generally comprise residential and agricultural.

**Table 63: Summary of options appraised in the settlement of Runham**

| Allocated     | Main comparative site-specific reasons for allocation   |
|---------------|---|
| None          | n/a   |
| Not Allocated | Main comparative site-specific reasons for discounting allocation option  |
| Site 63       | Limited development of settlement or access to services and facilities , access constraints would need to be overcome |
| Not Appraised | Reason for not appraising   |
| Site 61       | Site located outside of plan area (Broads Authority)  |

### *Summary of options appraised in the settlement of Scratby*

6.2.104. Scratby is located along the coast, north of Caister-on-Sea, south of Hemsby and to the east of Ormesby St Margaret. The settlement has grown from a small linear settlement along Beach Road, the most of what is known as Scratby has been entirely built since post-war with access to the railway line. The settlement



has a large tourism base, almost all situated to the south of Beach Road. The chalet parks to the north and south of Beach Road are designated as Holiday Accommodation Areas therefore any new holiday uses will be judged against relevant policies of the Development Plan. The coastal front of the settlement is also identified as being within the Coastal Change Management Area which is covered by policies within Local Plan Part 2.

**Table 64: Summary of options appraised in the settlement of Scratby**

| Allocated     | Main comparative site-specific reasons for allocation  |
|---------------|--|
| None          | n/a  |
| Not Allocated | Main comparative site-specific reasons for discounting allocation options  |
| Site 11       | Physically detached from the settlement, distance from services, major constraints to achieving on-site access.  |
| Site 97       | Physically detached from the settlement via the main road.   |
| Site 104      | Insufficient clarity on proposed use of the use, backland development, further evidence required on site access. |
| Site 303      | Physically detached from the settlement, distance from services, further evidence required on site access.       |
| Site 305      | Physically detached from the settlement, distance from services, further evidence required on site access.       |
| Site 306      | Physically detached from the settlement, distance from services, predominantly tourist uses surrounding.         |
| Site 307      | Physically detached from the settlement, distance from services, predominantly tourist uses surrounding.         |
| Site 308      | Partly within coastal change boundary, located some distance away from the main village services and facilities. |
| Site 311      | Physically detached from the settlement via the main road.   |
| Site 341      | No clear means of access, significant backland development.  |
| Site 464      | Access would need to be demonstrated, unlikely to be acceptable via Site 440.                                    |

### *Summary of options appraised in the settlement of Somerton*

6.2.105. The settlement of Somerton is situated in both the Broads Authority and Great Yarmouth plan area and comprises a handful of small farmsteads but which do not relate to a discernible centre. The settlement includes the Somerton conservation area and sits partly within the Norfolk Coast Area of Outstanding Natural Beauty.

6.2.106. No sites were suggested for development and no allocations are proposed in Somerton.

*Summary of options appraised in the settlement of St Olaves*

6.2.107. St Olaves is a small, compact village that is located at the south-western margin of the borough, adjacent to the Broads Authority area. The settlement grew around the remains of a 13th century Augustinian Priory (Grade I listed building) and a historic bridging point over the River Waveney which today continues as a focal point in the settlement. South of the village lies a significant belt of plantation woodland with the celebrated Somerleyton Hall and Gardens further beyond. The settlement contains some facilities catering towards the tourism and leisure trade e.g. pub, restaurant, sailing supplies stores, but little in the way of day to day residential facilities, though an hourly bus service between Great Yarmouth and Bungay serves the village.

**Table 65: Summary of options appraised in the settlement of St Olaves**

| <b>Allocated</b>     | <b>Main comparative site-specific reasons for allocation</b>   |
|----------------------|--|
| None                 | n/a  |
| <b>Not Allocated</b> | <b>Main comparative site-specific reasons for discounting allocation option</b>  |
| Site 443             | No clear means of access, backland development, potential impacts upon heritage assets and The Broads, over-development of site. |

*Summary of options appraised in the settlement of Stokesby*

6.2.108. The settlement of Stokesby is largely contained within the Broads Authority area, though a small, detached section of ribbon development is situated within the Great Yarmouth plan area.

6.2.109. No sites were suggested for development and no allocations are proposed in Stokesby.

*Summary of options appraised in the settlement of Thurne*

6.2.110. The settlement of Thurne is largely contained within the Broads Authority area. A small number of sporadic individual dwellings are situated within the Great Yarmouth plan area however these do not form part of the main settlement.

6.2.111. No sites were suggested for development and no allocations are proposed in Thurne.

*Summary of options appraised in the settlement of West Caister*

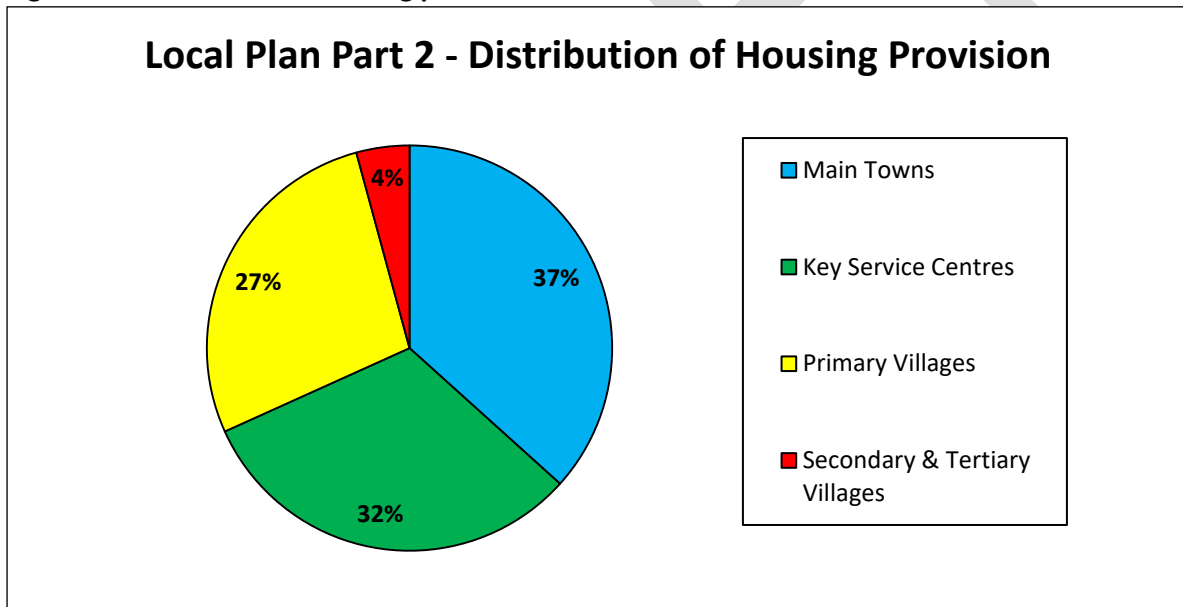
6.2.112. The settlement of West Caister is situated mostly within the Great Yarmouth plan area though a small arrangement of dwellings are located within the Broads Authority area. West Caister comprises two small, linear hamlets with a number of detached dwellings and small farms which are relatively distant from any major facilities and public transport.

**Table 66: Summary of options appraised in the settlement of West Caister**

| Allocated     | Main comparative site-specific reasons for allocation   |
|---------------|---|
| None          | n/a   |
| Not Allocated | Main comparative site-specific reasons for discounting allocation options                         |
| Site 94       | Limited development of settlement or access to services and facilities.                           |
| Site 426      | Limited development of settlement or access to services and facilities, over-development of site. |

### *Conclusions for Secondary and Tertiary Villages*

6.2.113. In addition to the committed growth within secondary and tertiary villages, the overall plan housing target has a significant buffer of approximately 50% with this section of the settlement hierarchy representing 4% of this overall housing growth (see graph below). This is close to the Core Strategy's target distribution of approximately 5% new housing growth in secondary and tertiary villages.

**Figure 13: Distribution of housing provision over settlement tiers**

6.2.114. While there was merit in some of the sites promoted for residential development, it is not considered necessary to allocate any further housing in the secondary and tertiary villages.

6.2.115. Development within these villages will be relatively limited. Most secondary villages have Development Limits identified around the core built up area of the settlements and within these development will generally be permitted. Any new development considered in settlements without Development Limits (where they lie within the plan area) will be more restricted and judged against the range of policies in the Core Strategy and Development Policies in this plan.

### 6.3. Assessing Strategic & Detailed Policy Options

- 6.3.1. Each emerging strategic and detailed policy was assessed against a range of alternative policy options. The default alternative policy options were based on: reliance on national planning policy and the adopted Core Strategy with the loss of policies from the Borough-Wide Local Plan from 2001 (a 'no further detailed policy option' scenario) and reliance on just the old saved policies of the Borough-Wide Local Plan from 2001 with the Core Strategy (a 'no change in policy' option). In some cases, particularly where there were no relevant saved policies, the two alternative options showed little difference to either each other.
- 6.3.2. Some emerging policies were developed and/or refined by presenting further alternative options where, for example, a particular policy requirement or the relevant site area that a policy applies to, was altered – and may result in alternative impacts.
- 6.3.3. In each case, the selected option for LPP2 is highlighted in the green coloured row. A summary of the appraisal and justification for selection or non-selection for each selected option is also provided. The full appraisals are in Appendix 5.

## Policy Assessment Tables

| Adjustment to Core Strategy housing target Summary of Policy Options Considered  |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - Amendment to Core Strategy to use standard method + Higher buffer (c. 30%)   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | V POS      | NIL   | NIL                    | V NEG                          | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Revised housing target. More likely to meet the full identified local housing needs for the area in line with latest national policy to avoid any confusion and with buffer will be close to Core Strategy target provision. Loss of agricultural land. |
| 2 - Amendment to Core Strategy to use standard method + Lower buffer (c. 10-15%) | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL   | NIL                    | V NEG                          | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Should meet identified revised housing target needs but strong reliance on delivery of site allocations. Loss of agricultural land.   |
| 3 - Amendment to Core Strategy to use standard method + no buffer                | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | MIX        | NIL   | NIL                    | V NEG                          | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Revised housing target only, potential to miss housing needs should any houses fail to deliver over the plan period. Loss of agricultural land  |
| 4 - Reliance on CS and NPPF (without BWLP)                                       | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | MIX        | NIL   | NIL                    | V NEG                          | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Potential short term 'over' provision of housing through the higher CS target, but will revert to Local Housing Need in 2020 as the Core Strategy becomes out of date. Loss of agricultural land. Without buffer may not meet needs.                    |
| 5 - Reliance on BWLP, CS & NPPF  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NEG   | NIL                    | V NEG                          | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | No housing target, failure to meet current and future housing needs. Likely to revert to Core Strategy and then Local Housing Need in any case. Loss of agricultural land.  |

| Adjustment of Core Strategy Policy CS7 Retail Requirement & Designated Centres Summary of Policy Options Considered |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of resources | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | MIX                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | NIL                                | NIL                                  | V POS                         | NIL                                | Reduced retail requirement - More likely to meet up-to-date retail needs for the area in line with national policy. Potential benefits - encourages other uses in town centres, helps to reduce vacancy to improve the vitality but also the townscape. The redefined GY Town Centre will consolidate strengthen its use and the Beacon Park District Centre will serve resident needs in an appropriate location. |
| 2 - Reliance on CS and NPPF (without BWLP)  | NIL                    | NIL                     | NIL                               | NIL                             | MIX                       | NIL             | MIX        | NIL   | NIL                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NEG                           | NIL                                | NIL                                  | MIX                           | NIL                                | Maintains 'over' provision of retail through plan, stifles alternative uses in town centres and may increase vacancy rates, Bradwell District Centre may not be well located to serve residents.   |
| 3 - Reliance on BWLP, CS & NPPF   | MIX                    | NIL                     | NIL                               | NIL                             | MIX                       | NIL             | MIX        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NEG                           | NIL                                | NIL                                  | NEG                           | NIL                                | Maintains 'over' provision of retail through plan, stifles alternative uses in town centres and may increase vacancy rates, lack of controlled uses within town centres may proliferate unwanted uses and or rise vacancy rates.   |

| Development Limits Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | Mix                    | NIL                     | NIL                               | NIL                             | V POS                     | NIL             | MIX        | MIX                             | POS                    | POS                            | NIL       | POS         | NIL                | NIL                                 | NIL  | POS                               | NIL                      | POS                           | POS                                | POS                                  | MIX                           | POS                                | Development Limits focuses growth in housing, employment, retail and other types of development within settlements. Direct positive impacts: accessible to residents and reducing the impact upon the surrounding landscape. |
| 2 - Reliance on CS and NPPF (without BWLP)            | NIL                    | NIL                     | NIL                               | NIL                             | MIX                       | NIL             | POS        | NEG                             | POS                    | NEG                            | NIL       | NEG         | NIL                | NIL                                 | NIL  | NEG                               | NIL                      | V NEG                         | POS                                | POS                                  | MIX                           | NEG                                | Lack of defined Limits could result in direct negative impacts: sprawling development, inaccessible, and with potentially significant negative impacts on surrounding landscape.   |
| 3 - Reliance on BWLP, CS & NPPF                       | Mix                    | MIX                     | NIL                               | NIL                             | POS                       | NIL             | V NEG      | MIX                             | MIX                    | POS                            | NIL       | NEG         | NIL                | NIL                                 | NIL  | POS                               | NIL                      | POS                           | NIL                                | MIX                                  | MIX                           | NEG                                | Out of date Limits restrict housing, employment, retail and other types of development - likely to fail to meet local housing needs, but reducing impact on surrounding landscape.   |

| Housing requirements for neighbourhood plan areas Summary of Policy Options Considered |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |                                   |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|-----------------------------------|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | POS                             | NIL                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | NIL                               | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Indicative zero housing target for designated neighbourhood areas. No requirements for Neighbourhood Plans to meet housing needs, accordance with national policy. Potential benefits - community involvement. |
| 2 - Reliance on CS and NPPF (without BWLP)   | NIL                    | NIL                     | NIL                               | NIL                             | MIX                       | NIL             | NEG        | MIX                             | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | NIL                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | No indicative figure, neighbourhoods may be able to determine their own housing need - likely reduction in housing provision.  |
| 3 - Reliance on BWLP, CS & NPPF  | NIL                    | NIL                     | NIL                               | NIL                             | MIX                       | NIL             | V NEG      | MIX                             | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | NIL                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | No indicative figure, neighbourhoods may be able to determine their own housing need - much more likely reduction in housing provision.  |



| Strategic gaps between settlements Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |                                   |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|-----------------------------------|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | POS                             | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | NIL                               | NIL                      | V POS                         | NIL                                | NIL                                  | NIL                           | NIL                                | Maintains gaps between named settlements, providing direct positive impacts: a natural break contributing to the setting of the countryside and unique townscapes of settlements. Small loss of land that could be available for housing development. |
| 2 - Reliance on CS and NPPF (without BWLP)                            | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | V NEG                           | NIL                    | NEG                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | NEG                               | NIL                      | V NEG                         | NIL                                | NIL                                  | NIL                           | NIL                                | No identified gaps between settlements, direct negative impacts: erosion of natural space and landscape with potential coalescence of settlements. Small increase in land that could be available for housing.  |
| 3 - Reliance on BWLP, CS & NPPF                                       | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NEG                             | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | NIL                               | NIL                      | NEG                           | NIL                                | NIL                                  | NIL                           | NIL                                | No identified gaps, but a restrictive countryside development policy - may lead to the erosion of some space and potential coalescence of settlements.  |

| New development in Coastal Change Management Areas Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | MIX   | NIL                    | NIL                            | NIL       | NIL         | NIL                | V POS                               | NIL  | NIL                               | NIL                      | MIX                           | POS                                | POS                                  | NIL                           | NIL                                | Protects people and property including location of new housing, employment, retail, and other facilities away from areas vulnerable to coastal erosion. Direct positive impacts: vulnerability to climate change, maintains housing stock for future. |
| 2 - Reliance on CS and NPPF (without BWLP)  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NEG   | NEG                    | NIL                            | V NEG     | NIL         | NIL                | V NEG                               | V NEG  | NIL                               | NIL                      | NEG                           | NEG                                | NEG                                  | NIL                           | NIL                                | Fails to define an area where people and property are vulnerable to coastal erosion, putting them at risk. Direct negative impacts: vulnerability to climate change, maintains housing stock for future.  |
| 3 - Reliance on BWLP, CS & NPPF   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | MIX        | MIX   | MIX                    | NIL                            | NIL       | NIL         | NIL                | NEG                                 | NIL  | NIL                               | NIL                      | MIX                           | POS                                | MIX                                  | NIL                           | NIL                                | Out of date information to protect people and property including location of new housing, employment, retail, and other facilities away from areas vulnerable to coastal erosion - may put them at some risk.   |

| Internationally protected habitats and species impact avoidance and mitigation Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | MIX        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | V POS                             | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Direct positive impact by providing necessary detail to ensure the integrity and protection of N2K sites from potential recreational disturbance. Potential to reduce some land available for housing where effects on N2K Sites cannot be avoided or mitigated. |
| 2 - Reliance on CS and NPPF (without BWLP)  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | MIX        | NIL   | MIX                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | POS                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Lacks the detail to collect money from new development and the necessary mitigation measures. Potential to reduce some land available for housing and tourist type facilities. Seeks to protect N2K sites from potential recreational disturbance.               |
| 3 - Reliance on BWLP, CS & NPPF   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | MIX        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | POS                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Lacks the detail to collect money from new development and the necessary mitigation measures. Potential to reduce some land available for housing and tourist type facilities. Seeks to protect N2K sites from potential recreational disturbance.               |

| Green Infrastructure Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | POS                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | V POS                             | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Strengthens and extends green infrastructure - protecting and enhancing habitats, contributing positively to the townscape, recreation and leisure. Generally positive social & environmental impacts. |
| 2 - Reliance on CS and NPPF (without BWLP)              | POS                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | POS                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Generally (not specific) seeks to improve green infrastructure protecting and enhancing habitats, contributing positively to the townscape, recreation and leisure.                                    |
| 3 - Reliance on BWLP, CS & NPPF                         | POS                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | POS                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Generally (not specific) seeks to improve green infrastructure protecting and enhancing habitats, contributing positively to the townscape, recreation and leisure.                                    |

| Potential strategic cycling and pedestrian routes Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy   | POS                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | POS   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | POS                               | POS                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Safeguards cycling & pedestrian routes. Direct positive impacts: improving/maintaining- access, recreation, movement, habitat and historic environment.                                |
| 2 - Reliance on CS and NPPF (without BWLP)   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NEG         | NIL                | NIL                                 | NIL  | NEG                               | NEG                      | NEG                           | NIL                                | NIL                                  | NIL                           | NIL                                | No specific use of former trackways, reliance on general improvements. Likely negative impacts: loss of habitats, historic/landscape assets and wider community benefits not realised. |
| 3 - Reliance on BWLP, CS & NPPF  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NEG         | NIL                | NIL                                 | NIL  | NEG                               | NEG                      | NEG                           | NIL                                | NIL                                  | NIL                           | NIL                                | No specific use of former trackways, reliance on saved policies. Likely negative impacts: loss of habitats, historic/landscape assets and wider community benefits not realised.       |

| Planning Obligations Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | POS                    | POS                     | NIL                               | POS                             | V POS                     | NIL             | V POS      | POS   | NIL                    | MIX                            | NIL       | POS         | NIL                | POS                                 | NIL  | POS                               | NIL                      | NIL                           | NIL                                | POS                                  | POS                           | POS                                | Requires contributions from development to provide a range of infrastructure, services and facilities, and to address other direct impacts from development. Positive across Social, Environmental and Economic Objectives.    |
| 2 - Reliance on CS and NPPF (without BWLP)              | MIX                    | MIX                     | NIL                               | MIX                             | MIX                       | NIL             | POS        | POS   | NIL                    | MIX                            | NIL       | POS         | NIL                | POS                                 | NIL  | POS                               | NIL                      | NIL                           | NIL                                | POS                                  | NIL                           | POS                                | Limited details requiring contributions from development, does not specify what contributions apart from general infrastructure (utilities) and N2K mitigation measures. Contributions may be less likely sought or collected. |
| 3 - Reliance on BWLP, CS & NPPF                         | MIX                    | MIX                     | NIL                               | MIX                             | MIX                       | NIL             | POS        | POS   | NIL                    | MIX                            | NIL       | POS         | NIL                | POS                                 | NIL  | POS                               | NIL                      | NIL                           | NIL                                | POS                                  | POS                           | POS                                | Limited details requiring contributions from development, but does not specify what contributions other than the early provision of facilities. Contributions may be sought or collected.                                      |

