

Draft Sustainability Appraisal  
Analysis of Alternative Sites Submitted  
in response to the  
Preferred Options Consultation

October 2009

## Sustainability Appraisal analysis of the alternative sites submitted in response to the Preferred Options consultation

### Key To Scores

++	Major positive
+	Minor positive
-	Minor negative
--	Major negative
0	Neutral effect
?	Uncertain effect

### Preferred Option Site: 151c – Part or land at Oakes Farm, off Beccles Road, Carlton Colville (Sports and Leisure)

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Site rating without policy requirement	Site rating with PO policy requirement	Comment
<b>SOCIAL</b>					
To improve the health of the population overall	Will it improve access to high quality, health facilities?	+	0	0	New facilities to encourage participation in sport
	Will it reduce death rates?		0	0	
	Will it encourage healthy lifestyles?		?+	+	
To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people?	0	0	0	
	Will it improve qualifications and skills of adults?		0	0	
To reduce crime and anti-social activity	Will it reduce actual levels of crime?	0	0	0	
	Will it reduce the fear of crime?		0	0	
	Will it reduce noise and odour concerns?		-?	0?	
To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	+?	0	0	Provides new facilities and improves area?
To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?		?+	+	Edge of town location with good access and regular bus service
	Will it improve accessibility to shopping facilities?		0	0	
	Will it improve access to childcare?		0	0	
To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?	0	0	0	
	Will it reduce long-term unemployment?		0	0	
	Will it provide job opportunities for those most in need of employment?		0	0	
	Will it help to improve earnings?		0	0	
To meet the housing requirements of the whole community	Will it reduce homelessness?	0	0	0	
	Will it provide enough housing?		0	0	
	Will it increase the range and affordability of housing for all social groups?		0	0	
	Will it reduce the number of unfit homes?		0	0	
To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?	+	?+	+	New community facilities provide opportunities for local

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Site rating without policy requirement	Site rating with PO policy requirement	Comment
	Will it increase access to natural green space? Will it encourage engagement in decision making? Will it increase the number of people involved in volunteer activities? Will it improve ethnic relations? Will it improve access to cultural facilities?		0 0 0 0 +	0 0 0 0 ++	people
<b>ENVIRONMENTAL</b>					
To maintain and where possible improve water and air quality	Will it improve the quality of inland waters? Will it improve the quality of coastal waters? Will it improve air quality?	?	? 0 0	? 0 0	
To conserve soil resources and quality	Will it minimise the loss of greenfield land to development? Will it minimise loss of the best and most versatile agricultural land to development? Will it maintain and enhance soil quality?	-	0 ? ?	-? ? ?	
To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?  Will it promote sustainable use of water? Will it maintain water availability for water dependant habitats?	?	0  0 0	0  0 0	
To reduce waste	Will it reduce household waste? Will it increase waste recovery and recycling?	0	0 0	0 0	
To reduce the effects of traffic on the environment	Will it effect traffic volumes?  Will it reduce the need for local travel? Will it increase the proportion of journeys made using modes other than the private car?	+	0?  0/+? 0/+?	0?  +? +	Edge of town location with good access to regular bus service
To reduce contributions to climate change	Will it reduce emissions of green house gases by reducing energy consumption? Will it increase the proportion of energy needs being met by renewable sources?	0	0 0	0 0	
To reduce vulnerability to climatic events	Will it minimise the risk of flooding to people and property from rivers and watercourses? Will it minimise the risk of flooding to people and property on the coast? Will it reduce the risk of coastal erosion? Will it reduce the risk of damage to people and property from storm events?	0	0 0 0 0	0 0 0 0	
To conserve and enhance biodiversity	Will it maintain and enhance sites designated for their nature conservation interest? Will it avoid disturbance or damage to protected species and their habitats? Will it help deliver the targets and actions for habitats and species within the Suffolk Biodiversity Action Plan? Will it help to reverse the national decline in farmland birds?	?	+? +? +? ?	+ + + +?	
To conserve and where appropriate enhance areas of historical and archaeological importance	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?  Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas?	+?	?  0/-?	+?  +?	Not conservation area, no listed buildings, condition archaeology