| Great Yarmouth Town Centre Area Summary of Policy Options Assessed                         |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New draft policy with existing town centre area  | POS                    | NIL                     | POS                               | POS                             | V POS                     | POS             | MIX        | POS                                       | POS                    | POS                            | NIL       | POS         | NEG                | NIL                                 | NIL  | NIL                               | V POS                    | V POS                         | POS                                | POS                                  | POS                           | POS                                | Potential confliction with larger existing residential pockets within area. Hall Quay ambitions may not be realised. But, generally supportive to retail and investment functions in town centre. Improves environment of town centre.  |
| 2 - New draft policy with Town Centre Masterplan Area                                      | POS                    | NIL                     | POS                               | POS                             | V POS                     | POS             | MIX        | POS                                       | POS                    | POS                            | NIL       | POS         | NEG                | NIL                                 | NIL  | NIL                               | V POS                    | V POS                         | POS                                | POS                                  | MIX                           | POS                                | Excludes Market Gates which would also benefit from Town Centre Policy, extends northwards to Station Gateway where some town centre uses and functions may not be desirable. But, supportive to retail and investment functions in town centre. Improves environment of town centre.   |
| 3 - New draft policy with Business Improvement District Area                               | POS                    | NIL                     | POS                               | POS                             | V POS                     | POS             | MIX        | POS                                       | POS                    | POS                            | NIL       | POS         | NIL                | NIL                                 | NIL  | NIL                               | V POS                    | V POS                         | POS                                | POS                                  | MIX                           | POS                                | Vast area coverage (including west side of River Yare) extending town centre uses, may not deliver the necessary improvements through development and uses to make a viable and thriving town centre. But, supportive to retail and investment functions in town centre. Improves environment of town centre.   |
| 4 - New draft policy with Combined new definition considering options 1-3                  | POS                    | NIL                     | POS                               | POS                             | V POS                     | POS             | MIX        | POS                                       | POS                    | POS                            | NIL       | POS         | NEG                | NIL                                 | NIL  | NIL                               | V POS                    | V POS                         | POS                                | POS                                  | V POS                         | POS                                | Potential confliction with larger existing residential pockets within area (but excluded from policy to maintain existing residential use). Caters for a suitably defined area in use and scale to make a viable and thriving town centre. But, supportive to retail and investment functions in town centre. Improves environment of town centre.  |
| 5 - Reliance on CS and NPPF (without BWLP)   | POS                    | NIL                     | POS                               | POS                             | V POS                     | NIL             | POS        | POS                                       | POS                    | POS                            | NIL       | POS         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | POS                                  | POS                           | POS                                | No specific defined town centre area without a further plan in place (i.e. relies on 2001 BWLP definition). Supportive to a narrower range of retail and investment functions in town centre  |
| 6 - Reliance on BWLP, CS & NPPF  | POS                    | NIL                     | POS                               | POS                             | V POS                     | NIL             | POS        | POS                                       | POS                    | POS                            | NIL       | POS         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | POS                                  | POS                           | POS                                | No specific defined town centre area without a further plan in place (i.e. relies on 2001 BWLP definition). Supportive to a narrower range of retail and investment functions in town centre  |
| 7 - (Focused change) reduced size town centre  | POS                    | NIL                     | POS                               | POS                             | V POS                     | POS             | POS        | POS                                       | POS                    | POS                            | NIL       | POS         | NEG                | NIL                                 | NIL  | NIL                               | POS                      | V POS                         | POS                                | POS                                  | V POS                         | POS                                | May not realise the full potential of the historic area, potential confliction along The Conge. But, supportive to retail and investment functions in reduced size but much better focused town centre area. Improves environment of town centre. Caters for a suitably defined area in use and scale to make a viable and thriving town centre.  |
| 8 - Reduced size with edits (includes Minster grounds, excludes The Conge and King Street) | POS                    | NIL                     | POS                               | POS                             | V POS                     | POS             | POS        | POS                                       | POS                    | POS                            | NIL       | POS         | NIL                | NEG                                 | NIL  | NIL                               | V POS                    | V POS                         | POS                                | POS                                  | V POS                         | POS                                | Supportive to retail and investment functions in reduced size centre with much better focus. Improves environment of town centre. Less likely to conflict with residential-led development areas or other specific zoned areas such as The Conge and King Street. Caters for a suitably defined area in use and scale to make a viable and thriving town centre. The Minster grounds may also benefit from enhancement of community facilities. |

| Market Gates Shopping Centre Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New draft policy  | MIX                    | NIL                     | NIL                               | POS                             | V POS                     | POS             | POS        | POS   | NIL                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | POS                                | POS                                  | V POS                         | POS                                | Designates Market Gates Shopping Centre for a range of town centre uses - Positive impacts for access to services, housing, enhances existing built environment and strengthens town centre.                 |
| 2 - Reliance on CS and NPPF (without BWLP)                      | MIX                    | NIL                     | NIL                               | NIL                             | POS                       | POS             | NIL        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | POS                           | NIL                                | More generic, as part of the designated town centre, the shopping centre would benefit through access to services, enhances to existing built environment and strengthens town centre.                       |
| 3 - Reliance on BWLP, CS & NPPF                                 | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | NEG   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NEG                           | NIL                                | NIL                                  | MIX                           | NIL                                | More generic, as part of the designated primary retail frontage, the shopping centre would benefit through access to services, but with reliance on retail uses may increase vacancy within the town centre. |

| Hall Quay Development Area Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New draft policy  | NIL                    | NIL                     | POS                               | NIL                             | POS                       | NIL             | POS        | POS   | NIL                    | NIL                            | NIL       | POS         | NIL                | NEG                                 | NIL  | NIL                               | POS                      | POS                           | POS                                | POS                                  | POS                           | NIL                                | Seeks to redevelop Hall Quay Area with a focus on leisure and food and drink - Positive impacts for housing, services and business provision; enhances existing built environment and strengthens town centre. |
| 2 - Reliance on CS and NPPF (without BWLP)                    | NIL                    | NIL                     | POS                               | NIL                             | POS                       | NIL             | POS        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | MIX                                 | NIL  | NIL                               | POS                      | POS                           | POS                                | POS                                  | POS                           | NIL                                | Non-specific regeneration of Hall Quay as part of the Waterfront Area - Positive impacts for housing, services and business provision; enhances existing built environment and strengthens town centre.        |
| 3 - Reliance on BWLP, CS & NPPF                               | NIL                    | NIL                     | POS                               | NIL                             | POS                       | NIL             | POS        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | MIX                                 | NIL  | NIL                               | POS                      | POS                           | POS                                | POS                                  | POS                           | NIL                                | Non-specific regeneration of Hall Quay as part of the Waterfront Area - Positive impacts for housing, services and business provision; enhances existing built environment and strengthens town centre.        |



| Great Yarmouth King Street Enhancement Area Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | MIX                       | NIL             | POS        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | V POS                    | V POS                         | MIX                                | MIX                                  | POS                           | NIL                                | Seeks to address poor quality of environment in King Street, directly supporting residential uses, restoration and repair of historic assets & improves the townscape. |
| 2 - Reliance on CS and NPPF (without BWLP)                                     | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | POS                      | POS                           | NIL                                | NIL                                  | MIX                           | NIL                                | Generic policies to protect historic assets and improve townscapes, likely to result in ad-hoc improvements for buildings in the King Street area.                     |
| 3 - Reliance on BWLP, CS & NPPF  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | POS                      | POS                           | NIL                                | NIL                                  | MIX                           | NIL                                | Generic policies to protect historic assets and improve townscapes, likely to result in ad-hoc improvements for buildings in the King Street area.                     |

| Regent Road Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option                                  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy                                 | POS                    | NIL                     | NIL                               | NIL                             | V POS                     | NIL             | POS        | NIL   | POS                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | V POS                    | V POS                         | POS                                | NIL                                  | MIX                           | POS                                | Supports the development of a range of cultural and retail facilities, improving access and investment between the town centre and seafront. Potential to improve quality and design of buildings and impact on wider townscape. Could attract some retail away from the town centre |
| 2 - Reliance on CS and NPPF (without BWLP)     | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL   | NEG                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NEG                      | NEG                           | NEG                                | NIL                                  | POS                           | NIL                                | No detailed guidance, reliance on BWLP definitions. May lead to a loss of: existing visitor/cultural attractions, and townscape character. But may strengthen town centre as the main retail focus.  |
| 3 - Reliance on BWLP, CS & NPPF                | POS                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NIL   | POS                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NEG                      | NEG                           | MIX                                | NIL                                  | MIX                           | NIL                                | Lacks alternative uses such as residential, may not improve the cultural offer or wider townscape, and potential to improve accessibility. Safeguards existing shopping and commercial uses.   |

| Great Yarmouth Seafront Area Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | MIX                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | POS        | NIL   | V POS                  | NIL                            | NIL       | NIL         | NIL                | MIX                                 | NIL  | NIL                               | V POS                    | POS                           | V POS                              | POS                                  | MIX                           | POS                                | Maintains and strengthens the cultural offer of the Seafront as a tourist destination, includes a variety of uses - housing on upper floors. Positive Direct impacts on: Cultural Facilities, use of brownfield land and historic assets.    |
| 2 - Reliance on CS and NPPF (without BWLP)                      | MIX                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | NIL   | POS                    | NIL                            | NIL       | NIL         | NIL                | MIX                                 | NIL  | NIL                               | V POS                    | POS                           | POS                                | POS                                  | MIX                           | POS                                | More general improvements such as potential to improve access to seafront, and safeguards key cultural assets. Lacks detail on acceptable uses. Positive Direct impacts on: Cultural Facilities, use of brownfield land and historic assets. |
| 3 - Reliance on BWLP, CS & NPPF                                 | MIX                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | NIL   | POS                    | NIL                            | NIL       | NIL         | NIL                | MIX                                 | NIL  | NIL                               | POS                      | POS                           | POS                                | NIL                                  | NIL                           | NIL                                | Lacks detail on acceptable uses. Maintains and strengthens the cultural offer of the Seafront as a tourist destination. Positive Direct impacts on: Cultural Facilities, use of brownfield land and historic assets.                         |

| Back of Seafront Improvement Area Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New draft policy   | POS                    | POS                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS   | MIX                    | NIL                            | POS       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | POS                      | V POS                         | POS                                | NIL                                  | NIL                           | NIL                                | Seeks to address poor quality of environment in identified back of Seafront locations. Direct positive impacts: improves the townscape through a range of appropriate uses, utilises previously developed land.  |
| 2 - Reliance on CS and NPPF (without BWLP)                           | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NIL   | POS                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | MIX                                | NIL                                  | NIL                           | NIL                                | Reliance on tourist type uses, may not be a sustainable form of tourism. Direct negative impacts: safeguards properties for holiday accommodation many of which may be converted to HMOs, contributing to the overconcentration of occupants and poor standard of accommodation stock. |
| 3 - Reliance on BWLP, CS & NPPF                                      | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NIL   | POS                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | MIX                      | MIX                           | MIX                                | NIL                                  | NIL                           | NIL                                | Reliance on safeguarded tourist accommodation. Direct negative impacts: restrictive uses safeguarding properties for holiday accommodation many of which may be converted to HMOs, contributing to the overconcentration of occupants and poor standard of accommodation stock.        |



| Great Yarmouth Racecourse Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NEG        | POS   | V POS                  | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | POS                               | POS                      | V POS                         | POS                                | NIL                                  | NIL                           | NIL                                | Protects the function of the site for the continued use as a racecourse benefitting the cultural/tourist offer, nature conservation and its historic contribution. Direct positive impacts: maintains a cultural facility, conserves a nationally designated site of biodiversity importance. |
| 2 - Reliance on CS and NPPF (without BWLP)                   | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NEG        | POS   | POS                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | POS                               | POS                      | POS                           | POS                                | NIL                                  | NIL                           | NIL                                | General safeguarding without detail, with the racecourse benefitting the cultural/tourist offer, nature conservation and its historic contribution. No support for continued associated functions.  |
| 3 - Reliance on BWLP, CS & NPPF                              | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NEG        | POS   | POS                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | POS                               | POS                      | POS                           | POS                                | NIL                                  | NIL                           | NIL                                | General safeguarding without detail, with the racecourse benefitting the cultural/tourist offer, nature conservation and its historic contribution. No support for continued associated functions.  |

| Great Yarmouth North Denes Airfield Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                             | NIL                    | MIX                            | NIL       | POS         | NIL                | NEG                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | POS                                  | NIL                           | POS                                | Supports the continued use of North Denes Airfield for aeronautical use, but with the necessary flexibility of uses and functions and potential temporary use. Direct positive impacts: use of brownfield land, and support for business growth (particularly the offshore energy industry) |
| 2 - Reliance on CS and NPPF (without BWLP)                             | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                             | NIL                    | NEG                            | NIL       | MIX         | NIL                | MIX                                 | NIL  | NIL                               | NIL                      | V NEG                         | NIL                                | NIL                                  | NIL                           | MIX                                | Not location specific, although recognising the potential need for airfield space. May result in further redundancy of site, lost opportunity to encourage more efficient travel movements.   |
| 3 - Reliance on BWLP, CS & NPPF  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                             | NIL                    | MIX                            | NIL       | MIX         | NIL                | MIX                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | POS                                | Generally more restrictive and may detract potential occupiers of the site. Supports the continued use of North Denes Airfield for North Sea Helicopter Operations.   |

| Great Yarmouth Port and Harbour Area Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New draft policy  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | POS             | MIX        | NIL   | MIX                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | V POS                              | V POS                                | NIL                           | NIL                                | Supports port related development, particularly the offshore energy industry, providing land, premises and employment opportunities, resists the loss of port-related land to alternative uses, maximises use of brownfield/contaminated land. Direct positive impacts on sustained economic growth, indigenous and inward investment. |
| 2 - Reliance on CS and NPPF (without BWLP)                              | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | MIX        | NIL   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | MIX                                | MIX                                  | NIL                           | NIL                                | The potential for alternative uses within port-side areas creates uncertainty for port and offshore related industries. Maximises use of brownfield/contaminated land. But generally supports port related development.  |
| 3 - Reliance on BWLP, CS & NPPF   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | POS                                | POS                                  | NIL                           | NIL                                | Does not specifically support offshore energy related industry. But supports port related development, maximises use of brownfield/contaminated land.  |

| Beacon Park Business Park Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | POS             | MIX        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | V POS                              | V POS                                | NIL                           | NIL                                | Specific Policy for strategically important employment site. Direct positive impacts - supports business investment and development, potential to create more job opportunities. |
| 2 - Reliance on CS and NPPF (without BWLP)                   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NIL   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | MIX                                | MIX                                  | NIL                           | NIL                                | Reliance on safeguarded employment site - potential that business functions and uses may be lost.  |
| 3 - Reliance on BWLP, CS & NPPF                              | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NIL   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | MIX                                | MIX                                  | NIL                           | NIL                                | Reliance on safeguarded employment site - potential that business functions and uses may be lost.  |

| Beacon Park District Centre Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New draft policy   | POS                    | NIL                     | NIL                               | POS                             | V POS                     | POS             | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | POS                                  | V POS                         | MIX                                | Defined new District Centre detailing acceptable functions and uses. Direct Positive Impacts: access to services and facilities, function of retail centre. |
| 2 - Reliance on CS and NPPF (without BWLP)                     | POS                    | NIL                     | NIL                               | POS                             | POS                       | POS             | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | POS                                  | POS                           | MIX                                | No defined area. Generally seeks to provide District Centre. Direct Positive Impacts: access to services and facilities, retail provision.                  |
| 3 - Reliance on BWLP, CS & NPPF                                | POS                    | NIL                     | NIL                               | POS                             | POS                       | POS             | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | POS                                  | POS                           | MIX                                | No defined area. Generally seeks to provide District Centre. Direct Positive Impacts: access to services and facilities, retail provision.                  |

| Access Improvements in the south of Hopton Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | POS                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | POS         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Improved access arrangements including non-vehicular modes in Hopton. Direct positive impacts: improving access, recreation, movement.  |
| 2 - Reliance on CS and NPPF (without BWLP)                                    | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NEG         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NEG                                | No specific improvement scheme, reliance on general improvements. Likely negative impacts: opportunity for access improvements and wider community benefits such as recreational uses not realised.                     |
| 3 - Reliance on BWLP, CS & NPPF   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NEG         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NEG                                | No specific improvement scheme, reliance on general improvements through development. Likely negative impacts: opportunity for access improvements and wider community benefits such as recreational uses not realised. |

| Amenity Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option                              | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New draft policy                       | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS   | NIL                    | NIL                            | POS       | POS         | NIL                | NIL                                 | POS  | POS                               | POS                      | POS                           | NIL                                | MIX                                  | NIL                           | NIL                                | Consolidated policy prevents a range of unreasonable impacts from nuisance and disturbance which could lead to neighbourly developments sympathetic to local surrounds and environment. Multiple direct positive impacts across social and environmental objectives |
| 2 - Reliance on CS and NPPF (without BWLP) | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | General sustainability principles (not as detailed) to guide development which will lead to a cleaner environment.  |
| 3 - Reliance on BWLP, CS & NPPF            | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS   | NIL                    | NIL                            | POS       | POS         | NIL                | NIL                                 | POS  | NIL                               | POS                      | MIX                           | NIL                                | MIX                                  | NIL                           | NIL                                | Fragmented policy coverage. Covers various development/use type proposals to address amenity which consider surrounds and environment. Will generally have a positive impact across social and environmental objectives.  |

| Housing design principles Summary of Policy Options Assessed |                                    |                               |                                      |                                    |                               |                          |                                   |                                   |                                     |                    |             |           |                                |                        |                                 |            |                 |                           |                                 |                                   |                         |                        |               |  |
|--|------------------------------------|-------------------------------|--------------------------------------|------------------------------------|-------------------------------|--------------------------|-----------------------------------|-----------------------------------|-------------------------------------|--------------------|-------------|-----------|--------------------------------|------------------------|---------------------------------|------------|-----------------|---------------------------|---------------------------------|-----------------------------------|-------------------------|------------------------|---------------|--|
|  | 22. Efficient Patterns of Movement | 21. Revitalising Town Centres | 20. Indigenous and Inward Investment | 19. Prosperity and Economic Growth | 18. Landscapes and Townscapes | 17. Historic Environment | 16. Biodiversity and Geodiversity | 15. Air and Water Quality and the | 14. Vulnerability to Climate Change | 13. Climate Change | 12. Traffic | 11. Waste | 10. Soil Resources and Quality | 9. Cultural Facilities | 8. Quality of Neighbourhood and | 7. Housing | 6. Unemployment | 5. Access to Key Services | 4. Poverty and Social Exclusion | 3. Crime and Anti-Social Activity | 2. Education and Skills | 1. Health & population | Policy Option |  |
|  | POS                                | POS                           | NIL                                  | NIL                                | POS                           | POS                      | POS                               | NIL                               | NIL                                 | NIL                | POS         | NIL       | NIL                            | NIL                    | POS                             | POS        | NIL             | POS                       | POS                             | NIL                               | NIL                     | NIL                    | POS           | 1 - Policy without adaptable homes standard            |
|  | POS                                | POS                           | NIL                                  | NIL                                | POS                           | POS                      | POS                               | NIL                               | NIL                                 | NIL                | POS         | NIL       | NIL                            | NIL                    | POS                             | POS        | NIL             | POS                       | POS                             | NIL                               | NIL                     | NIL                    | POS           | 2 - Reliance on CS and NPPF (without BWLP)             |
|  | NIL                                | POS                           | NIL                                  | NIL                                | POS                           | POS                      | NIL                               | NIL                               | NIL                                 | NIL                | NIL         | NIL       | NIL                            | NIL                    | POS                             | POS        | NIL             | NIL                       | NIL                             | NIL                               | NIL                     | NIL                    | NIL           | 3 - Reliance on BWLP, CS & NPPF                        |
|  | POS                                | POS                           | NIL                                  | NIL                                | POS                           | POS                      | POS                               | NIL                               | NIL                                 | NIL                | POS         | NIL       | NIL                            | NIL                    | POS                             | POS        | NIL             | NIL                       | POS                             | NIL                               | NIL                     | NIL                    | POS           | 4 - New policy : including adaptable housing standards |

| Advertisements Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option                                     | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy                                    | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | POS         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | POS                                | Controls the display of advertisements in terms of amenity and public safety: direct positive impacts on traffic, townscapes / landscapes, and efficient patterns of movement |
| 2 - Reliance on CS and NPPF (without BWLP)        | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NEG         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NEG                           | NIL                                | NIL                                  | NIL                           | NEG                                | Lacks detail to control adverts, direct negative impacts on traffic, townscapes / landscapes, and efficient patterns of movement  |
| 3 - Reliance on BWLP, CS & NPPF                   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Controls the display of advertisements in terms of amenity and public safety: direct positive impacts on townscapes / landscapes.   |

| Affordable Housing Tenure Mix Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options                             |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | V POS      | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Provision of affordable housing tenures to meet local needs. Direct positive impacts: increasing the range and type of housing on offer. |
| 2 - Reliance on CS and NPPF (without BWLP)                       | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | V NEG      | NEG   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | National policy would require 10% affordable home-ownership products which would not meet local needs.                                   |
| 3 - Reliance on BWLP, CS & NPPF                                  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | V NEG      | NEG   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | National policy would require 10% affordable home-ownership products which would not meet local needs.                                   |



| Delivering affordable housing on phased or cumulative developments Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | V POS      | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Ensures the required provision of affordable housing on phased or cumulative development sites. Direct positive impacts: increasing the range and type of housing on offer. |
| 2 - Reliance on CS and NPPF (without BWLP)  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | May result in the loss of some affordable housing provision where larger sites have been phased, limiting the range and type of housing offer.                              |
| 3 - Reliance on BWLP, CS & NPPF   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NEG   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | May result in a lack of affordable housing provision and even more where larger sites have been phased, limiting the range and type of housing offer.                       |

| Housing Density Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option                                      | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy                                     | POS                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | V POS      | POS   | NIL                    | NIL                            | NIL       | POS         | NIL                | NIL                                 | NIL  | POS                               | POS                      | POS                           | NIL                                | NIL                                  | POS                           | POS                                | Design principles will improve the condition, liveability, surrounding environment and permeability through new housing development sites. Direct positive impacts: housing stock, access and townscapes.   |
| 2 - Reliance on CS and NPPF (without BWLP)         | POS                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | V POS      | POS   | NIL                    | NIL                            | NIL       | POS         | NIL                | NIL                                 | NIL  | POS                               | POS                      | POS                           | NIL                                | NIL                                  | POS                           | POS                                | Not specific on larger development sites where there may be further opportunities to improve design and layout. Generally encourages well-designed places will improve the condition, liveability, surrounding environment through new housing development sites. |
| 3 - Reliance on BWLP, CS & NPPF                    | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | POS                      | POS                           | NIL                                | NIL                                  | POS                           | NIL                                | No detailed standards. Requiring a high standard design will generally improve housing stock and appearance upon surrounding environment.   |

| Open Space Provision for New Housing Development Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | POS                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | POS                               | NIL                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Provides open space (and improvement of existing spaces) with new housing growth - Positive social impacts in terms of access to services and facilities, community feel and townscape. |
| 2 - Reliance on CS and NPPF (without BWLP)  | NIL                    | NIL                     | NIL                               | NIL                             | NEG                       | NIL             | NIL        | NEG   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NEG                           | NIL                                | NIL                                  | NIL                           | NIL                                | Lack of open space provision with new housing growth - Negative social impacts in terms of access to services and facilities, community feel and townscape.                             |
| 3 - Reliance on BWLP, CS & NPPF   | NIL                    | NIL                     | NIL                               | NIL                             | NEG                       | NIL             | NIL        | NEG   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NEG                           | NIL                                | NIL                                  | NIL                           | NIL                                | Lack of open space provision with new housing growth - Negative social impacts in terms of access to services and facilities, community feel and townscape.                             |

| Rural Worker Dwellings Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - Policy with 3 years established                       | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | NIL                                | Established over a period of 3 years, this may give rural business a better chance of survival but may lead to more houses in remote locations. Potential to provide rural workers with housing - that help to sustain rural business.  |
| 2 – New Policy: with 5 years established                  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | NIL                                | Potential to provide rural workers with housing - that help to sustain rural business. Established over a period of 5 years (a stricter test), this may be harder for a business to survive, but will ensure the dwellings are for justified business cases and may reduce houses in more remote locations. |
| 3 - Reliance on CS and NPPF (without BWLP)                | NIL                    | NIL                     | NIL                               | NIL                             | V NEG                     | NIL             | POS        | NIL   | NIL                    | NEG                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | NIL                                | Without restriction could lead to more houses built in remote locations, but supports rural workers. Direct negative impact: access to essential services.  |
| 4 - Reliance on BWLP, CS & NPPF                           | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | No requirement for the business to be established, this may increase the number of such houses in remote locations. Potential to provide rural workers with housing - that help to sustain rural business.  |



| Retention and removal of existing occupationally restricted rural dwellings Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NEG                                | NIL                                  | NIL                           | NIL                                | Flexible consideration of occupation restricted rural dwellings, potential to benefit housing availability in the medium/long term, but dependent upon circumstances of case. Includes means to maintain restriction where practicable. |
| 2 - Reliance on CS and NPPF (without BWLP)   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | No means of altering occupancy condition, in the medium/long term -potential to result in vacant dwellings where rural businesses have become unviable/not in demand.   |
| 3 - Reliance on BWLP, CS & NPPF  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NEG                                | NIL                                  | NIL                           | NIL                                | Consideration of occupation restricted rural dwellings, potential to benefit housing availability in the medium/long term, but dependent upon circumstances of individual cases.  |

| Conversion of rural buildings to residential uses Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | MIX                       | NIL             | POS        | NIL   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | MIX                               | V POS                    | V POS                         | NIL                                | NIL                                  | NIL                           | NIL                                | Direct positive impacts on: historic environment and landscape - ensuring important features are preserved and enhanced and provide high quality accommodation. May result in some dwellings with poor access to local services.  |
| 2 - Reliance on CS and NPPF (without BWLP)   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL   | NIL                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | MIX                               | POS                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Lack of guidance may result in some loss of the original building. May result in some dwellings with poor access to local services. Direct positive impacts on: historic environment and landscape - ensuring important features are preserved and enhanced and provide high quality accommodation. |
| 3 - Reliance on BWLP, CS & NPPF  | NIL                    | NIL                     | NIL                               | NIL                             | NEG                       | POS             | NIL        | NIL   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | MIX                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | NIL                                | Requires associated commercial use of building which may restrict conversions, but generally positive on housing.   |

| Replacement dwellings outside development limits Draft Policy Summary of Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | NIL                             | MIX                       | NIL             | POS        | NIL   | NIL                    | V<br>POS                       | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | POS                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Offers more flexibility in determining replacement dwelling schemes. Direct positive impacts: potential to upgrade/improve dwellings, makes use of previously developed land; and may improve the setting of historic buildings/townscape.  |
| 2 - Reliance on CS and NPPF (without BWLP)  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NIL   | NIL                    | NEG                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Potential to result in redundant buildings where replacement is not achieved. Encourages the re-use and conversion of existing buildings, but not replacement.  |
| 3 - Reliance on BWLP, CS & NPPF   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL   | NIL                    | V<br>POS                       | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | POS                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | More restrictive policy and does not consider unlawful/temporary dwellings. Direct positive impacts: potential to upgrade/improve dwellings, makes use of previously developed land; and may improve the setting of historic buildings/townscape. More restrictive on increasing scale for replacement. |

| Residential extensions Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL                             | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | POS                      | POS                           | NIL                                | NIL                                  | NIL                           | NIL                                | Supports residential extensions - potential to improve housing stock, and enhance historic assets and townscape.   |
| 2 - Reliance on CS and NPPF (without BWLP)                | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NIL                             | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Limits potential for extending properties to permitted development (national policy). This may restrict housing stock and adaptability to meet local needs.  |
| 3 - Reliance on BWLP, CS & NPPF                           | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL                             | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | No emphasis on enhancing. Supports residential extensions - potential to improve housing stock, and maintain the character of the local area and townscape - |

| Housing for the elderly and other vulnerable users Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | V POS                  | NIL                     | NIL                               | POS                             | V POS                     | NIL             | V POS      | POS   | NIL                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Encourages the development of housing for elderly and vulnerable users. Direct positive impacts: health of populations, access to services, and meeting housing needs.                               |
| 2 - Reliance on CS and NPPF (without BWLP)  | POS                    | NIL                     | NIL                               | POS                             | MIX                       | NIL             | POS        | POS   | NIL                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | No specific guidance, may result in locations with poor access to essential services. Encourages the development of housing to meet all local needs, which would include elderly & vulnerable users. |
| 3 - Reliance on BWLP, CS & NPPF   | POS                    | NIL                     | NIL                               | POS                             | V POS                     | NIL             | POS        | POS   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Restricted encouragement for housing institutions. Direct positive impacts: health of populations, access to services, and meeting housing needs.  |

| Houses in Multiple Occupation (HMOs) Summary of policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options                  |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | POS                             | NIL                       | NIL             | POS        | NIL   | NIL                    | POS                            | POS       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Detailed HMO Policy. Direct positive impacts - Improved housing stock & quality, improved historic environment and townscape. |
| 2 - Reliance on CS and NPPF (without BWLP)                              | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NEG        | NIL   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NEG                      | NEG                           | NIL                                | NIL                                  | NIL                           | NIL                                | No policy. Direct negative impacts - Deteriorating housing stock & quality, poor historic environment and townscape.          |
| 3 - Reliance on BWLP, CS & NPPF   | NIL                    | NIL                     | NIL                               | NEG                             | NIL                       | NIL             | NEG        | NIL   | NIL                    | POS                            | MIX       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | MIX                      | MIX                           | NIL                                | NIL                                  | NIL                           | NIL                                | Saved policy not working. HMO concentrations leading to poor housing stock, poverty, and condition and townscape.             |

| Housing Supply and Delivery Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Potential to genuinely increase housing delivery through planning permissions  |
| 2 - Reliance on CS and NPPF (without BWLP)                     | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | MIX        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Lack of mechanism to achieve housing delivery, likely to result in larger proportion of stalled delivery   |
| 3 - Reliance on BWLP, CS & NPPF                                | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | MIX        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Out of date housing provision likely to fail to meet local housing needs, and lack of mechanism to achieve housing delivery, likely to result in larger proportion of stalled delivery |

| Location of retail development Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | POS                    | POS                     | POS                               | POS                             | V POS                     | POS             | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | MIX                                | POS                                  | V POS                         | POS                                | Identifies locations for retail development. Direct positive impacts - revitalising retail centres, providing services and facilities in accessible locations, including within a reasonable proximity when located outside of suitable centres/areas. |
| 2 - Reliance on CS and NPPF (without BWLP)                        | POS                    | POS                     | POS                               | POS                             | V POS                     | POS             | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | MIX                                | POS                                  | POS                           | POS                                | Relies on defined centres to provide services and facilities.  |
| 3 - Reliance on BWLP, CS & NPPF                                   | POS                    | POS                     | POS                               | POS                             | V POS                     | POS             | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | MIX                                | POS                                  | POS                           | POS                                | Relies on defined centres to provide services and facilities.  |

| Protected Shopping Frontages Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |   |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|---|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | NIL                             | NIL                    | V POS                          | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL                               | POS                      | V POS                         | POS                                | NIL                                  | V POS                         | NIL                                | Supports the revitalisation, improves its vitality, and defines the main focus of ground floor shopping frontages within town centre for retail activity. Direct positive impacts: strengthens the town centre retail character, contributes positively to townscape and historic environment. |
| 2 - Reliance on CS and NPPF (without BWLP)                      | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                             | NIL                    | V POS                          | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL                               | NEG                      | NEG                           | MIX                                | NIL                                  | NEG                           | NIL                                | Traditional shopping frontages may be lost to alternative non-retail uses (reliance on BWLP definition). Direct negative impacts: quality of townscape, historic environment and vitality of town centre.  |
| 3 - Reliance on BWLP, CS & NPPF                                 | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                             | NIL                    | V POS                          | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL                               | MIX                      | POS                           | POS                                | NIL                                  | POS                           | NIL                                | Part of the traditional (A1) retail focus may be lost to alternative commercial uses. Supports retail development within defined shopping frontage areas, limiting change of use to classes A2 and A3 - reducing flexibility (e.g. not A5).  |

| Gorleston Town Centre Area Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | POS                    | POS                     | POS                               | POS                             | V POS                     | POS             | MIX        | POS   | POS                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | POS                      | V POS                         | POS                                | POS                                  | V POS                         | MIX                                | Town Centre Area and Policy- detailed acceptable functions and uses. Direct Positive Impacts: access to services and facilities, function of town centre, improves contribution to townscape. |
| 2 - Reliance on CS and NPPF (without BWLP)                    | POS                    | NIL                     | POS                               | POS                             | V POS                     | NIL             | POS        | POS   | POS                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | POS                                | POS                                  | POS                           | MIX                                | Lack of detail supporting identified Town Centre Area. Direct Positive Impacts: access to services and facilities, function of town centre, improves contribution to townscape.               |
| 3 - Reliance on BWLP, CS & NPPF                               | POS                    | NIL                     | POS                               | POS                             | V POS                     | NIL             | POS        | POS   | POS                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | POS                                | POS                                  | POS                           | MIX                                | Lack of detail supporting identified Town Centre Area. Direct Positive Impacts: access to services and facilities, function of town centre, improves contribution to townscape.               |



| Caister District Centre Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy   | POS                    | NIL                     | POS                               | POS                             | V POS                     | POS             | NIL        | POS   | POS                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | POS                      | V POS                         | POS                                | POS                                  | V POS                         | MIX                                | District Centre Area and Policy- detailed acceptable functions and uses. Direct Positive Impacts: access to services and facilities, function of district centre, improves contribution to townscape. |
| 2 - Reliance on CS and NPPF (without BWLP)                 | POS                    | NIL                     | POS                               | POS                             | V POS                     | NIL             | NIL        | POS   | POS                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | POS                                | POS                                  | POS                           | MIX                                | Lack of detail supporting identified District Centre Area. Direct Positive Impacts: access to services and facilities, function of district centre, improves contribution to townscape.               |
| 3 - Reliance on BWLP, CS & NPPF                            | POS                    | NIL                     | POS                               | POS                             | V POS                     | NIL             | NIL        | POS   | POS                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | POS                                | POS                                  | POS                           | MIX                                | Lack of detail supporting identified District Centre Area. Direct Positive Impacts: access to services and facilities, function of district centre, improves contribution to townscape.               |

| Local Centres Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option                                    | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy                                   | POS                    | NIL                     | POS                               | POS                             | V POS                     | POS             | NIL        | POS   | NIL                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | V POS                         | POS                                | POS                                  | V POS                         | MIX                                | Local Centres defined on Policies Map with detailed acceptable functions and uses. Direct Positive Impacts: access to services and facilities, function of local centres, improves contribution to townscape. |
| 2 - Reliance on CS and NPPF (without BWLP)       | POS                    | NIL                     | POS                               | POS                             | POS                       | NIL             | NIL        | POS   | NIL                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | POS                                | POS                                  | POS                           | MIX                                | Lack of detail supporting Local Centres areas. Direct Positive Impacts: access to services and facilities, function of district centre, improves contribution to townscape.                                   |
| 3 - Reliance on BWLP, CS & NPPF                  | POS                    | NIL                     | POS                               | POS                             | POS                       | NIL             | NIL        | POS   | NIL                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | POS                           | POS                                | POS                                  | POS                           | MIX                                | Lack of detail supporting Local Centres areas. Direct Positive Impacts: access to services and facilities, function of district centre, improves contribution to townscape.                                   |

| Kiosks and Stalls Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy                                       | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | POS                    | NIL                            | MIX       | NIL         | NIL                | MIX                                 | MIX  | MIX                               | POS                      | POS                           | POS                                | POS                                  | MIX                           | NIL                                | Supports the development of kiosks and stalls considering impacts on footways, street scenes/views and from waste, but also cumulative impacts. Overall potential to support tourist economy, and protect townscape. |
| 2 - Reliance on CS and NPPF (without BWLP)           | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NEG   | MIX                    | NIL                            | NEG       | NIL         | NIL                | NEG                                 | MIX  | NIL                               | MIX                      | MIX                           | NEG                                | MIX                                  | MIX                           | NIL                                | Unrestricted or supported kiosks and stalls may proliferate in coastal areas increasing obstructing footways, detracting from the character of the area and at risk from coastal change, and increasing litter.      |
| 3 - Reliance on BWLP, CS & NPPF                      | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | POS                    | NIL                            | MIX       | NIL         | NIL                | POS                                 | MIX  | NIL                               | POS                      | POS                           | POS                                | POS                                  | MIX                           | NIL                                | Potential for increased litter. Supports the development of kiosks and stalls associated with the tourist economy, considering impacts on frontages, disturbance, highway safety, and the character of the area.     |

| Food and drink Amenity Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | POS                    | NIL                            | NIL       | NIL         | NIL                | MIX                                 | MIX  | NIL                               | NIL                      | NIL                           | POS                                | POS                                  | MIX                           | NIL                                | Supports food and drink uses, particularly contributing to the tourist economy and town centre, considering impacts on neighbouring occupiers and the wider area. Direct positive impacts: tourist economy and business growth. |
| 2 - Reliance on CS and NPPF (without BWLP)                | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NEG   | MIX                    | MIX                            | NEG       | NIL         | NIL                | MIX                                 | NEG  | NIL                               | NIL                      | NEG                           | NEG                                | MIX                                  | MIX                           | NIL                                | Unrestricted or supported food and drink uses may proliferate in tourist areas increasing noise, litter odours and emissions.   |
| 3 - Reliance on BWLP, CS & NPPF                           | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | POS                    | NIL                            | MIX       | NIL         | NIL                | MIX                                 | MIX  | NIL                               | NIL                      | NIL                           | POS                                | POS                                  | MIX                           | NIL                                | Less detailed, but supports food and drink uses associated with shopping and the tourist economy, considering impacts on neighbouring occupiers and the wider area.   |



| Rural Retailing Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option                                      | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy                                     | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | MIX                                | Supports rural enterprises with appropriate retail scale, limiting impact on surrounding countryside, highway network and other retail centres. Direct positive impacts: access to services, and resilience of rural businesses. |
| 2 - Reliance on CS and NPPF (without BWLP)         | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | NIL                                | Limited potential for rural enterprise diversification, lack of guidance on acceptability in terms of scale and impacts on highway network and other retail centres.   |
| 3 - Reliance on BWLP, CS & NPPF                    | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | MIX                                | Limited types of retail. Supports rural enterprises with farm shops and garden centres, limiting impact on surrounding countryside, highway network and other retail centres.  |