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Site rating without policy requirement +?	Site rating with PO policy requirement +	Comment
	Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?				
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?	?	-/0	-/0	
	Will it improve the landscape and/or townscape?		0?/-?	0?	
<b>ECONOMIC</b>					
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness?	0	0	0	
	Will it improve the resilience of business and the economy?		0	0	
	Will it promote growth in key sectors?		0	0	
	Will it improve economic performance in advantaged and disadvantaged areas?		0	0	
	Will it encourage rural diversification?		0	0	
To revitalise town centres	Will it increase the range of employment opportunities, shops and services available in town centres?	0	0	0	
	Will it decrease the number of vacant units in town centres?		0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting?	?	0	0	
	Will it improve accessibility to work by public transport, walking and cycling?		0	0	
	Will it increase the proportion of freight transported by rail or other sustainable modes?		0	0	
	Will it increase the consumption of locally produced food and good?		0	0	
To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?	0	0	0	
	Will it encourage inward investment?		0	0	
	Will it make land available for business development?		0	0	

Notes:

Significant Positive Effects:

Provision of enhanced sports facilities in an accessible location – promotes healthy lifestyles and sustainable travel.

Significant Negative Effects: None.

Timescale: Medium term, increasing in longer term if more people use the facilities and participate in sports activities as a result of better club facilities.

Likelihood: Depends on uptake of opportunities – for sport and sustainable travel – by local residents.

Recommendation for mitigation of adverse effects and/or enhancement or positive effects: The hedges on the field boundaries should be protected to retain habitats for wildlife. Conditions should aim to minimise impact on nearby residents and the landscape through siting of buildings

and access etc. Development should be subject to archaeological conditions. Opportunities should be taken to link into existing cycle/pedestrian routes to encourage sustainable travel.

ASSESSMENT CARRIED OUT BY: JH      DATE: 02/10/09

**Site 207 – Land East of Beccles Road, Holton (housing)**

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
<b>SOCIAL</b>				
To improve the health of the population overall	Will it improve access to high quality, health facilities?	-?	-?	Nearest doctor's surgery and sports facilities in Halesworth – a bus ride away.
	Will it reduce death rates?		0	
	Will it encourage healthy lifestyles?		0	
To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people?	0	0	
	Will it improve qualifications and skills of adults?		0	
To reduce crime and anti-social activity	Will it reduce actual levels of crime?	0	0	
	Will it reduce the fear of crime?		0	
	Will it reduce noise and odour concerns?		0	
To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	0	0	
To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?	+	+	On edge of Holton where there is a shop, primary school and bus service.
	Will it improve accessibility to shopping facilities?		+	
	Will it improve access to childcare?		0	
To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?	0	0	
	Will it reduce long-term unemployment?		0	
	Will it provide job opportunities for those most in need of employment?		0	
	Will it help to improve earnings?		0	
To meet the housing requirements of the whole community	Will it reduce homelessness?	+	0	Would increase amount of available housing
	Will it provide enough housing?		+	
	Will it increase the range and affordability of housing for all social groups?		+	Could include affordable housing
	Will it reduce the number of unfit homes?		0	
To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?	0	0	
	Will it increase access to natural green space?		0	
	Will it encourage engagement in decision making?		0	

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
	Will increase the number of people involved in volunteer activities? Will it improve ethnic relations? Will it improve access to cultural facilities?		0 0 0	
<b>ENVIRONMENTAL</b>				
To maintain and where possible improve water and air quality	Will it improve the quality of inland waters?  Will it improve the quality of coastal waters? Will it improve air quality?	?	?  0 0	
To conserve soil resources and quality	Will it minimise the loss of greenfield land to development?  Will it minimise loss of the best and most versatile agricultural land to development? Will it maintain and enhance soil quality?	-	-  ? -	Would result in development of greenfield land. Could result in loss of agricultural land.
To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?  Will it promote sustainable use of water? Will it maintain water availability for water dependant habitats?	?	?  ? ?	
To reduce waste	Will it reduce household waste? Will it increase waste recovery and recycling?	0	0 0	
To reduce the effects of traffic on the environment	Will it effect traffic volumes?  Will it reduce the need for local travel? Will it increase the proportion of journeys made using modes other than the private car?	+?	+?  +? +?	Although there is a school and shop, residents would probably have to use cars to access other shops and services in Halesworth. Effect on surrounding roads is uncertain.
To reduce contributions to climate change	Will it reduce emissions of green house gases by reducing energy consumption? Will it increase the proportion of energy needs being met by renewable sources?	0	0 0	
To reduce vulnerability to climatic events	Will it minimise the risk of flooding to people and property from rivers and watercourses? Will it minimise the risk of flooding to people and property on the coast? Will it reduce the risk of coastal erosion? Will it reduce the risk of damage to people and property from storm events?	+	+ 0 0 0	
To conserve and enhance biodiversity	Will it maintain and enhance sites designated for their nature conservation interest? Will it avoid disturbance or damage to protected species and their habitats? Will it help deliver the targets and actions for habitats and species within the Suffolk Biodiversity Action Plan? Will it help to reverse the national decline in farmland birds?	-?	-? -? 0 0	Site borders two county wildlife sites.
To conserve and where appropriate enhance areas of historical and	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?	?	?	Not in a conservation area, but there is strong