| Business Development Summary of Policy Options Assessed           |                          |                         |                                   |                               |                           |                 |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |   |
|---|--------------------------|-------------------------|-----------------------------------|-------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|---|------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|------------------------------|------------------------------------|---|
| Policy Option   | 1. Health and Population | 2. Education and skills | 3. Crime and Anti-Social Activity | 4. Poverty & Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community Participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality, and the Sustainable use of | 16. Biodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centre | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 – Policy not allowing development outside of Development Limits | NIL                      | NIL                     | POS                               | POS                           | NIL                       | POS             | MIX        | NIL   | NIL                    | POS                            | NIL       | POS         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | POS                                | POS                                  | MIX                          | POS                                | Supports business development but limited to within identified settlements, making some land and property available, will tend to make use of previously developed land. Direct positive impacts to encourage growth, and accommodate indigenous and inward investment.                               |
| 2 - New policy: Allowing development outside limits               | NIL                      | NIL                     | POS                               | POS                           | NIL                       | POS             | POS        | NIL   | NIL                    | V POS                          | NIL       | POS         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | V POS                              | V POS                                | POS                          | POS                                | Supports business development including justified circumstances outside of identified settlements, making further land and property available, but will tend to make use of previously developed land. Direct positive impacts to encourage growth, and accommodate indigenous and inward investment. |
| 3 - Reliance on CS and NPPF (without BWLP)                        | POS                      | NIL                     | POS                               | POS                           | NIL                       | POS             | NIL        | NEG   | NIL                    | V POS                          | NIL       | POS         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | V POS                              | POS                                  | MIX                          | POS                                | Potential for adverse impacts from unneighbourly development. But, supports business development but limited to identified employment sites, will tend to make use of previously developed land.  |
| 4 - Reliance on BWLP, CS & NPPF                                   | POS                      | NIL                     | POS                               | NIL                           | NIL                       | NIL             | MIX        | NIL   | NIL                    | POS                            | NIL       | POS         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | POS                                | NIL                                  | NIL                          | POS                                | Limited to supporting small-scale business development within existing settlements, and will tend to make use of previously developed land.   |

| Holiday Accommodation Areas Summary of Policy Options Considered |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary  |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | POS             | NEG        | NIL                             | V POS                  | NIL                            | NIL       | NIL         | NIL                | POS                                 | NIL  | MIX                               | POS                      | POS                           | V POS                              | POS                                  | NEG                           | NIL                                | Defines Holiday Areas, supporting all-year round tourism and acceptable uses which can contribute to business growth, jobs, services and facilities while supporting the surrounding countryside and uses from unneighbourly development and use.   |
| 2 - Reliance on CS and NPPF (without BWLP)                       | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | POS             | NEG        | NIL                             | POS                    | MIX                            | NIL       | POS         | NIL                | NIL                                 | NIL  | MIX                               | V POS                    | MIX                           | V POS                              | POS                                  | NEG                           | NIL                                | Lack of acceptable uses, restriction on development within areas at risk of coastal change and potential disturbance from food and drink establishments. But, supports a wide range of existing sites and expansion and improvement including all-year round tourism which can contribute to business growth, jobs, services and facilities while supporting the surrounding countryside. |
| 3 - Reliance on BWLP, CS & NPPF                                  | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | POS             | NEG        | NIL                             | POS                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NEG                               | POS                      | MIX                           | POS                                | POS                                  | NEG                           | NIL                                | No active consideration of N2K Sites - may result in harmful impacts. Tighter zones (less flexible) to support tourist type uses which can contribute to business growth, jobs, services and facilities while supporting the surrounding countryside.   |

| New or expanded tourist facilities outside of Development Limits and Holiday Accommodation Areas Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |                                   |                                   |                          |                               |                                    |                                      |                               |                           |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|-----------------------------------|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|---------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 – Policy option (small-scale tourist facilities only)   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                             | POS                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | MIX                               | POS                      | POS                           | POS                                | POS                                  | NIL                           | NIL                       | A limited amount of small scale tourist development in the countryside is encouraged where the setting is part of the feature, considers a set of potential impacts including landscapes and biodiversity sites. Direct positive impacts on: cultural/tourist attractions, landscape, business development.                |
| 2 - Reliance on CS and NPPF (without BWLP)  | NIL                    | NIL                     | NIL                               | NIL                             | NEG                       | NIL             | NIL        | NIL                             | POS                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | MIX                               | POS                      | POS                           | POS                                | POS                                  | NIL                           | NIL                       | Less detailed policy on rural tourist development. Encourages countryside and habitat-based tourism where the setting is part of the feature, considers a set of potential impacts including landscapes and biodiversity sites. Direct positive impacts on: cultural/tourist attractions, landscape, business development. |
| 3 - Reliance on BWLP, CS & NPPF   | NIL                    | NIL                     | NIL                               | NIL                             | NEG                       | NIL             | NIL        | NIL                             | POS                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | MIX                               | POS                      | POS                           | POS                                | POS                                  | NIL                           | NIL                       | Limited encouragement of recreational facilities in the countryside and coastal areas where the setting is part of the feature, considers a set of potential impacts including landscapes and nature conservation sites. Direct positive impacts on: cultural/tourist attractions, landscape, business development.        |
| 4 – New Policy: New or expanded facilities outside DLs and HAA  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                             | V POS                  | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | MIX                               | POS                      | POS                           | POS                                | POS                                  | NIL                           | NIL                       | Wider scope to encourage holiday accommodation outside of existing areas. Considers a set of potential impacts including landscapes and biodiversity sites. Direct positive impacts on: cultural/tourist attractions, landscape, business development.   |

| Equestrian development Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | POS                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | NIL                                | Supports small & larger scale equestrian uses where appropriate to the surrounding landscape, with more consideration of uses and operations - potential disruption to highway network, benefits rural economy and potentially tourism. |
| 2 - Reliance on CS and NPPF (without BWLP)                | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NEG         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Lacks detail on consideration of such proposals. Supports small-scale equestrian uses where appropriate - potential disruption to highway network.  |
| 3 - Reliance on BWLP, CS & NPPF                           | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | NIL                                | Potential disruption to highway network, but, supports commercial scale equestrian uses where appropriate to the surrounding landscape, benefits rural economy and potentially tourism.   |

| Flood risk Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option                                 | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy                                | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS   | NIL                    | MIX                            | NIL       | NIL         | NIL                | MIX                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Ensures developments consider fully the potential impacts of flood risk and where necessary mitigation measures and infrastructure; and the potential consequences on nearby existing areas. Positive for housing. In terms of vulnerability to climate change, the policy applies flood risk flexibly within the Great Yarmouth Town area to allowing development where it mitigates effects. |
| 2 - Reliance on CS and NPPF (without BWLP)    | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS   | NIL                    | MIX                            | NIL       | NIL         | NIL                | V POS                               | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | MIX                           | NIL                                | Inflexibility in relation to Great Yarmouth and Gorleston where there are areas of higher risk. Ensures developments consider fully the potential impacts of flood risk and where necessary mitigation measures and infrastructure. Positive for housing, vulnerability to climate change and the town centre.   |
| 3 - Reliance on BWLP, CS & NPPF               | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS   | NIL                    | MIX                            | NIL       | NIL         | NIL                | V POS                               | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | MIX                           | NIL                                | Inflexibility in relation to Great Yarmouth and Gorleston where there are areas of higher risk. Ensures developments consider fully the potential impacts of flood risk and where necessary mitigation measures and infrastructure. Positive for housing, vulnerability to climate change and the town centre.   |

| Relocation from Coastal Change Management Areas Summary of Policy Options Assessed |                                    |                               |                                      |                                    |                               |                          |                                   |                                   |                                     |                    |             |           |                                |                        |   |            |                 |                           |                                 |                                   |                         |                        |
|--|------------------------------------|-------------------------------|--------------------------------------|------------------------------------|-------------------------------|--------------------------|-----------------------------------|-----------------------------------|-------------------------------------|--------------------|-------------|-----------|--------------------------------|------------------------|---|------------|-----------------|---------------------------|---------------------------------|-----------------------------------|-------------------------|------------------------|
| Policy Option  | 22. Efficient Patterns of Movement | 21. Revitalising Town Centres | 20. Indigenous and Inward Investment | 19. Prosperity and Economic Growth | 18. Landscapes and Townscapes | 17. Historic Environment | 16. Biodiversity and Geodiversity | 15. Air and Water Quality and the | 14. Vulnerability to Climate Change | 13. Climate Change | 12. Traffic | 11. Waste | 10. Soil Resources and Quality | 9. Cultural Facilities | 8. Quality of Neighbourhood and Communities | 7. Housing | 6. Unemployment | 5. Access to Key Services | 4. Poverty and Social Exclusion | 3. Crime and Anti-Social Activity | 2. Education and Skills | 1. Health & population |
| 1 - New policy   | NIL                                | NIL                           | NIL                                  | NEG                                | MIX                           | NIL                      | NIL                               | NIL                               | V POS                               | NIL                | NIL         | NIL       | NEG                            | NIL                    | MIX   | POS        | NIL             | NIL                       | NIL                             | NIL                               | NIL                     | NIL                    |
| 2 - Reliance on CS and NPPF (without BWLP)   | NIL                                | NIL                           | NIL                                  | NIL                                | NIL                           | NIL                      | NIL                               | NIL                               | NEG                                 | NIL                | NIL         | NIL       | NIL                            | NIL                    | NEG   | NEG        | NIL             | NIL                       | NIL                             | NIL                               | NIL                     | NIL                    |
| 3 - Reliance on BWLP, CS & NPPF  | NIL                                | NIL                           | NIL                                  | NIL                                | NIL                           | NIL                      | NIL                               | NIL                               | NEG                                 | NIL                | NIL         | NIL       | NIL                            | NIL                    | NEG   | NEG        | NIL             | NIL                       | NIL                             | NIL                               | NIL                     | NIL                    |

| Protection of open spaces Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |   |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|---|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Communities | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy   | POS                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NEG        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | POS                               | POS                      | POS                           | NIL                                | NIL                                  | POS                           | NIL                                | Protects a wider range of open spaces a community facility contributing positively to the townscape, historic buildings etc. There is flexibility to redevelop sites should the open space no longer be required or if it is part of an improvement. Generally positive social & environmental impacts. |
| 2 - Reliance on CS and NPPF (without BWLP)                   | POS                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NEG        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | POS                               | POS                      | POS                           | NIL                                | NIL                                  | POS                           | NIL                                | Protects open spaces as community facilities contributing positively to the townscape, historic buildings etc. There is flexibility in the policy should the open space no longer be required or if it is improved.   |
| 3 - Reliance on BWLP, CS & NPPF                              | POS                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NEG        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | POS                               | POS                      | POS                           | MIX                                | MIX                                  | POS                           | NIL                                | Restrictive to protect open space, no flexibility on development that will 'erode' amenity and open space.  |

| Trees and landscapes Summary of Policy Options Assessed |                                    |                               |                                      |                                    |                               |                          |                                   |  |                                     |                    |             |           |                                |                        |                                 |            |                 |                           |                                 |                                   |                         |                        |
|---|------------------------------------|-------------------------------|--------------------------------------|------------------------------------|-------------------------------|--------------------------|-----------------------------------|--|-------------------------------------|--------------------|-------------|-----------|--------------------------------|------------------------|---------------------------------|------------|-----------------|---------------------------|---------------------------------|-----------------------------------|-------------------------|------------------------|
| Policy Option   | 22. Efficient Patterns of Movement | 21. Revitalising Town Centres | 20. Indigenous and Inward Investment | 19. Prosperity and Economic Growth | 18. Landscapes and Townscapes | 17. Historic Environment | 16. Biodiversity and Geodiversity | 15. Air and Water Quality and the sustainable use of | 14. Vulnerability to Climate Change | 13. Climate Change | 12. Traffic | 11. Waste | 10. Soil Resources and Quality | 9. Cultural Facilities | 8. Quality of Neighbourhood and | 7. Housing | 6. Unemployment | 5. Access to Key Services | 4. Poverty and Social Exclusion | 3. Crime and Anti-Social Activity | 2. Education and Skills | 1. Health & population |
| 1 - New policy  | NIL                                | NIL                           | NIL                                  | NIL                                | V POS                         | POS                      | V POS                             | NIL  | NIL                                 | NIL                | NIL         | NIL       | NIL                            | NIL                    | NIL                             | NIL        | NIL             | NIL                       | NIL                             | NIL                               | NIL                     | NIL                    |
| 2 - Reliance on CS and NPPF (without BWLP)              | NIL                                | NIL                           | NIL                                  | NIL                                | POS                           | POS                      | POS                               | NIL  | NIL                                 | NIL                | NIL         | NIL       | NIL                            | NIL                    | NIL                             | NIL        | NIL             | NIL                       | NIL                             | NIL                               | NIL                     | NIL                    |
| 3 - Reliance on BWLP, CS & NPPF                         | NIL                                | NIL                           | NIL                                  | NIL                                | NEG                           | NIL                      | NEG                               | NIL  | NIL                                 | NIL                | NIL         | NIL       | NIL                            | NIL                    | NIL                             | NIL        | NIL             | NIL                       | NIL                             | NIL                               | NIL                     | NIL                    |

| Historic environment and heritage Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS                                       | POS                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | V POS                    | POS                           | NIL                                | NIL                                  | POS                           | NIL                                | More detailed, directly supports the protection and enhancement of historic environment and heritage assets benefitting built environment. Direct positive impacts improving: cultural assets, town centre, and townscape/landscape settings. |
| 2 - Reliance on CS and NPPF (without BWLP)                           | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS                                       | POS                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | V POS                    | POS                           | NIL                                | NIL                                  | POS                           | NIL                                | Directly supports the protection and enhancement of historic environment benefitting built environment. Direct positive impacts improving: cultural assets, town centre, and townscape/landscape settings.                                    |
| 3 - Reliance on BWLP, CS & NPPF                                      | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS                                       | POS                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | POS                      | POS                           | NIL                                | NIL                                  | POS                           | NIL                                | Directly supports the protection and enhancement of historic buildings, archaeology, and town centre streets and rows. Other assets and settings may also require protection.   |



| Pollution and hazards in development Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                                       | NIL                    | MIX                            | NIL       | NIL         | NIL                | V POS                               | V POS  | POS                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | More detailed policy Considers a wide range of pollution types and hazards with development proposals. Direct positive impacts: minimising risks from unstable land, maintain/improve air and water quality with development.              |
| 2 - Reliance on CS and NPPF (without BWLP)                              | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                                       | NIL                    | MIX                            | NIL       | NIL         | NIL                | POS                                 | POS  | POS                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | More general considerations. Considers sustainable development, design and coastal change in development proposals. Direct positive impacts: minimising risks from unstable land, maintain/improve air and water quality with development. |
| 3 - Reliance on BWLP, CS & NPPF   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                                       | NIL                    | MIX                            | NIL       | NIL         | NIL                | V POS                               | POS  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Considers pollution and hazards with development proposals. Direct positive impacts: minimising risks from unstable land, impacts on surrounding neighbours in terms of air and water quality with development.                            |

| Water conservation in new dwellings and holiday accommodation Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                                       | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | V POS  | POS                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Sets a water efficiency standard. Direct positive impacts - water efficiency and quality, and protection of internationally designated habitat.                                       |
| 2 - Reliance on CS and NPPF (without BWLP)   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                                       | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NEG  | NEG                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | No standard, general water quality considerations - likely to increase consumption and pressure on internationally designated habitat.  |
| 3 - Reliance on BWLP, CS & NPPF  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                                       | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NEG  | NEG                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | No standard & lack of communication with utility providers, general water quality considerations - likely to increase consumption and pressure on internationally designated habitat. |

| Community facilities Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community Participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | POS                    | POS                     | NIL                               | POS                             | V POS                     | NIL             | NIL        | POS   | NIL                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | POS                           | MIX                                | Encourages the provision of new community facilities (and their retention) particularly in areas with poor levels of provision and areas of high growth - Positive social impacts in terms of access to services and facilities |
| 2 - Reliance on CS and NPPF (without BWLP)              | POS                    | POS                     | NIL                               | POS                             | POS                       | NIL             | NIL        | POS   | NIL                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | POS                           | MIX                                | Encourages the provision of new community facilities (and their retention) - Positive social impacts in terms of access to services and facilities  |
| 3 - Reliance on BWLP, CS & NPPF                         | POS                    | POS                     | NIL                               | POS                             | POS                       | NIL             | NIL        | POS   | NIL                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | POS                           | MIX                                | Encourages the provision of new community facilities (and their retention) - Positive social impacts in terms of access to services and facilities  |

| Educational Facilities Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |   |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|---|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | NIL                    | V POS                   | NIL                               | NIL                             | V POS                     | NIL             | NIL        | POS                             | NIL                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Encourages development of educational facilities, ideally within existing built up areas and where necessary outside of Development Limits. Direct positive impacts: access to education and community welfare. |
| 2 - Reliance on CS and NPPF (without BWLP)                | NIL                    | POS                     | NIL                               | NIL                             | POS                       | NIL             | NIL        | POS                             | NIL                    | NEG                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Not specific to education, and not location specific. Potential direct positive impacts: access to education and community welfare. Generally encourages development of community facilities.                   |
| 3 - Reliance on BWLP, CS & NPPF                           | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | POS                             | NIL                    | NEG                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Maintains educational facilities subject to criteria, this will not encourage the development of or improvement of educational facilities.  |



| Vehicle parking for developments Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | POS                    | NIL                     | NIL                               | NIL                             | MIX                       | NIL             | NEG        | NIL   | POS                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | POS  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | POS                           | MIX                                | Improved range of parking facilities which may aid access to services and facilities, potentially encouraging visitors via non-car modes to cultural facilities and the town centre. Mixed impact on traffic. Potential loss of land suitable for residential uses. |
| 2 - Reliance on CS and NPPF (without BWLP)                          | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NEG        | NIL   | NIL                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | NIL                           | MIX                                | General improvements to accessibility (but not specific to parking provision), may help to improve parking provision as well as encouraging other modes of transport.   |
| 3 - Reliance on BWLP, CS & NPPF                                     | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | NEG        | NIL   | NIL                    | POS                            | NIL       | NEG         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | POS                                | NIL                                  | POS                           | NEG                                | General funding for parking in the urban and holiday areas through development. Loss of land suitable for residential uses, where potential car parking sites are identified.   |

| Telecommunications Summary of Policy Options Considered |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of water | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy  | NIL                    | NIL                     | NIL                               | NIL                             | POS                       | NIL             | POS        | POS   | NIL                    | MIX                            | NIL       | NIL         | POS                | NIL                                 | POS  | NIL                               | NIL                      | MIX                           | POS                                | POS                                  | POS                           | POS                                | Supports new telecommunications infrastructure - direct positive impacts on use of community facilities, quality of living, community participation, business growth. Potential impacts in loss of agricultural land and views on landscape. |
| 2 - Reliance on CS and NPPF (without BWLP)              | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | MIX                           | MIX                                | MIX                                  | MIX                           | NIL                                | No dedicated policy to encourage or consider potential impacts, potential lost opportunities for business growth.  |
| 3 - Reliance on BWLP, CS & NPPF                         | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL  | NIL                               | NIL                      | NIL                           | MIX                                | NEG                                  | MIX                           | NIL                                | Out-dated provision, potentially more restrictive on provision to realise full potential for improvements and benefits to social mobility and business growth.   |

| Foul Drainage Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |   |                        |                                |           |             |                    |                                     |  |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|--|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option                                    | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the sustainable use of | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy                                   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | POS                                       | NIL                    | NIL                            | NIL       | NIL         | NIL                | V POS                               | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Ensures new developments adequately provide drainage infrastructure; and this should reduce flood risk, providing better protected houses and helping the community feel safer. |
| 2 - Reliance on CS and NPPF (without BWLP)       | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                                       | NIL                    | NIL                            | NIL       | NIL         | NIL                | POS                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | This is not as detailed to fully consider drainage infrastructure but generally, this should reduce risk of flooding. Seeks new developments to incorporate SuDS.               |
| 3 - Reliance on BWLP, CS & NPPF                  | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | NIL        | NIL                                       | NIL                    | NIL                            | NIL       | NIL         | NIL                | POS                                 | NIL  | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | This is not as detailed to fully consider drainage infrastructure but generally, this should reduce risk of flooding. Seeks new developments to incorporate SuDS.               |

## Other alternative options assessed

| Traveller accommodation Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |                                   |                                   |                          |                               |                                    |                                      |                               |                                    |  |
|--|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|-----------------------------------|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|
| Policy Option  | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options   |
| 1 - New policy   | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL                             | NIL                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | While this could add some details much of it is within the CS. It will not specifically identify sites. Supports the provision of gypsy and traveller pitches to meet local needs - Positive social impacts. |
| 2 - Reliance on CS and NPPF (without BWLP)                 | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL                             | NIL                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Supports the provision of gypsy and traveller pitches to meet local needs, subject to appropriate considerations including highways, access to facilities, and flood risk - Positive social impacts.         |
| 3 - Reliance on BWLP, CS & NPPF                            | NIL                    | NIL                     | NIL                               | NIL                             | NIL                       | NIL             | POS        | NIL                             | NIL                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL                               | NIL                               | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                           | NIL                                | Supports the provision of gypsy and traveller pitches to meet local needs, subject to appropriate considerations including highways, access to facilities, and flood risk - Positive social impacts.         |

| Conge Development Area Summary of Policy Options Assessed |                        |                         |                                   |                                 |                           |                 |            |                                 |                        |                                |           |             |                    |                                     |                                   |                                   |                          |                               |                                    |                                      |                               |                                    |   |
|---|------------------------|-------------------------|-----------------------------------|---------------------------------|---------------------------|-----------------|------------|---------------------------------|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|-----------------------------------|-----------------------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|------------------------------------|---|
| Policy Option   | 1. Health & population | 2. Education and Skills | 3. Crime and Anti-Social Activity | 4. Poverty and Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality and the | 16. Biodiversity and Geodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centres | 22. Efficient Patterns of Movement | Sustainability Appraisal Summary and Reasons for Selecting Policy Option and Discounting Alternative Options  |
| 1 - New policy  | NIL                    | NIL                     | POS                               | NIL                             | NIL                       | NIL             | V POS      | NIL                             | NIL                    | V POS                          | NIL       | POS         | NIL                | MIX                                 | NIL                               | NIL                               | POS                      | POS                           | NIL                                | NIL                                  | POS                           | POS                                | Seeks to redevelop The Conge Area with a focus on residential uses - Positive impacts for housing, business provision, and enhances existing built environment and strengthens town centre. Support through CS policy could achieve the same objective. |
| 2 - Reliance on CS and NPPF (without BWLP)                | NIL                    | NIL                     | POS                               | NIL                             | NIL                       | NIL             | POS        | NIL                             | NIL                    | V POS                          | NIL       | POS         | NIL                | MIX                                 | NIL                               | NIL                               | POS                      | POS                           | NIL                                | NIL                                  | POS                           | POS                                | Seeks to regenerate the southern part of The Conge as part of the Waterfront Area - Not specific to the full Conge area, small positive impacts for housing, business provision, and enhances existing built environment and strengthens town centre.   |
| 3 - Reliance on BWLP, CS & NPPF                           | NIL                    | NIL                     | POS                               | NIL                             | NIL                       | NIL             | POS        | NIL                             | NIL                    | V POS                          | NIL       | POS         | NIL                | MIX                                 | NIL                               | NIL                               | POS                      | POS                           | NIL                                | NIL                                  | POS                           | POS                                | Seeks to regenerate the southern part of The Conge as part of the Waterfront Area - Not specific to the full Conge area, small positive impacts for housing, business provision, and enhances existing built environment and strengthens town centre.   |

## 7. Review of other plans & programmes

### 7.1. Context Review

7.1.1. A review of existing plans, programmes and policies as required by Annex 1a and 1e of the SEA Directive was undertaken as part of the SA Scoping Report in 2016 (Stage A). A full context analysis of relevant plans, policies and programmes, including the national and international protection objectives, and their relationship to the emerging local plan and sustainability appraisal is provided in Appendix 1. The following table lists the relevant plans and programmes:

**Table 67: Review of existing plans, policies and programmes**

|                      |   |
|----------------------|---|
| <b>International</b> | UNESCO Convention concerning the protection of the World Cultural and Natural Heritage (1972) |
|                      | EC Council Directive on the Conservation of Habitats and of Wild Fauna and Flora (92/43/ECC)  |
|                      | Kyoto Protocol (1992)   |
|                      | European Spatial Development Perspective (ESDP, 1999)   |
|                      | European Water Framework Directive (2000/60/EC)   |
|                      | EU Bathing Water Directive (2006/7/EC)  |
|                      | European Air Quality Directive (2008/50/EC)   |
|                      | European Renewables Energy Directive (2009/28/EC)   |
|                      | European Sustainable Development Strategy (ESDS, 2009)  |
|                      | EU 2020 Biodiversity Strategy (2010)  |
|                      | Europe 2020 Strategy (2011)   |
|                      | Rio+20 'The Future We Want' (2012)  |
|                      | Site Improvement Plan: Great Yarmouth Winterton Horsey (2014)                                 |
|                      | Site Improvement Plan: Breydon Water (2015)   |
| <b>National</b>      | Securing the future: delivering UK Sustainable Development Strategy (2005)                    |
|                      | Code for Sustainable Homes: A step change in sustainable home building practice (2006)        |
|                      | UK Climate Change Programme (2006)  |
|                      | Air Quality Strategy for England, Wales, Scotland and Northern Ireland (2011)                 |
|                      | Mary Portas High Street Review (2011)   |
|                      | Natural Environment White Paper (The Natural Choice: securing the value of nature (2011)      |
|                      | The Plan for Growth (2011)  |

|                        |  |
|------------------------|--|
|                        | UK Marine Policy Statement (2011)  |
|                        | White Paper: Water for life (2011)   |
|                        | Planning Policy for Traveller Sites (2012)   |
|                        | National planning policy for waste (2014)  |
|                        | White Paper: Industrial Strategy; building a Britain fit for the future (2017)                     |
|                        | The Clean Growth Strategy: Leading the way to a low carbon future (2017)                           |
|                        | A Green Future: Our 25 Year Plan to Improve the Environment (2018)                                 |
|                        | Revised National Planning Policy Framework (2019)  |
| <b>Regional/County</b> | Norfolk Biodiversity Action Plan (1999)  |
|                        | Norfolk Rights of Way Improvement Plan 2007-2017 Strategic Review (2007)                           |
|                        | Broadland Rivers Catchment Flood Management Plan (2009)  |
|                        | Norfolk Geodiversity Action Plan (2010)  |
|                        | Norfolk County Council Minerals and Waste Core Strategy and Development Management Policies (2011) |
|                        | Connecting Norfolk 'Norfolk's 3 <sup>rd</sup> Local Transport Plan' (LTP3) 2001 – 2026 (2011)      |
|                        | Broadland Rivers Catchment Abstraction Management Strategy (2013)                                  |
|                        | Norfolk County Council Minerals Site Specific DPD (2013)   |
|                        | Norfolk County Council Waste Site Specific DPD (2013)  |
|                        | Broadland Rivers Catchment Plan (2014)   |
|                        | Norfolk Coast Partnership AONB Management Plan 2014 – 2019 (2014)                                  |
|                        | East Inshore and Offshore Marine Plans (2014)  |
|                        | Essex and Suffolk Water- Water Resources Management Plan 2015-2040 (2014)                          |
|                        | New Anglia LEP Strategic Economic Plan (2014)  |
|                        | River Basin Management Plan- Anglian River Basin District (2015)                                   |
|                        | New Anglia LEP Norfolk and Suffolk Economic Strategy (2017)  |
|                        | Norfolk Strategic Planning Framework (2019)  |
| <b>Local</b>           | Great Yarmouth Borough-Wide Local Plan – Saved Policies (2001)                                     |
|                        | Great Yarmouth Borough Cultural Strategy 'The Star of the East' (2005)                             |
|                        | North Norfolk District Council Core Strategy (2008)  |
|                        | Waveney District Council Core Strategy (2009)  |
|                        | Great Yarmouth Economic Strategy 2011-2016 (2011)  |
|                        | Broads Plan: A strategic plan to manage the Norfolk and Suffolk Broads (2011)                      |

|  |  |
|--|--|
|  | Kelling to Lowestoft Ness Shoreline Management Plan (2012)             |
|  | Local Development Order for South Denes (2012)                         |
|  | Local Development Order for Beacon Park (2012)                         |
|  | Great Yarmouth Tourism Strategy 2013-2018 (2013)                       |
|  | Great Yarmouth Borough Surface Water Management Plan (2013)            |
|  | [Great Yarmouth] infrastructure Plan (2014)                            |
|  | Coastal Access Hopton-on-Sea to Sea Palling (2014)                     |
|  | Great Yarmouth Borough Council Local Plan Part 1: Core Strategy (2015) |
|  | Great Yarmouth Borough Council: The Plan 2015-2020                     |
|  | Great Yarmouth Habitats Monitoring and Mitigation Strategy (2019)      |
|  | Waveney [part of East Suffolk] Local Plan (2019)                       |
|  | Broads Local Plan (2019)   |

## 8. Appraising for likely significant effects

### 8.1. Assessing the effects of Plan Objectives

8.1.1. Normally a sustainability appraisal for a plan would also include an assessment of the objectives of that plan in relation to the sustainability objectives identified. In the case of the Local Plan Part 2, the Objective of the Plan is to facilitate the implementation of the Core Strategy. In these circumstances, the objectives of the Plan are in effect those Core Strategy Objectives already addressed in SA that supported the adopted Core Strategy. These can be summarised as:

- Minimising our impact on the environment
- Addressing social exclusion and reducing deprivation
- Accommodating a growing population
- Strengthening the competitiveness of the local economy
- Capitalising on the success of the local visitor economy
- Protecting and enhancing the quality of the local environment
- Securing the delivery of key infrastructure

8.1.2. The overall result of the Core Strategy SA was that the majority of Core Strategy Objectives are generally compatible with the SA Objectives, in particular where they concern social sustainability objectives such as improving the quality of life in the Borough. To address uncertain or potential conflicts, particularly in relation to new development, environmental considerations were taken into account when translating Core Strategic Objectives into more detailed Core Policies.

8.1.3. **The overall result of the plan objectives is a small but positive increase in sustainability.**

### 8.2. Assessing the effects of Policies and Site Allocations

8.2.1. Below is a cumulative impact assessment matrix. This shows the potential impact of each policy and site allocation within the LPP2. In total there are 75 policies and site allocations within the plan.

8.2.2. In isolation, this may begin to show certain trends, i.e. that some effects may cumulatively be more significant. However, to provide a more detailed analysis of the effects, each of the SA Objectives will be discussed in turn.



Table 68: Cumulative Impact Assessment, Scores from Policy &amp; Site Allocation Appraisals

| Cumulative Impact Assessment   |                       |                                     |                         |                                   |                               |                           |                       |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|--|-----------------------|-------------------------------------|-------------------------|-----------------------------------|-------------------------------|---------------------------|-----------------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|---|------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|------------------------------|------------------------------------|
| Scoring Effects  | Very Positive = V POS |                                     |                         | Positive = POS                    |                               |                           | Very Negative = V NEG |            |   | Negative = NEG         |                                |           | Mixed = MIX |                    |                                     | Negligible = NIL  |                  |                          |                               |                                    |                                      |                              |                                    |
| Sections, Policies & Site Allocations  | Site/Policy Ref.      | Sustainability Appraisal Objectives |                         |                                   |                               |                           |                       |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|  |                       | 1. Health and Population            | 2. Education and skills | 3. Crime and Anti-Social Activity | 4. Poverty & Social Exclusion | 5. Access to Key Services | 6. Unemployment       | 7. Housing | 8. Quality of Neighbourhood and Community Participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality, and the Sustainable use of Water | 16. Biodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centre | 22. Efficient Patterns of Movement |
| Amendments to Core Strategy  |                       |                                     |                         |                                   |                               |                           |                       |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
| Adjustment to Core Strategy Housing Target                                     | UCS3                  | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | V POS      | NIL   | NIL                    | V NEG                          | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Amendment to Retail Requirement  | UCS7                  | MIX                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | NIL                                | NIL                                  | V POS                        | NIL                                |
| General Strategic Policies   |                       |                                     |                         |                                   |                               |                           |                       |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
| Development Limits   | GSP1                  | MIX                                 | NIL                     | NIL                               | NIL                           | V POS                     | NIL                   | MIX        | MIX   | POS                    | POS                            | NIL       | POS         | NIL                | NIL                                 | NIL   | POS              | NIL                      | POS                           | POS                                | POS                                  | MIX                          | POS                                |
| Housing Requirements for Neighbourhood Plan Areas                              | GSP2                  | NIL                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | NIL        | POS   | NIL                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Strategic gaps between settlements   | GSP3                  | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | NEG        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | V POS                         | NIL                                | NIL                                  | NIL                          | NIL                                |
| New development in Coastal Change Management Areas                             | GSP4                  | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | POS        | MIX   | NIL                    | NIL                            | NIL       | NIL         | NIL                | V POS                               | NIL   | NIL              | NIL                      | MIX                           | POS                                | POS                                  | NIL                          | NIL                                |
| Internationally protected habitats and species impact avoidance and mitigation | GSP5                  | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | MIX        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | POS              | NIL                      | POS                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Green Infrastructure   | GSP6                  | POS                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | V POS            | NIL                      | POS                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Potential Strategic Cycling and Pedestrian Routes                              | GSP7                  | POS                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | NIL        | POS   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | POS              | POS                      | POS                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Planning obligations   | GSP8                  | POS                                 | POS                     | NIL                               | POS                           | V POS                     | NIL                   | V POS      | POS   | NIL                    | MIX                            | NIL       | POS         | NIL                | POS                                 | NIL   | POS              | NIL                      | NIL                           | NIL                                | POS                                  | POS                          | POS                                |
| Policies for Places: Strategic Area and Site Specific Policies                 |                       |                                     |                         |                                   |                               |                           |                       |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
| Great Yarmouth Town Centre Area  | GY1                   | POS                                 | NIL                     | POS                               | POS                           | V POS                     | POS                   | POS        | POS   | POS                    | POS                            | NIL       | POS         | NIL                | NEG                                 | NIL   | NIL              | V POS                    | V POS                         | POS                                | POS                                  | V POS                        | POS                                |
| Market Gates Shopping Centre   | GY2                   | MIX                                 | NIL                     | NIL                               | POS                           | V POS                     | POS                   | POS        | POS   | NIL                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | POS                                | POS                                  | V POS                        | POS                                |
| Hall Quay Development Area   | GY3                   | NIL                                 | NIL                     | POS                               | NIL                           | POS                       | NIL                   | POS        | POS   | NIL                    | NIL                            | NIL       | POS         | NIL                | NEG                                 | NIL   | NIL              | POS                      | POS                           | POS                                | POS                                  | POS                          | NIL                                |
| Great Yarmouth King Street Enhancement Area                                    | GY4                   | NIL                                 | NIL                     | NIL                               | NIL                           | MIX                       | NIL                   | POS        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | V POS                    | V POS                         | MIX                                | MIX                                  | POS                          | NIL                                |
| Regent Road  | GY5                   | POS                                 | NIL                     | NIL                               | NIL                           | V POS                     | NIL                   | POS        | NIL   | POS                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | V POS                    | V POS                         | POS                                | NIL                                  | MIX                          | POS                                |
| Great Yarmouth Seafront Area   | GY6                   | MIX                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | POS        | NIL   | V POS                  | NIL                            | NIL       | NIL         | NIL                | MIX                                 | NIL   | NIL              | V POS                    | POS                           | V POS                              | POS                                  | MIX                          | POS                                |

| Cumulative Impact Assessment                             |                                       |                  |                                     |                                   |                               |                           |                 |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|--|---------------------------------------|------------------|-------------------------------------|-----------------------------------|-------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|---|------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|------------------------------|------------------------------------|
| Scoring Effects  | Very Positive = V POS                 |                  | Positive = POS                      |                                   | Very Negative = V NEG         |                           | Negative = NEG  |            | Mixed = MIX   |                        | Negligible = NIL               |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|  | Sections, Policies & Site Allocations | Site/Policy Ref. | Sustainability Appraisal Objectives |                                   |                               |                           |                 |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
| 1. Health and Population                                 |                                       |                  | 2. Education and skills             | 3. Crime and Anti-Social Activity | 4. Poverty & Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community Participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality, and the Sustainable use of Water | 16. Biodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centre | 22. Efficient Patterns of Movement |
| Great Yarmouth Back of Seafront Improvement Area         | GY7                                   | POS              | POS                                 | NIL                               | NIL                           | NIL                       | NIL             | POS        | POS   | MIX                    | NIL                            | POS       | NIL         | NIL                | NIL                                 | NIL   | NIL              | POS                      | V POS                         | POS                                | NIL                                  | NIL                          | NIL                                |
| Great Yarmouth Racecourse                                | GY8                                   | NIL              | NIL                                 | NIL                               | NIL                           | POS                       | NIL             | NEG        | POS   | V POS                  | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | POS              | POS                      | V POS                         | POS                                | NIL                                  | NIL                          | NIL                                |
| Great Yarmouth North Denes Airfield                      | GY9                                   | NIL              | NIL                                 | NIL                               | NIL                           | NIL                       | NIL             | NIL        | NIL   | NIL                    | MIX                            | NIL       | POS         | NIL                | NEG                                 | NIL   | NIL              | NIL                      | NIL                           | POS                                | POS                                  | NIL                          | POS                                |
| Great Yarmouth Port & Harbour Area                       | GY10                                  | NIL              | NIL                                 | NIL                               | NIL                           | NIL                       | POS             | MIX        | NIL   | MIX                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | V POS                              | V POS                                | NIL                          | NIL                                |
| Land south of Links Road, Gorleston-on-Sea (500 houses)  | GN1                                   | POS              | POS                                 | NIL                               | POS                           | POS                       | POS             | POS        | POS   | POS                    | NEG                            | NIL       | NEG         | MIX                | MIX                                 | MIX   | MIX              | MIX                      | MIX                           | POS                                | POS                                  | POS                          | NEG                                |
| Emerald Park, Gorleston-on-Sea (100 houses)              | GN2                                   | POS              | POS                                 | NIL                               | POS                           | POS                       | NIL             | POS        | MIX   | NIL                    | MIX                            | NIL       | NEG         | MIX                | MIX                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NEG                                |
| Land at Ferryside Road, Gorleston-on-Sea                 | GN3                                   | POS              | POS                                 | NIL                               | NIL                           | POS                       | NIL             | POS        | POS   | POS                    | V POS                          | NIL       | POS         | NIL                | POS                                 | NIL   | MIX              | MIX                      | POS                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Beacon Business Park                                     | GN4                                   | NIL              | NIL                                 | NIL                               | NIL                           | NIL                       | POS             | MIX        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | V POS                              | V POS                                | NIL                          | NIL                                |
| Beacon Business Park Extension                           | GN5                                   | POS              | POS                                 | NIL                               | POS                           | POS                       | POS             | NIL        | POS   | NIL                    | V NEG                          | NIL       | NEG         | MIX                | POS                                 | MIX   | MIX              | NIL                      | MIX                           | V POS                              | V POS                                | NIL                          | NEG                                |
| Shrublands Community Facility (health facility)          | GN6                                   | V POS            | POS                                 | NIL                               | NIL                           | V POS                     | POS             | POS        | MIX   | POS                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | MIX              | MIX                      | MIX                           | POS                                | POS                                  | POS                          | MIX                                |
| Beacon Park District Centre                              | BL1                                   | POS              | NIL                                 | NIL                               | POS                           | V POS                     | POS             | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | POS                                | POS                                  | V POS                        | MIX                                |
| Land west of Jack Chase Way, Caister-on-Sea (725 homes)  | CA1                                   | POS              | POS                                 | NIL                               | POS                           | MIX                       | POS             | POS        | POS   | MIX                    | V NEG                          | NIL       | NEG         | MIX                | POS                                 | MIX   | NIL              | MIX                      | MIX                           | MIX                                | NIL                                  | MIX                          | NEG                                |
| Land south of New Road, Belton (100 homes)               | BN1                                   | POS              | POS                                 | NIL                               | POS                           | POS                       | NIL             | POS        | POS   | POS                    | NEG                            | NIL       | POS         | NIL                | NIL                                 | NIL   | MIX              | NIL                      | MIX                           | NIL                                | NIL                                  | POS                          | NIL                                |
| Land at former Pontins Holiday Camp, Hemsby (190 homes)  | HY1                                   | POS              | POS                                 | NIL                               | POS                           | V POS                     | POS             | POS        | POS   | NIL                    | POS                            | NIL       | MIX         | NIL                | MIX                                 | NIL   | MIX              | NIL                      | V POS                         | POS                                | POS                                  | POS                          | MIX                                |
| Access improvements in the south of Hopton               | HP1                                   | POS              | NIL                                 | NIL                               | NIL                           | NIL                       | NIL             | NIL        | NIL   | NIL                    | NIL                            | NIL       | POS         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Land to the west of Coast Road, Hopton-on-Sea (40 homes) | HP2                                   | POS              | POS                                 | NIL                               | POS                           | POS                       | NIL             | POS        | POS   | NIL                    | NEG                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | MIX                                | MIX                                  | NIL                          | MIX                                |
| Land north of Hemsby Road, Martham                       | MA1                                   | POS              | POS                                 | NIL                               | NIL                           | POS                       | NIL             | POS        | POS   | NIL                    | V NEG                          | NIL       | MIX         | MIX                | NIL                                 | NIL   | NIL              | MIX                      | MIX                           | NIL                                | NIL                                  | POS                          | MIX                                |
| Land south of Cromer Road, Ormesby St Margaret           | OT1                                   | POS              | POS                                 | NIL                               | POS                           | POS                       | NIL             | POS        | POS   | NIL                    | NEG                            | NIL       | NEG         | NIL                | POS                                 | NIL   | MIX              | MIX                      | NIL                           | NIL                                | NIL                                  | POS                          | NEG                                |