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
archaeological importance	Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas? Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?		+?  +?	potential for archaeological remains.
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?  Will it improve the landscape and/or townscape?	?  	?  ?	
<b>ECONOMIC</b>				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness?  Will it improve the resilience of business and the economy? Will it promote growth in key sectors? Will it improve economic performance in advantaged and disadvantaged areas? Will it encourage rural diversification?	0	0  0 0 0	
To revitalise town centres	Will it increase the range of employment opportunities, shops and services available in town centres? Will it decrease the number of vacant units in town centres?	0	0  0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting?  Will it improve accessibility to work by public transport, walking and cycling? Will it increase the proportion of freight transported by rail or other sustainable modes? Will it increase the consumption of locally produced food and good?	0	0  0 0 0	
To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?  Will it encourage inward investment? Will it make land available for business development?	0	0  0 0	

Notes:

Significant Positive Effects:

This is a large site allocation, which would potentially provide a significant amount of housing in the village of Holton.

Significant Negative Effects:

Housing on this site would have a significant visual impact on the surrounding area, as well as potential impact on two adjacent county wildlife sites. The location of this site, away from shops

and services, will potentially increase the amount of private car use. The impact on the surrounding road network is uncertain. Development of the site would result in loss of agricultural land/greenfield land.

### Site 208 – Land off Saxons Way, Halesworth

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
<b>SOCIAL</b>				
To improve the health of the population overall	Will it improve access to high quality, health facilities?	+	0	New facilities could encourage exercise
	Will it reduce death rates?		0	As Above
	Will it encourage healthy lifestyles?		+	
To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people?	0	0	
	Will it improve qualifications and skills of adults?		0	
To reduce crime and anti-social activity	Will it reduce actual levels of crime?	0	0	
	Will it reduce the fear of crime?		0	
	Will it reduce noise and odour concerns?		0	
To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	0	0	
To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?	+	0	Edge of centre location
	Will it improve accessibility to shopping facilities?		0	
	Will it improve access to childcare?		0	
To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?	0	0	
	Will it reduce long-term unemployment?		0	
	Will it provide job opportunities for those most in need of employment?		0	
	Will it help to improve earnings?		0	
To meet the housing requirements of the whole community	Will it reduce homelessness?	0	0	
	Will it provide enough housing?		0	
	Will it increase the range and affordability of housing for all social groups?		0	
	Will it reduce the number of unfit homes?		0	
To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?	+?	+?	New community facility but would result in loss of open space
	Will it increase access to natural green space?		-	Development proposed on open space
	Will it encourage engagement in decision		0	