| Cumulative Impact Assessment  |                       |                                     |                         |                                   |                               |                           |                       |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|---|-----------------------|-------------------------------------|-------------------------|-----------------------------------|-------------------------------|---------------------------|-----------------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|---|------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|------------------------------|------------------------------------|
| Scoring Effects   | Very Positive = V POS |                                     |                         | Positive = POS                    |                               |                           | Very Negative = V NEG |            |   | Negative = NEG         |                                |           | Mixed = MIX |                    |                                     | Negligible = NIL  |                  |                          |                               |                                    |                                      |                              |                                    |
| Sections, Policies & Site Allocations                                 | Site/Policy Ref.      | Sustainability Appraisal Objectives |                         |                                   |                               |                           |                       |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|   |                       | 1. Health and Population            | 2. Education and skills | 3. Crime and Anti-Social Activity | 4. Poverty & Social Exclusion | 5. Access to Key Services | 6. Unemployment       | 7. Housing | 8. Quality of Neighbourhood and Community Participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality, and the Sustainable use of Water | 16. Biodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centre | 22. Efficient Patterns of Movement |
| North of Barton Way, Ormesby St Margaret                              | OT2                   | POS                                 | POS                     | NIL                               | POS                           | POS                       | NIL                   | POS        | POS   | NIL                    | NEG                            | NIL       | MIX         | NIL                | MIX                                 | NIL   | MIX              | NIL                      | NIL                           | NIL                                | NIL                                  | POS                          | MIX                                |
| Non-Strategic Policies  |                       |                                     |                         |                                   |                               |                           |                       |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
| Amenity   | A1                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | POS        | POS   | NIL                    | NIL                            | POS       | POS         | NIL                | NIL                                 | POS   | POS              | POS                      | POS                           | NIL                                | MIX                                  | NIL                          | NIL                                |
| Housing design principles   | A2                    | POS                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | V POS      | POS   | NIL                    | NIL                            | NIL       | POS         | NIL                | NIL                                 | NIL   | POS              | POS                      | POS                           | NIL                                | NIL                                  | POS                          | POS                                |
| Advertisements  | A3                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | NIL        | NIL   | NIL                    | NIL                            | NIL       | POS         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | NIL                                | NIL                                  | NIL                          | POS                                |
| Affordable housing tenure mix   | H1                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | V POS      | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Delivering affordable housing on phased or cumulative developments    | H2                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | V POS      | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Housing density   | H3                    | POS                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | V POS      | POS   | NIL                    | NIL                            | NIL       | POS         | NIL                | NIL                                 | NIL   | POS              | POS                      | POS                           | NIL                                | NIL                                  | POS                          | POS                                |
| Open space provision for new housing development                      | H4                    | POS                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | NIL        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | POS              | NIL                      | POS                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Rural worker dwellings  | H5                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | POS        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | POS                                | NIL                                  | NIL                          | NIL                                |
| Retention and removal of existing occupationally restricted dwellings | H6                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | POS        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NEG                                | NIL                                  | NIL                          | NIL                                |
| Conversion of rural buildings to residential uses                     | H7                    | NIL                                 | NIL                     | NIL                               | NIL                           | MIX                       | NIL                   | POS        | NIL   | NIL                    | POS                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | MIX              | V POS                    | V POS                         | NIL                                | NIL                                  | NIL                          | NIL                                |
| Replacement dwellings outside of Development Limits                   | H8                    | NIL                                 | NIL                     | NIL                               | NIL                           | MIX                       | NIL                   | POS        | NIL   | NIL                    | V POS                          | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | POS                      | POS                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Residential extensions  | H9                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | POS        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | POS                      | POS                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Residential annexes   | H10                   | MIX                                 | NIL                     | NIL                               | NIL                           | MIX                       | NIL                   | POS        | POS   | NIL                    | NEG                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Housing for the elderly and other vulnerable uses                     | H11                   | V POS                               | NIL                     | NIL                               | POS                           | V POS                     | NIL                   | V POS      | POS   | NIL                    | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Houses in Multiple Occupation   | H12                   | NIL                                 | NIL                     | NIL                               | POS                           | NIL                       | NIL                   | POS        | NIL   | NIL                    | POS                            | POS       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Housing supply and delivery   | H13                   | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | POS        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Location of retail development  | R1                    | POS                                 | POS                     | POS                               | POS                           | V POS                     | POS                   | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | MIX                                | POS                                  | V POS                        | POS                                |
| Protected shopping frontages  | R2                    | NIL                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | NIL        | NIL   | NIL                    | V POS                          | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | POS                      | V POS                         | POS                                | NIL                                  | V POS                        | NIL                                |

| Cumulative Impact Assessment   |                       |                                     |                         |                                   |                               |                           |                       |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|--|-----------------------|-------------------------------------|-------------------------|-----------------------------------|-------------------------------|---------------------------|-----------------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|---|------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|------------------------------|------------------------------------|
| Scoring Effects  | Very Positive = V POS |                                     |                         | Positive = POS                    |                               |                           | Very Negative = V NEG |            |   | Negative = NEG         |                                |           | Mixed = MIX |                    |                                     | Negligible = NIL  |                  |                          |                               |                                    |                                      |                              |                                    |
| Sections, Policies & Site Allocations  | Site/Policy Ref.      | Sustainability Appraisal Objectives |                         |                                   |                               |                           |                       |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|  |                       | 1. Health and Population            | 2. Education and skills | 3. Crime and Anti-Social Activity | 4. Poverty & Social Exclusion | 5. Access to Key Services | 6. Unemployment       | 7. Housing | 8. Quality of Neighbourhood and Community Participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality, and the Sustainable use of Water | 16. Biodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centre | 22. Efficient Patterns of Movement |
| Gorleston-on-Sea Town Centre Area  | R3                    | POS                                 | POS                     | POS                               | POS                           | V POS                     | POS                   | MIX        | POS   | POS                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | POS                      | V POS                         | POS                                | POS                                  | V POS                        | MIX                                |
| Caister-on-Sea District Centre   | R4                    | POS                                 | NIL                     | POS                               | POS                           | V POS                     | POS                   | NIL        | POS   | POS                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | POS                      | V POS                         | POS                                | POS                                  | V POS                        | MIX                                |
| Local Centres  | R5                    | POS                                 | NIL                     | POS                               | POS                           | V POS                     | POS                   | NIL        | POS   | NIL                    | POS                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | V POS                         | POS                                | POS                                  | V POS                        | MIX                                |
| Kiosks and stalls  | R6                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | NIL        | NIL   | POS                    | NIL                            | MIX       | NIL         | NIL                | MIX                                 | MIX   | MIX              | POS                      | POS                           | POS                                | POS                                  | MIX                          | NIL                                |
| Food and drink uses  | R7                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | NIL        | NIL   | POS                    | NIL                            | NIL       | NIL         | NIL                | MIX                                 | MIX   | NIL              | NIL                      | NIL                           | POS                                | POS                                  | MIX                          | NIL                                |
| Rural retailing  | R8                    | NIL                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | NIL        | POS   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | POS                                | NIL                                  | NIL                          | MIX                                |
| Business development   | B1                    | NIL                                 | NIL                     | POS                               | POS                           | NIL                       | POS                   | POS        | NIL   | NIL                    | V POS                          | NIL       | POS         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | POS                           | V POS                              | V POS                                | POS                          | POS                                |
| Holiday accommodation areas  | L1                    | NIL                                 | NIL                     | NIL                               | NIL                           | POS                       | POS                   | NEG        | NIL   | V POS                  | NIL                            | NIL       | NIL         | NIL                | POS                                 | NIL   | MIX              | POS                      | POS                           | V POS                              | POS                                  | NEG                          | NIL                                |
| New or expanded tourist facilities outside of Development Limits and Holiday Accommodation Areas | L2                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | NIL        | NIL   | V POS                  | MIX                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | MIX              | POS                      | POS                           | POS                                | POS                                  | NIL                          | NIL                                |
| Equestrian development   | L3                    | POS                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | NIL        | NIL   | NIL                    | NIL                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | POS                                | NIL                                  | NIL                          | NIL                                |
| Flood risk   | E1                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | POS        | POS   | NIL                    | MIX                            | NIL       | NIL         | NIL                | MIX                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Relocation from Coastal Change Management Areas  | E2                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | POS        | MIX   | NIL                    | NEG                            | NIL       | NIL         | NIL                | V POS                               | NIL   | NIL              | NIL                      | MIX                           | NEG                                | NIL                                  | NIL                          | NIL                                |
| Protection of open spaces  | E3                    | POS                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | NEG        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | POS              | POS                      | POS                           | NIL                                | NIL                                  | POS                          | NIL                                |
| Trees and landscapes   | E4                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | V POS            | POS                      | V POS                         | NIL                                | NIL                                  | NIL                          | NIL                                |
| Historic environment   | E5                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | POS        | POS   | POS                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | NIL   | NIL              | V POS                    | POS                           | NIL                                | NIL                                  | POS                          | NIL                                |
| Pollution and hazards in development   | E6                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | NIL        | NIL   | NIL                    | MIX                            | NIL       | NIL         | NIL                | V POS                               | POS   | POS              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Water conservation in new dwellings and holiday accommodation                                    | E7                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL                   | NIL        | NIL   | NIL                    | NIL                            | NIL       | NIL         | NIL                | NIL                                 | V POS   | POS              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Community facilities   | C1                    | POS                                 | POS                     | NIL                               | POS                           | V POS                     | NIL                   | NIL        | POS   | NIL                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | POS                          | MIX                                |
| Educational facilities   | C2                    | NIL                                 | V POS                   | NIL                               | NIL                           | V POS                     | NIL                   | NIL        | POS   | NIL                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |
| Vehicle parking for developments   | I1                    | POS                                 | NIL                     | NIL                               | NIL                           | MIX                       | NIL                   | NEG        | NIL   | POS                    | MIX                            | NIL       | MIX         | NIL                | NIL                                 | POS   | NIL              | NIL                      | NIL                           | POS                                | NIL                                  | POS                          | MIX                                |
| Telecommunications   | I2                    | NIL                                 | NIL                     | NIL                               | NIL                           | POS                       | NIL                   | POS        | POS   | NIL                    | MIX                            | NIL       | NIL         | POS                | NIL                                 | POS   | NIL              | NIL                      | MIX                           | POS                                | POS                                  | POS                          | POS                                |

| Cumulative Impact Assessment |                       |                                     |                         |                                   |                               |                           |                 |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|------------------------------|-----------------------|-------------------------------------|-------------------------|-----------------------------------|-------------------------------|---------------------------|-----------------|------------|---|------------------------|--------------------------------|-----------|-------------|--------------------|-------------------------------------|---|------------------|--------------------------|-------------------------------|------------------------------------|--------------------------------------|------------------------------|------------------------------------|
| Scoring Effects              | Very Positive = V POS |                                     | Positive = POS          |                                   | Very Negative = V NEG         |                           | Negative = NEG  |            | Mixed = MIX   |                        | Negligible = NIL               |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|                              | Site/Policy Ref.      | Sustainability Appraisal Objectives |                         |                                   |                               |                           |                 |            |   |                        |                                |           |             |                    |                                     |   |                  |                          |                               |                                    |                                      |                              |                                    |
|                              |                       | 1. Health and Population            | 2. Education and skills | 3. Crime and Anti-Social Activity | 4. Poverty & Social Exclusion | 5. Access to Key Services | 6. Unemployment | 7. Housing | 8. Quality of Neighbourhood and Community Participation | 9. Cultural Facilities | 10. Soil Resources and Quality | 11. Waste | 12. Traffic | 13. Climate Change | 14. Vulnerability to Climate Change | 15. Air and Water Quality, and the Sustainable use of Water | 16. Biodiversity | 17. Historic Environment | 18. Landscapes and Townscapes | 19. Prosperity and Economic Growth | 20. Indigenous and Inward Investment | 21. Revitalising Town Centre | 22. Efficient Patterns of Movement |
| Foul drainage                | I3                    | NIL                                 | NIL                     | NIL                               | NIL                           | NIL                       | NIL             | POS        | POS   | NIL                    | NIL                            | NIL       | NIL         | NIL                | V POS                               | NIL   | NIL              | NIL                      | NIL                           | NIL                                | NIL                                  | NIL                          | NIL                                |

## SA Objective 1: Health and Population

**Table 69: Health and Population Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 2                     |
| Positive = POS        | 30                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 5                     |
| Negligible = NIL      | 38                    |

- 8.2.3. Both the policies and site allocations perform well against the 'Health and Population' SA Objective, to improve the health of the population overall. A number of policies and site allocations directly provide or encourage green infrastructure and open space, walking and cycling, and access to healthcare services.
- 8.2.4. The highest performers within this objective were the allocation of Shrublands healthcare facility and the policy on housing for the elderly and vulnerable users. In contrast, there were five policies that scored a mixed effects which related to competing uses such as retail (A1 shopping uses), the potential increase of unhealthy food and drink uses in visitor attraction areas, and the distance of some potential uses to access healthcare facilities.
- 8.2.5. Over half of the policies and site allocations will result in a negligible effect on health and the population. No negative effect scores were recorded by either the direct net loss of facilities or a poor relationship or isolation from facilities.
- 8.2.6. Overall, while an increasing population will put pressure on healthcare and recreational facilities, the plan does contain within policies and site allocations with mechanisms to provide more of these facilities with development. There is the potential for a time lag between the provision of new or improved healthcare services and the development of new houses. There is therefore, the potential for some facilities to be lacking on some sites in the short-term.
- 8.2.7. **On this basis, the effect is a small but generally positive effect from the baseline sustainability position.**

## SA Objective 2: Education and Skills

**Table 70: Education and Skills Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 1                     |
| Positive = POS        | 17                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 0                     |
| Negligible = NIL      | 57                    |

- 8.2.8. Both the policies and site allocations perform well against the ‘Education and Skills’ SA Objective, to improve the education, skills and training of the population overall. A number of policies and site allocations directly provide or encourage access to educational services.
- 8.2.9. The highest performers within this objective was the policy on providing new or expanded educational facilities. Most of the site allocations have good access to local educational facilities. The site allocation at Jack Chase Way provides space for a primary school as part of the development.
- 8.2.10. The majority of policies and site allocations will result in a negligible effect on education and skills. No negative or mixed effects scores were recorded by either the potential or direct net loss of facilities or a poor relationship or isolation from educational facilities.
- 8.2.11. Overall, while an increasing population will put pressure on education and skills facilities, the plan does contain within policies and site allocations the mechanisms to encourage and provide more of these facilities with development. There is the potential for a time lag between the provision of new or improved educational facilities and the development of new houses. There is therefore, the potential for some facilities to be lacking on some sites in the short-term.
- 8.2.12. **On this basis, the effect is a very small but generally positive effect from the baseline sustainability position.**



### SA Objective 3: Crime and Anti-Social Activity

**Table 71: Crime and Anti-Social Activity Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 0                     |
| Positive = POS        | 7                     |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 0                     |
| Negligible = NIL      | 68                    |

8.2.13. Both the policies and site allocations perform acceptably against the 'Crime and Anti-Social Activity' SA Objective, to reduce anti-social activity and the opportunity for crime. A small number of policies and site allocations directly design out crime or provide or encourage access to services that may help to reduce incidences, such as town or district centres that provide a range of uses including retail and leisure.

8.2.14. The majority of policies and site allocations will result in a negligible effect on crime and anti-social activity. No negative or mixed effects scores were recorded by the potential to directly locate or encourage development in poor locations which provide the opportunities for crime.

8.2.15. Overall, while an increasing population has the potential to increase incidences of crime, the plan does contain within policies and site allocations with mechanisms to design out opportunities for crime. The underlying causes of anti-social activity are complex and reach far beyond just planning to make a more fundamental change. It is also likely that such changes will be more evidential over a long-term period.

8.2.16. **On this basis, the effect is an extremely small but generally positive effect from the baseline sustainability position.**

### SA Objective 4: Poverty and Social Exclusion

**Table 72: Poverty and Social Exclusion Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 0                     |
| Positive = POS        | 21                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 0                     |
| Negligible = NIL      | 54                    |

- 8.2.17. Both the policies and site allocations perform acceptably against the 'Poverty and Social Exclusion' SA Objective, to reduce multiple deprivation and inequalities. A number of policies and site allocations directly provide or encourage access to services and affordable housing which contribute to multiple deprivation. Such services through policies and site allocations included access to: housing, affordable housing, housing for the elderly, retail, healthcare, education, and employment.
- 8.2.18. The majority of policies and site allocations will result in a negligible effect on multiple deprivation. No negative or mixed effects scores were recorded by the potential to increase segregation or social exclusion.
- 8.2.19. Overall, while the Borough has a number of wards ranked as some of the most deprived in the country, the plan does contain within it, policies and site allocations with mechanisms to reduce deprivation by improving access to housing and community services. The underlying causes of multiple deprivation are complex and reach far beyond just planning to make more fundamental changes. It is also likely that such changes will be more evidential over a long-term period.
- 8.2.20. **On this basis, the effect is a small but generally positive effect from the baseline sustainability position.**

## SA Objective 5: Access to key Services

**Table 73: Access to Key Services Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 15                    |
| Positive = POS        | 24                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 6                     |
| Negligible = NIL      | 30                    |

- 8.2.21. Both the policies and site allocations perform well against the 'Access to Key Services' SA Objective, to improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs, etc.). A number of policies and most site allocations directly provide or encourage access to key services and facilities.
- 8.2.22. The highest performers within this objective were site allocations and site-specific policies within or adjacent existing settlements with good access to local services and facilities. Some of the site allocations or site specific policies, such as at Beacon Park District Centre and Shrublands, directly provide on-site services.
- 8.2.23. Just under half of the policies will result in a negligible effect on access to key services. In contrast, there were six policies/allocations that scored a mixed effects which

related to the potential loss of facilities or policies that have the potential to encourage development with limited access to key services. A good example of the latter is, the conversion of rural buildings to residential uses, which has the potential to permit new houses in locations that may not usually be allowed. It is, however, unlikely that these will result in significant amounts of development with poor or limited access to key services.

8.2.24. Overall, while an increasing population will put pressure on key services, the plan does contain within policies and site allocations with mechanisms to encourage and provide more of these facilities with development. There is the potential for a time lag between the provision of new or improved services and facilities and the development of new houses. There is therefore, the potential for some facilities to be lacking on some sites in the shorter-term.

8.2.25. **On this basis, the effect is generally positive from the baseline sustainability position.**

## SA Objective 6: Unemployment

**Table 74: Unemployment Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 0                     |
| Positive = POS        | 16                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 0                     |
| Negligible = NIL      | 59                    |

8.2.26. Both the policies and site allocations perform acceptably against the 'Unemployment' SA Objective, to offer everybody the opportunity for rewarding and satisfying employment. A number of policies and site allocations directly provide or encourage employment opportunities.

8.2.27. While the extension to Beacon Business Park provides the largest and most obvious employment opportunities within the plan, there are more discreet opportunities through the likes of the retail and leisure industries. The majority of policies and site allocations will result in a negligible effect on unemployment. No negative or mixed effects scores were recorded by the potential to lead to job losses or increase unemployment.

8.2.28. Overall, while the Borough has a comparably high unemployment rate in Norfolk, the plan does contain within policies and site allocations with mechanisms to provide a diverse range of employment opportunities. The underlying factors behind unemployment are complex and reach far beyond just planning to make more fundamental changes. It is also likely that such changes will be more evidential over a long-term period or where larger specific local employment schemes have come online.

- 8.2.29. **On this basis, the effect is a small but generally positive effect from the baseline sustainability position.**

## SA Objective 7: Housing

**Table 75: Housing Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 7                     |
| Positive = POS        | 34                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 5                     |
| Mixed = MIX           | 5                     |
| Negligible = NIL      | 24                    |

- 8.2.30. Both the policies and site allocations generally perform well against the 'Housing' SA Objective, to provide everybody with the opportunity to live in a decent home. A number of policies and site allocations directly provide or encourage improvements to housing.
- 8.2.31. The highest performers within this objective were the housing policies which seek to generally increase provision and meet wider needs such as affordable housing and housing for the elderly and other vulnerable users. In contrast, there were policies that mixed and negative effects, which related to policies where there are other preferably located competing uses, such as employment uses, or policies that have the potential to restrict residential development such as strategic gaps between settlements. Approximately a third of the policies will have a negligible effect on housing.
- 8.2.32. Overall, while affordable housing needs are not likely to be met in full, the plan does contain within policies and site allocations with mechanisms to comfortably meet the overall housing need. Meeting more specific housing needs will be a significant challenge for the Borough Council, but the policies and site allocations do seek to maximise provision. A good example of this is in the 'housing design principles' policy which requires housing to be built to the M4(2), adaptable standards which will help to meet elderly and disabled needs for adaptable housing.
- 8.2.33. Improvements in housing provision, the standards, and meeting the annual housing targets should be evidential in the short term. Indeed the borough Council will be able to provide a five-year housing land supply upon adoption of the local plan. Meeting specialist housing needs such as affordable, elderly and disabled, will be more evidential over a long-term period.
- 8.2.34. **On this basis, the effect is positive from the baseline sustainability position.**

## SA Objective 8: Quality of Neighbourhood & Community Participation

**Table 76: Quality of neighbourhood and community participation Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 0                     |
| Positive = POS        | 41                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 5                     |
| Negligible = NIL      | 29                    |

- 8.2.35. Both the policies and site allocations perform acceptably against the 'Quality of neighbourhood & Community Participation' SA Objective, to encourage a sense of community identity and welfare. A number of policies and site allocations directly provide or encourage a sense of community or general cohesiveness.
- 8.2.36. Approximately half of policies and site allocations will result in a positive effect on the quality of a community. Such scores result from the provision of or good access to local service and facilities. Five mixed scores were recorded owing to the potential conflict of other community type uses or the potential for more remote locations to increase segregation or social exclusion. The Coastal Change Management Area and relocation policies are good examples of where local communities can be separated, but there is, however, recognition that such intervention is necessary to protect residents from further erosion.
- 8.2.37. Overall, the plan seek through its policies and site allocations to increase community cohesiveness. This is something that will not be easily measurable, but is more likely to be evidenced over a long-term period.
- 8.2.38. **On this basis, the effect is a small but generally positive effect from the baseline sustainability position.**

## SA Objective 9: Cultural Facilities

**Table 77: Cultural Facilities Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 4                     |
| Positive = POS        | 13                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 3                     |
| Negligible = NIL      | 55                    |

- 8.2.39. Both the policies and site allocations generally perform well against the 'Cultural Facilities' SA Objective, to encourage a greater usage of cultural attractions.
- 8.2.40. The highest performers within this objective were site allocations and site-specific policies directly providing cultural facilities or with good access to facilities. Policies such as Great Yarmouth Seafront and the leisure policies seek to enhance existing provision.
- 8.2.41. The majority of policies and site allocations will result in a negligible effect on cultural attractions. In contrast, there were three policies/allocations that scored mixed effects which related to the potential for alternative uses in locations which could otherwise be appropriate locations for cultural attractions. A good example of such an area is the Great Yarmouth port and harbour area suited for employment uses associated with river access, which benefitting from a long stretch of river frontage could otherwise be desirable for cultural attractions.
- 8.2.42. Overall, the Borough already has a rich cultural heritage, but the plan does contain within policies and site allocations which seek to improve and enhance the offer. Such improvements would be largely market-led through the tourist industry and there is evidence of new facilities having been granted planning permission recently. Therefore, the effects could be seen in the short and medium-term periods.
- 8.2.43. **On this basis, the effect is a small but generally positive effect from the baseline sustainability position.**

## SA Objective 10: Soil Resources and Quality

**Table 78: Soil Resources and Quality Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 4                     |
| Positive = POS        | 12                    |
| Very Negative = V NEG | 4                     |
| Negative = NEG        | 7                     |
| Mixed = MIX           | 13                    |
| Negligible = NIL      | 35                    |

- 8.2.44. This SA Objective seeks to minimise the irreversible loss of undeveloped land and productive agricultural holdings. This is a significant challenge recognised in the sustainability baseline and consequent sustainability issues. Owing to the lack of developable and available brownfield land, much of the required housing growth will be provided on greenfield land, of which large parcels across the Borough fall into the highest valued agricultural gradings, Grades 1 and 2.
- 8.2.45. The highest performers within this objective were site allocations and policies relating to brownfield development or those more restrictive to countryside development. Some policies have the ability to remediate contaminated and damaged parcels of land. Indeed, many of the general development policies apply a more restrictive approach to new development outside of existing built up areas.
- 8.2.46. To score a 'very negative' policies and site allocations would lead to a direct loss of Grade 1 and 2 agricultural land. This applied to the Housing Target policy, Beacon Business Park extension, land west of Jack Chase Way, and land north of Hemsby Road in Martham. In each case, consideration was given to the availability of alternative sites without such loss, but also the performance of alternative sites and policies against the other 21 SA Objectives, such as access to local services.
- 8.2.47. Negative scores related to loss of lower graded agricultural land, Grade 3. A number of policies and site allocations scored mixed on the basis that there was potential for loss of soils or agricultural uses.
- 8.2.48. The overall use of undeveloped land and productive agricultural holdings has been minimised through this plan. This does not, however, prevent some losses of such land where needs, such as housing, must be met, but also where other on balance other SA Objectives can help to justify necessary losses. Sites will develop over different periods of the plan; therefore the effects will occur over the short, medium and long-terms.
- 8.2.49. **On this basis, the effect is a negative effect from the baseline sustainability position where productive land has been irreversibly lost.**



## SA Objective 11: Waste

**Table 79: Waste Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 0                     |
| Positive = POS        | 3                     |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 1                     |
| Negligible = NIL      | 71                    |

8.2.50. Both the policies and site allocations generally perform acceptably against the 'Waste' SA Objective, to minimise waste, fly-tipping and support recycling of waste.

8.2.51. The highest performers within this objective were policies directly seeking to address waste issues, whether a specific designated area or more generally. The majority of policies and site allocations will result in a negligible effect on waste. The mixed score results from the policy on 'Kiosk and stalls', which while the policy itself does seek to address waste with bin provision and storage; operationally such facilities have the potential to create litter.

8.2.52. Overall, while an increasing population may create more waste, the plan does contain site allocations and policies to minimise waste and fly-tipping. In the medium to long-term with the potential for changes outside of planning (such as the likely introduction of legislation to reduce single-use plastics), there could be a much larger improvement in reducing waste.

8.2.53. **On this basis, the effect is a small but generally positive effect from the baseline sustainability position.**

## SA Objective 12: Traffic

**Table 80: Traffic Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 0                     |
| Positive = POS        | 13                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 5                     |
| Mixed = MIX           | 16                    |
| Negligible = NIL      | 41                    |

- 8.2.54. This SA Objective seeks to reduce the effect of traffic on the environment. This is a significant challenge recognised in the sustainability baseline and consequent sustainability issues. While encouraging people to walk and cycle or use public transport by focusing development in areas where services are available or a short distance of travel, planning alone cannot reduce the use of private cars.
- 8.2.55. The highest performers within this objective were site allocations and policies which could demonstrate good access to local services including public transport to reduce the need to travel by car.
- 8.2.56. Policies and allocations which score 'mixed' could not rule out the potential for increased car use. An example of this could be a new educational facility on the edge of a settlement, where some parents will drop off and pick up on the way to or from work. To score 'negative' policies and site allocations would likely increase car use. Most of the larger site allocations would likely lead to increased car use purely based on the increased number of new residents. In terms of the overall effect on the environment, this may lead to increased traffic at peak times in certain areas of the Borough, and idle engines which without traffic would otherwise reduce overall emissions. Air quality is discussed in more detail with the relevant SA Objective below.
- 8.2.57. More fundamental reforms will be crucial to effectively reduce the impacts of traffic on the environment, whether this is through further incentivisation of public transport or discouragement of private car use. The plan does, however, have the potential to minimise private car use through the implementation of its policies and site allocations. Sites will develop over different periods of the plan; therefore the effects will occur over the short, medium and long-terms. Where direct or cumulative impacts upon the traffic network these will need to be dealt with through the planning application, and mitigation works tend to be in place prior to occupation of the development.
- 8.2.58. **On this basis, the effect is a small but negative effect from the baseline sustainability position where the potential for increased traffic and its effects on the environment cannot be ruled out.**

## SA Objective 13: Climate Change

**Table 81: Climate Change Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 0                     |
| Positive = POS        | 1                     |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 5                     |
| Negligible = NIL      | 69                    |

- 8.2.59. This SA Objective seeks to reduce contributions to climate change. This is a significant challenge from the local to the global scale, and is recognised in the sustainability baseline and consequent sustainability issues. The underlying factors behind climate change are extremely complex and reach far beyond just planning to make more fundamental changes.
- 8.2.60. The highest performer within this objective was the policy on telecommunications on the basis that increased connectivity can genuinely increase/improve opportunities for distance working such as working from home. The effect of this would be to negate the need for any form of travel to work and any consequent emissions. The majority of policies and site allocations will result in a negligible effect contributing to climate change.
- 8.2.61. Policies and allocations which scored 'mixed' could not rule out the potential for contributions to climate change. Most of the larger site allocations scored this as they would likely lead to increased car use (and consequent emissions) purely based on the increased number of new residents. Air quality is discussed in more detail with the relevant SA Objective below.
- 8.2.62. The plan does, however, through the encouragement of accessible housing, employment and services including public transport, seek to reduce contributions to climate change. Other factors such as greener building materials and reduced carbon/carbon neutral/carbon offsetting activities will be encouraged through the local plan and may well be further encouraged through national legislative changes. This is something that will not be easily measurable, but is more likely to be evidenced over a long-term period.
- 8.2.63. **On this basis, the overall effect is on the baseline sustainability position is likely to be very small but a mixed effect nonetheless. The measures within the plan to reduce and minimise negative effects have the potential to result in a positive effect.**

## SA Objective 14: Vulnerability to Climate Change

**Table 82: Vulnerability to Climate Change Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 4                     |
| Positive = POS        | 6                     |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 3                     |
| Mixed = MIX           | 8                     |
| Negligible = NIL      | 54                    |

- 8.2.64. This SA Objective seeks to minimise vulnerability and provide resilience to the impacts of climate change such as flooding and erosion. This is a significant challenge for the Borough which has large areas of land at higher risk of flooding, and this is recognised in the sustainability baseline and consequent sustainability issues.

- 8.2.65. The highest performers within this objective were those policies which directly protect people from the effects of climate change such as Coastal Change Management Areas (CCMA) and foul drainage. Other positive performers located development away from areas susceptible to flood risk. The majority of policies and site allocations will result in a negligible effect on vulnerability to climate change.
- 8.2.66. To score 'mixed', policies and allocations showed potential risks. A good example of this is policies that in some way promote coastal based tourism where such areas may be at risk from flooding or coastal change but are considered to be compatible uses. The Flood Risk policy fell under this score on the basis that it applies the sequential test more lightly within the Great Yarmouth town area, than other areas of the Borough which are also subject to higher risk of flooding.
- 8.2.67. To score 'negative' policies and site allocations would locate development within flood risk zones 2 and 3, and the CCMA. Such areas include parts of Great Yarmouth Town such as the town centre and Hall Quay which are part of wider regeneration strategies. To prevent development in these areas at risk a greater risk of flooding would compromise a number of other SA Objectives (particularly social and economic objectives). It is important to note the current flood defence works taking place along the River Yare which will significantly improve the resilience of people and properties at Hall Quay and North Quay.
- 8.2.68. Overall, the plan does seek to minimise vulnerability and provide resilience to the impacts of climate change such as flooding and erosion. It is envisaged that other than in Great Yarmouth, development proposals in areas of greater flood risk will be infrequent. The effects will be more evidential on a medium to long-term.
- 8.2.69. **On this basis, the effect is a small but generally positive effect from the baseline sustainability position.**

## SA Objective 15: Air and water quality and the sustainable use of water

**Table 83: Air and water quality and the sustainable use of water Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 1                     |
| Positive = POS        | 4                     |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 5                     |
| Negligible = NIL      | 65                    |

- 8.2.70. This SA Objective seeks to improve water and air quality and the sustainable use of water. The majority of policies and site allocations will result in a negligible effect on air and water quality and water use.

- 8.2.71. The highest performers within this objective directly seek to improve the quality of air and water, or the efficiency of water use. There is a specific policy that requires all new residential and tourist accommodation to meet new water efficiency standards. Policies such as 'Amenity' and 'Pollution and hazards in development' seek to avoid impacts.
- 8.2.72. To score 'mixed' policies and allocations could not rule out the potential for impacts on air and water quality. The larger site allocations would likely lead to increased car use purely based on the increased number of new residents, and therefore consequent emissions potentially impacting air quality. It is important to note that while the potential for increased emissions is a concern, they are not at such a level to establish impact pathways with through the Habitat Regulations Assessment which rules out air quality impacts on Natura 2000 Sites.
- 8.2.73. The plan has the potential to improve air and water quality, and certainly improve water efficiency through the implementation of its policies and site allocations. Perhaps the strongest way that the plan will help to improve air quality, is to locate development in accessible areas to meet day-to-day needs (this could include public transport and employment) to reduce the need for travel. These are impacts that will not easily be measurable, but will be more likely evidenced over a long-term period.
- 8.2.74. **On this basis, the effect is mixed on the baseline sustainability position where the potential for larger scale development increasing traffic and emissions must be considered with any reductions through other forms of development and land use.**

## SA Objective 16: Biodiversity

**Table 84: Biodiversity Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 2                     |
| Positive = POS        | 12                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 12                    |
| Negligible = NIL      | 49                    |

- 8.2.75. This SA Objective seeks to avoid damage to designated sites, protected biodiversity, losses to special areas, and maintain, enhance and expand the range of native habitats, species and geodiversity. In assessing habitats, regard has been given to designated and non-designated sites and features. Overall, the majority of policies and site allocations will result in a negligible effect on biodiversity.
- 8.2.76. The highest performers within this objective directly seek to enhance biodiversity. The two policies where this is particularly relevant is 'Green Infrastructure' and 'Trees and Landscapes'. Other 'positive' policies seek to maintain habitats, avoid losses and provide opportunities to create new habitats. Of particular strategic importance is the

‘Internationally protected habitats and species impact avoidance and mitigation’ policy which seeks to address cumulative impacts identified in the Habitat Regulation Assessment by implementing a planning contribution to secure mitigation measures. With this policy in place, **the Habitat Regulations Assessment supporting the LPP2 concludes that no adverse effects on European site integrity** is made having regard for the current implementation of the Great Yarmouth Habitats Monitoring and Mitigation Strategy.

- 8.2.77. To score ‘mixed’, policies and allocations could not rule out the potential to result in the loss of habitats or connectivity. This applied to most site allocations where there are habitat features present on most sites, of which could be as simple as trees or hedgerows. As part of the mitigation, the Borough Council is seeking to retain boundary features and trees where possible, and compensated for where it is not. No negative effect scores were recorded by either the direct net loss of biodiversity or decreased connectivity.
- 8.2.78. DEFRA consulted on its proposal to implement a requirement for greenfield sites to achieve a 10% net gain in biodiversity (i.e. habitats and species). Consideration will need to be given to how green infrastructure could contribute to demonstrating 'biodiversity net gain' should this pass through into legislation. In such cases the baseline biodiversity for a site (i.e. the undeveloped site) will be crucial, but also the opportunities to provide improvements onsite as part of the development. Where these are not available, there may be opportunities to enhance local or more strategic green infrastructure features to meet this requirement.
- 8.2.79. The plan will protect and maintain habitats through the implementation of its policies and site allocations and has the potential to improve biodiversity through green infrastructure provision. The potential effects currently are not currently well monitored on non-designated sites, as opposed to Sites of Special Scientific Interest where they are frequently monitored. Sites will develop over different periods of the plan; therefore the effects will occur over the short, medium and long-terms.
- 8.2.80. **On this basis, the effect is small but generally positive from the baseline sustainability position.**

## SA Objective 17: Historic Environment

**Table 85: Historic Environment Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 6                     |
| Positive = POS        | 17                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 6                     |
| Negligible = NIL      | 46                    |

8.2.81. Both the policies and site allocations generally perform well against the 'Historic Environment' SA Objective, to conserve and enhance the historic environment. A number of policies and site allocations directly conserve or encourage enhancements to historic buildings and their settings.

8.2.82. The highest performers within this objective were the policies which seek to directly enhance historic buildings or specific areas of historical significance such as the Great Yarmouth Seafront and King Street. In contrast, there were policies with mixed scoring where site allocations and policies have the potential to harm historic assets or their settings, and required mitigation. Approximately half of the policies will have a negligible effect on the historic environment.

8.2.83. Overall, the plan does contain within policies and site allocations with mechanisms to conserve and enhance the Borough's rich historic environment. The effects will be more evidential on a medium to long-term, particularly as wider regeneration schemes come online.

8.2.84. **On this basis, the effect is small but generally positive from the baseline sustainability position.**

## SA Objective 18: Landscapes & Townscapes

**Table 86: Landscapes & Townscapes Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 13                    |
| Positive = POS        | 26                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 9                     |
| Negligible = NIL      | 27                    |



8.2.85. Both the policies and site allocations generally perform well against the ‘Landscapes and Townscapes’ SA Objective, to maintain and enhance the quality and setting of the Broads, AONB, and Borough landscapes and townscapes.

8.2.86. The highest performers within this objective were the policies and site allocations which seek to directly enhance townscapes (particularly specific site based policies), and some with landscapes. In contrast, there were policies with mixed scoring where site allocations and policies have the potential to harm the setting of landscapes or townscapes, and required mitigation. Approximately a third of the policies will have a negligible effect on the historic environment.