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
	making? Will increase the number of people involved in volunteer activities? Will it improve ethnic relations? Will it improve access to cultural facilities?		0 0 0	
<b>ENVIRONMENTAL</b>				
To maintain and where possible improve water and air quality	Will it improve the quality of inland waters?  Will it improve the quality of coastal waters? Will it improve air quality?	?	?  0 ?	Insufficient information to determine
To conserve soil resources and quality	Will it minimise the loss of greenfield land to development? Will it minimise loss of the best and most versatile agricultural land to development?  Will it maintain and enhance soil quality?	0	-  0  0	Would result in loss of open space
To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?  Will it promote sustainable use of water? Will it maintain water availability for water dependant habitats?	?	?  ? ?	Insufficient information to determine
To reduce waste	Will it reduce household waste? Will it increase waste recovery and recycling?	0	0  0	
To reduce the effects of traffic on the environment	Will it effect traffic volumes?  Will it reduce the need for local travel? Will it increase the proportion of journeys made using modes other than the private car?	+?	0  0 0	Edge of centre location where access is good from residential areas.
To reduce contributions to climate change	Will it reduce emissions of green house gases by reducing energy consumption? Will it increase the proportion of energy needs being met by renewable sources?	0	0  0	
To reduce vulnerability to climatic events	Will it minimise the risk of flooding to people and property from rivers and watercourses? Will it minimise the risk of flooding to people and property on the coast? Will it reduce the risk of coastal erosion? Will it reduce the risk of damage to people and property from storm events?	?	0  0 0	
To conserve and enhance biodiversity	Will it maintain and enhance sites designated for their nature conservation interest?  Will it avoid disturbance or damage to protected species and their habitats? Will it help deliver the targets and actions for habitats and species within the Suffolk Biodiversity Action Plan? Will it help to reverse the national decline in farmland birds?	?	?  ? ? ?	Surveys of the site would be required to establish impacts of development.
To conserve and where appropriate enhance areas of historical and archaeological importance	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?  Will it protect and enhance sites, features and	+?	?  ?	Insufficient detail to determine impacts as this stage

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
	<p>areas of archaeological value in both urban and rural areas?</p> <p>Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?</p>		?	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<p>Will it reduce the amount of derelict, degraded and underused land?</p> <p>Will it improve the landscape and/or townscape?</p>	?	-	<p>Would result in loss of greenfield land and open space</p> <p>Would have a detrimental impact on the surrounding landscape</p>
<b>ECONOMIC</b>				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	<p>Will it improve business development and enhance competitiveness?</p> <p>Will it improve the resilience of business and the economy?</p> <p>Will it promote growth in key sectors?</p> <p>Will it improve economic performance in advantaged and disadvantaged areas?</p> <p>Will it encourage rural diversification?</p>	0	0	
To revitalise town centres	<p>Will it increase the range of employment opportunities, shops and services available in town centres?</p> <p>Will it decrease the number of vacant units in town centres?</p>	0	0	
To encourage efficient patterns of movement in support of economic growth	<p>Will it reduce commuting?</p> <p>Will it improve accessibility to work by public transport, walking and cycling?</p> <p>Will it increase the proportion of freight transported by rail or other sustainable modes?</p> <p>Will it increase the consumption of locally produced food and goods?</p>	0	0	
To encourage and accommodate both indigenous and inward investment	<p>Will it encourage indigenous business?</p> <p>Will it encourage inward investment?</p> <p>Will it make land available for business development?</p>	0	0	

Notes:

Significant Positive Effects: Potential to provide a leisure facility close to the town centre and residential/employment areas in an accessible location.

Significant Negative Effects: Development would result in loss of a greenfield site and open space. Development of the site would also have an adverse impact on the surrounding landscape.

Site: 209 – Land east of Parkhill, Oulton (Housing)

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
<b>SOCIAL</b>				
To improve the health of the population overall	Will it improve access to high quality, health facilities?	+?	0	Most day to day facilities within walking or cycling distance
	Will it reduce death rates?		0	
	Will it encourage healthy lifestyles?		0	
To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people?	0	0	
	Will it improve qualifications and skills of adults?		0	
To reduce crime and anti-social activity	Will it reduce actual levels of crime?	0	0	
	Will it reduce the fear of crime?		0	
	Will it reduce noise and odour concerns?		0	
To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	0	0	
To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?	+	+	Edge of town location with access to basic local services and bus routes
	Will it improve accessibility to shopping facilities?		0	
	Will it improve access to childcare?		0	
To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?	0	0	
	Will it reduce long-term unemployment?		0	
	Will it provide job opportunities for those most in need of employment?		0	
	Will it help to improve earnings?		0	
To meet the housing requirements of the whole community	Will it reduce homelessness?	+	+	Percentage of affordable homes required
	Will it provide enough housing?		+	
	Will it increase the range and affordability of housing for all social groups?		+	
	Will it reduce the number of unfit homes?		0	
To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?	0	0	
	Will it increase access to natural green space?		0	
	Will it encourage engagement in decision making?		0	
	Will it increase the number of people involved in volunteer activities?		0	
	Will it improve ethnic relations?		0	
	Will it improve access to cultural facilities?		0	
<b>ENVIRONMENTAL</b>				