8.2.87. Overall, the plan does contain within policies and site allocations with mechanisms to maintain and enhance the Borough’s landscapes and townscapes. The effects will be more evidential on a medium to long-term. Changes of landscapes, in particular, will have more permanence in effect, than townscapes which can be redeveloped.

8.2.88. **On this basis, the effect is a small but generally positive effect from the baseline sustainability position.**

## SA Objective 19: Prosperity & Economic Growth

**Table 87: Prosperity & Economic Growth Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 6                     |
| Positive = POS        | 25                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 2                     |
| Mixed = MIX           | 4                     |
| Negligible = NIL      | 38                    |

8.2.89. Both the policies and site allocations generally perform well against the ‘Prosperity and Economic Growth’ SA Objective, to encourage sustained economic growth. The highest performers within this objective were the policies and site allocations which directly provide or support commercial activities. In particular, activities related to the offshore energy industry or tourist industry performed well.

8.2.90. In contrast, there were two policies with ‘negative’ scoring where commercial activities could be lost, and ‘mixed’ scoring where there was potential confliction. Approximately half of the policies will have a negligible effect on prosperity and economic growth.

8.2.91. Overall, the plan does contain within policies and site allocations to encourage sustained economic growth. The underlying conditions for economic growth are complex and reach far beyond just planning to make more fundamental changes. It is also likely

that such changes will be more evidential over a long-term period, but will also fluctuate over time.

8.2.92. **On this basis, the effect is a small but generally positive effect from the baseline sustainability position.**

## SA Objective 20: Indigenous & Inward Investment

**Table 88: Indigenous & Inward Investment Growth Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 4                     |
| Positive = POS        | 21                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 0                     |
| Mixed = MIX           | 3                     |
| Negligible = NIL      | 47                    |

8.2.93. Both the policies and site allocations generally perform well against the 'Indigenous and Inward Investment' SA Objective, to encourage and accommodate both indigenous and inward investment. The highest performers within this objective were the policies and site allocations which directly provide or support commercial activities. In particular, activities related to the offshore energy industry performed well.

8.2.94. In contrast, there were two policies with 'mixed' scoring where there was potential confliction or possible loss of investment. The majority of policies and site allocations will result in a negligible effect on indigenous and inward investment.

8.2.95. Overall, the plan does contain within policies and site allocations to encourage indigenous and inward investment. The underlying conditions for indigenous and inward investment are complex and reach far beyond just planning to make more fundamental changes. It is also likely that such changes will be more evidential over a long-term period, but will also fluctuate over time.

8.2.96. **On this basis, the effect is a small but generally positive effect from the baseline sustainability position.**

## SA Objective 21: Revitalising Town Centre

**Table 89: Revitalising Town Centre Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 9                     |
| Positive = POS        | 18                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 1                     |
| Mixed = MIX           | 6                     |
| Negligible = NIL      | 41                    |

8.2.97. Both the policies and site allocations generally perform well against the ‘Revitalising Town Centre’ SA Objective, to maintain and enhance the viability and vitality of the town centres. A number of policies and site allocations directly seek to enhance existing retail centres across the Borough.

8.2.98. The highest performers within this objective were the site-specific policies which seek to directly strengthen and enhance existing retail centres. In contrast, ‘Holiday Accommodation Areas’ have the potential to divert some retail uses away from town centres, and as a result the policy scored negatively. There were seven policies with mixed scoring where site allocations and policies have the potential also divert potential retail centre type uses to other areas, mainly tourist areas, such as Regent Road. Approximately half of the policies will have a negligible effect on retail centres.

8.2.99. Overall, the plan does contain within policies and site allocations with mechanisms to enhance the viability and vitality of the Borough’s retail centres. There are strong market forces and wider economic factors that underpin the vibrancy and vitality of retail centres. It is also likely that such changes will be more evidential over a long-term period, reflecting partly wider regeneration schemes in place.

8.2.100. **On this basis, the effect is positive from the baseline sustainability position.**

## SA Objective 22: Effective Patterns of Movement

**Table 90: Effective Patterns of Movement Appraisal Score Totals**

| Score effect          | Number of occurrences |
|-----------------------|-----------------------|
| Very Positive = V POS | 0                     |
| Positive = POS        | 13                    |
| Very Negative = V NEG | 0                     |
| Negative = NEG        | 5                     |
| Mixed = MIX           | 12                    |
| Negligible = NIL      | 45                    |

- 8.2.101. This SA Objective seeks to encourage efficient patterns of movement in support of economic growth. As with the traffic SA Objective, this is a significant challenge recognised in the sustainability baseline and consequent sustainability issues. While encouraging people to walk and cycle or use public transport by focusing development in areas where services are available or a short distance of travel, planning alone cannot reduce the use of private cars, and this in turn can impact upon the local economy.
- 8.2.102. The highest performers within this objective were site allocations and policies relating which could demonstrate good access to local services including public transport to reduce the need to travel by car.
- 8.2.103. To score 'mixed' policies and allocations could not rule out the potential for increased car use. An example of this could be distances of new residential developments to potential employment areas that could necessitate private car use. To score 'negative' policies and site allocations would likely increase car use. Most of the larger site allocations would likely lead to increased car use purely based on the increased number of new residents. In terms of the overall effect on the economy, this may lead to increased traffic at peak times in certain areas of the Borough, and this may put off potential businesses to invest or employees to work in the local area.
- 8.2.104. More fundamental reforms will be crucial to effectively direct efficient patterns of movement through the likes of public transport. The plan does, however, have the potential to minimise private car use through the implementation of its policies and site allocations where they appropriately locate development. Sites will develop over different periods of the plan; therefore the effects will occur over the short, medium and long-terms. Where direct or cumulative impacts upon the traffic network these will need to be dealt with through the planning application, and mitigation works tend to be in place prior to occupation of the development.
- 8.2.105. **On this basis, the overall effect is on the baseline sustainability position is likely to be negligible.**

### 8.3. Effects of other Plans, Policies & Programmes

- 8.3.1. The effects of other plans and programmes have been considered as part of the policy and site appraisals. The plans of the neighbouring authorities of East Suffolk Council (formerly Waveney District Council), the Broads Authority and the Marine Management Organisation (East) have been considered along with those nearby including: North Norfolk District Council, Broadland District Council and South Norfolk Council.
- 8.3.2. Matters of strategic importance are largely addressed by the 'Duty to Cooperate', and the Norfolk Strategic Planning Framework statement of common ground that seeks to formalise a set of strategic agreements such as meeting housing and employment needs. Good examples of emerging joint evidence work include the 'Norfolk Enhanced Green Infrastructure and Recreational impact Avoidance Mitigation Strategy', and the 'Older Persons accommodation and support needs' study. Also, of particular recent significance, a new officer working group has been established to consider the implications of climate change and how strategic planning can help to address some of the impacts.
- 8.3.3. One of the more significant neighbouring development proposals is the urban extension north of Lowestoft (extending to Corton) which still maintains a break in the built form, and this approach is support policies for Great Yarmouth (refer to the 'Strategic Gaps' policy) and East Suffolk seeking to prevent the coalescence of settlements.

#### Local Plan Part 1: Core Strategy

- 8.3.4. The Sustainability Appraisal supporting the Core Strategy concluded significant positive effects across multiple criteria, most notably upon access to services, unemployment, housing, vulnerability to climate change, and economic growth. Conversely, some negative effects were recorded in relation to soil resources, traffic and air quality. These scores are broadly consistent with the Local Plan Part 2.

### 8.4. Assessing the Significance of Effects

- 8.4.1. To assess the significance of effects of the plan, the effects of policies and allocations, together with the cumulative and synergistic effects of the plan have as detailed above have been considered. The result have been summarised in the following table of effects against the SA Objectives.

**Table 91: Summary of Cumulative Effects**

| SA Objective  | Effect upon Baseline             |
|---|----------------------------------|
| 1. Health and Population – To improve the health of the population overall                        | Small Positive Effect            |
| 2. Education and skills – To improve the education, skills and training of the population overall | Small Positive Effect            |
| 3. Crime and Anti-Social Activity – To reduce anti-social activity and the opportunity for crime  | Small Positive, Temporary Effect |

| SA Objective   | Effect upon Baseline                   |
|--|--|
| 4. Poverty & Social Exclusion – To reduce multiple deprivation and inequalities  | Small Positive, Temporary Effect       |
| 5. Access to Key Services – To improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs, etc.)                     | Significant Positive, Temporary Effect |
| 6. Unemployment – To offer everybody the opportunity for rewarding and satisfying employment   | Small Positive, Temporary Effect       |
| 7. Housing – To provide everybody with the opportunity to live in a decent home  | Significant Positive, Temporary Effect |
| 8. Quality of neighbourhood & Community Participation – To encourage a sense of community identity and welfare   | Small Positive, Temporary Effect       |
| 9. Cultural Facilities – To encourage a greater usage of cultural attractions  | Small Positive, Temporary Effect       |
| 10. Soil Resources & Quality – Minimise the irreversible loss of undeveloped land and productive agricultural holdings   | Significant Negative, Permanent Effect |
| 11. Waste – To minimise waste, fly-tipping and support recycling of waste  | Small Positive, Temporary Effect       |
| 12. Traffic – To reduce the effect of traffic on the environment   | Small Negative, Temporary Effect       |
| 13. Climate Change – To reduce contributions to climate change   | Mixed, Temporary Effect                |
| 14. Vulnerability to Climate Change – To minimise vulnerability and provide resilience to the impacts of climate change such as flooding and erosion   | Small Positive, Temporary Effect       |
| 15. Air & Water Quality, & the Sustainable Use of Water – To improve water and air quality and the sustainable use of water  | Mixed, Temporary Effect                |
| 16. Biodiversity – To avoid damage to designated sites, protected biodiversity, losses to special areas, and maintain, enhance and expand the range of native habitats, species and geodiversity | Small Positive, Temporary Effect       |
| 17. Historic Environment – To conserve and enhance the historic environment  | Small Positive, Temporary Effect       |

| SA Objective  | Effect upon Baseline                   |
|---|--|
| 18. Landscape & Townscapes – To maintain and enhance the quality and setting of the Broads, AONB, and Borough landscapes and townscapes | Small Positive, Temporary Effect       |
| 19. Prosperity & Economic Growth – To encourage sustained economic growth   | Small Positive, Temporary Effect       |
| 20. Indigenous and Inward Investment – To encourage and accommodate both indigenous and inward investment                               | Small Positive, Temporary Effect       |
| 21. Revitalising Town Centre – To maintain and enhance the viability and vitality of the town centres                                   | Significant Positive, Temporary Effect |
| 22. Efficient Patterns of Movement – To encourage efficient patterns of movement in support of economic growth                          | Negligible, Temporary Effect           |

8.4.2. As discussed in the above section, the significant negative effects will impact upon soil resources. The effect is permanent where soils suitable as high graded agricultural land will be lost or spoilt by development. Smaller notable negative or mixed effects were also identified across the SA Objectives relating to traffic, contributions to climate change and quality and air and water quality and the sustainable use of water. Each of these negative effects will be minimised by policies that influence the scale and location of growth, particularly, the site allocations and Development Limits policy.

8.4.3. In contrast but re-balancing these, the significant positive effects will impact upon access to key services, housing and retail centres. Each of these will be temporary owing to the multitude of external influences and changing targets, such as where a local shop closes or a new housing target is required. In most of the other SA Objectives, the plan generally has a small positive or negligible effect.

8.4.4. **Overall, taking all of these factors together, the Local Plan Part 2 provides a small positive effect in sustainability for the Borough over the plan period.**



## 9. Avoiding, reducing & mitigating effects

### 9.1. Measures to prevent, reduce and offset significant adverse effects

9.1.1. Plans should prevent significant adverse effects on the environment, however, in circumstances where such effects are unavoidable, the plan should reduce and as fully as possible offset such effects. The mitigation hierarchy has been applied with a preference to option i) below:

- iv) Avoid effects altogether
- v) Reduce/minimise effects
- vi) Offset effects: allow negative effects to occur but provide positive effects to compensate.

9.1.2. A significant negative effect is recorded against soil resources and quality. The loss of such soils is unavoidable to achieve the level of growth set out in the Core Strategy and updated housing need, which cannot be met within existing built up areas. To reduce and minimise such effects, the LPP2 defines 'Development Limits' which generally seek to contain most types of development within existing built up areas. This along with site allocations to meet housing needs, will reduce the need to utilise further land with good soil qualities. There are no further mitigation measures to this effect.

9.1.3. Mitigation may include the deletion, addition and change of policies and wording. The following section shows how alternative options were considered when deciding on the policy and allocation options to take forward in LPP2.

9.1.4. On the whole, the plan's policies and site allocations specifically seek to prevent significant adverse effects. As a result, there are limited examples of where the plan has had to introduce new measures to reduce and/or offset significant adverse effects on the environment. Possibly the best example of this will be in relation to mitigation measures for Natura 2000 Sites (this is discussed in more detail below).

### 9.2. Iterative changes

9.2.1. There are several circumstances within the policies and site allocation policies where there are appropriate policy linkages and/or considerations where specific 'issues' will likely need to be addressed in preparing and determining planning applications. For example, the requirement for adequate bin storage for kiosks and stalls will ensure that the impacts of litter resulting from the development are minimised. Such safeguards guide decision-makers in assessing proposals and reducing potential impacts from development, enabling development with the appropriate mitigation to be included within the schemes.

9.2.2. In developing and refining policy options, the process has been iterative. The table below provides a summary of the main changes incorporated into policies and site allocations as the plan has progressed. Many changes are in response to consultation, but each of which seek to improve the effectiveness of the policy or site allocation. Note that the 'Consultation Statement' supporting the plan sets out in full how consultation has also informed this process.

**Table 92: Iterative changes to policies & site allocations to avoid/reduce/mitigate effects**

| <b>Policies / Site Allocations</b>  | <b>Amendments</b>   | <b>Benefitting SA Objective(s)</b>   |
|---|---|--|
| GSP4 - New development in Coastal Change Management Areas                             | Where within CCMA and up to 30m inland beyond it, a Coastal Erosion Vulnerability Assessment will be required for all types of development                              | 14 - Vulnerability to Climate Change   |
| GSP5 - Internationally protected habitats and species impact avoidance and mitigation | Included reference to emerging Norfolk evidence, reference to project-level HRAs, that planning applications will be refused where adverse effects cannot be ruled out. | 16 - Biodiversity  |
| GSP8 - Planning obligations   | Itemises planning contributions for: education, libraries, healthcare, pedestrian and highway safety improvements.  | 1 - Health and population, 2 - education and skills, 5 - Access to services and facilities, 12 - Traffic |
| GY1 - Great Yarmouth Town Centre Area   | Redefined area to include historic parts of Town Centre   | 17 - Historic Environment  |
| GY5 - Regent Road   | Clarified uses to ensure that this tourist area does not conflict with the Town Centre.   | 21 - Revitalising the town centre  |
| GN3 – Land at Ferryside Road, Gorleston-on-Sea  | Retaining protected trees   | 16 – Biodiversity, 18 – Landscape & Townscape  |
| GN6 - Shrublands Community Facility (health facility)                                 | Retaining or compensating community uses  | 5 - Access to services and facilities, 8 - Quality of neighbourhood & community participation            |
| BL1 - Beacon Park District Centre   | Require flood risk and drainage details   | 14 - Vulnerability to Climate Change   |
| CA1 - Land west of Jack Chase Way, Caister-on-Sea (725 homes)                         | Retaining existing hedgerow, protecting the setting of Caister Castle   | 16 – Biodiversity, 17 - Historic Environment   |
| BN1 - Land south of New Road, Belton (100 homes)                                      | Planning contribution to footpath connections   | 1 - Health and population, 12 - Traffic  |
| HY1 - Land north of Hemsby Road, Martham  | Require flood risk and drainage details, highway improvement details, consideration of Conservation Area.   | 12 - Traffic, 14 - Vulnerability to Climate Change, 17 -   |

| Policies / Site Allocations                             | Amendments  | Benefitting SA Objective(s)                      |
|---|---|--|
|   |   | Historic Environment, 18 - Landscape & Townscape |
| A2 - Housing design principles                          | Requires all homes to be 'adaptable' standard, will help to meet wider housing needs      | 7 -housing                                       |
| H7 - Conversion of rural buildings to residential uses  | Added consideration of protected species  | 16 - Biodiversity                                |
| H11 - Housing for the elderly and other vulnerable uses | Increased flexibility to meet elderly housing needs                                       | 7 -housing                                       |
| E1 - Flood risk   | More flexible approach to national flood risk policy in Great Yarmouth to provide housing | 7 -housing                                       |
| E2 - Relocation from Coastal Change Management Areas    | Restriction to sites at risk within 25 years removed.                                     | 14 - Vulnerability to Climate Change             |
| E4 - Trees and landscapes                               | Added reference to ancient trees, hedgerows and dark skies                                | 16 - Biodiversity, 18 - Landscape & Townscape    |
| E5 - Historic environment                               | Reference to non-designated heritage assets   | 17 - Historic Environment                        |
| E6 - Pollution and hazards in development               | Potential to impact on water quality through hydrological linkage                         | 15 - Air & Water Quality                         |

### 9.3. Habitats Monitoring & Mitigation Measures

9.3.1. The Habitat Regulations Assessment identifies the potential for adverse impacts upon nearby Natura 2000 Sites from increased recreational pressures resulting from new planned development (particularly residential and tourist growth). In order to address these impacts the Council has produced a habitats monitoring and mitigation strategy (appended to the emerging local plan) which is supported and implemented by a detailed policy requiring planning contributions to provide a suite of measures to offset adverse impacts upon the relevant Natura 2000 Sites.

9.3.2. The mitigation measures can be split into two categories: monitoring measures and site management measures. The strategy sets out that each of the three relevant sites will be monitored (at least every three years) for changes of impact or the effectiveness of mitigation. In terms of site management, wardening to protect

the Little Tern colony nesting areas is provided at North Denes Special Protection Area and Winterton-Horsey Dunes Special Area of Conservation.

- 9.3.3. Following relatively recent changes in planning caselaw (known as '[The Sweetman ruling](#)'), the Borough Council has in addition produced detailed guidance in considering the likely impacts of new residential and tourist development, the need for appropriate assessments and necessary mitigation to support planning applications.
- 9.3.4. While the Borough Council has a method to address current evidenced in-combination effects, further work is being carried out at a more strategic level (across Norfolk). Accordingly, Policy GSP5, which implements the habitat mitigation acknowledges this work and the potential for a new contribution to address in-combination effects.

## 10. Monitoring effects

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- 10.1.1. This section discusses the kinds of indicators and mechanisms proposed to monitor the effects of implementing the plan against the SA Objectives. A monitoring framework is included within the LPP2 which monitors a variety of indicators that are spread across the SA Objectives. Monitoring will identify the strengths and weaknesses of plan proposals in action, and where necessary the need to review the plan. A formal planning monitoring statement will be published every year in the 'Annual Monitoring Report'.
- 10.1.2. The monitoring framework integrates the indicators and measures from the Local Plan Part 1: Core Strategy with the Local Plan Part 2. The opportunity has also been taken to refine and focus the monitoring of the Core Strategy (Local Plan Part 1) elements to eliminate indicators which were found to be tangential or of doubtful value in measuring the application of policies, and indicators that were no longer available.
- 10.1.3. For the full table of the Monitoring Framework, please refer to Appendix 1 of the Local Plan Part 2 document. Those SA Objectives where significant effects have been identified will be monitored by the following:
- Loss of high-grade agricultural land
  - Brownfield development
  - Section 106 Agreements signed (including spending on community facilities)
  - Loss/gain of community facilities
  - Housing Supply and Delivery
  - Retail survey (including vacancy rates)
  - Approved applications with sustained environmental/pollution objections
- 10.1.4. The remaining indicators within the Monitoring Framework have good coverage to help assess those SA Objectives where smaller effects have been identified (i.e. not significant).