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
To maintain and where possible improve water and air quality	Will it improve the quality of inland waters? Will it improve the quality of coastal waters? Will it improve air quality?	?	?  ? ?	
To conserve soil resources and quality	Will it minimise the loss of greenfield land to development? Will it minimise loss of the best and most versatile agricultural land to development? Will it maintain and enhance soil quality?	0	- 0 0	
To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?  Will it promote sustainable use of water? Will it maintain water availability for water dependant habitats?	?	?  ? ?	
To reduce waste	Will it reduce household waste? Will it increase waste recovery and recycling?	0	0 0	
To reduce the effects of traffic on the environment	Will it effect traffic volumes?  Will it reduce the need for local travel? Will it increase the proportion of journeys made using modes other than the private car?	+	+  + 0	Edge of town location close to basic facilities and bus routes
To reduce contributions to climate change	Will it reduce emissions of green house gases by reducing energy consumption? Will it increase the proportion of energy needs being met by renewable sources?	0	0 0	
To reduce vulnerability to climatic events	Will it minimise the risk of flooding to people and property from rivers and watercourses?  Will it minimise the risk of flooding to people and property on the coast? Will it reduce the risk of coastal erosion? Will it reduce the risk of damage to people and property from storm events?	+?	0  0 0 0	Not in a flood risk area but potential drainage issues
To conserve and enhance biodiversity	Will it maintain and enhance sites designated for their nature conservation interest? Will it avoid disturbance or damage to protected species and their habitats? Will it help deliver the targets and actions for habitats and species within the Suffolk Biodiversity Action Plan? Will it help to reverse the national decline in farmland birds?	?	?  - - 0	
To conserve and where appropriate enhance areas of historical and archaeological importance	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?  Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas? Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?	+?	0  0 0	Not in a conservation area, no listed buildings, archaeology through conditions
To conserve and enhance the quality	Will it reduce the amount of derelict, degraded and underused land?	0	0	

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
and local distinctiveness of landscapes and townscapes	Will it improve the landscape and/or townscape?		0	
<b>ECONOMIC</b>				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness?  Will it improve the resilience of business and the economy? Will it promote growth in key sectors? Will it improve economic performance in advantaged and disadvantaged areas? Will it encourage rural diversification?	0	0  0 0 0	
To revitalise town centres	Will it increase the range of employment opportunities, shops and services available in town centres? Will it decrease the number of vacant units in town centres?	0	0  0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting?  Will it improve accessibility to work by public transport, walking and cycling? Will it increase the proportion of freight transported by rail or other sustainable modes? Will it increase the consumption of locally produced food and good?	0	0  0 0 0	
To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?  Will it encourage inward investment? Will it make land available for business development?	0	0  0 0	

Notes:

Significant Positive Effects: Development of the site could provide housing in an accessible location.

Significant Negative Effects: Loss of greenfield land and wildlife habitat.

ASSESSMENT CARRIED OUT BY: JH      DATE: 02/10/09

Site 210 – Land north of Green Lane, Reydon (mixed: housing, employment and tourism)

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
<b>SOCIAL</b>				
To improve the health of the population overall	Will it improve access to high quality, health facilities?	+?	+?	Could increase proportion of journeys to work by foot or cycle.
	Will it reduce death rates?		0	
	Will it encourage healthy lifestyles?		0	
To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people?	0	0	
	Will it improve qualifications and skills of adults?		0	
To reduce crime and anti-social activity	Will it reduce actual levels of crime?	0	0	Employment and residential close together, potential noise and disturbance impacts.
	Will it reduce the fear of crime?		?	
	Will it reduce noise and odour concerns?		-	
To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	0	+?	
To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?	+?	+?	Buses to Southwold.
	Will it improve accessibility to shopping facilities?		+?	Access to village shop and buses to Southwold.
	Will it improve access to childcare?		+?	Access to village shop and buses to Southwold.
To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?	+	+	Potential to create new employment sites and opportunities
	Will it reduce long-term unemployment?		+	
	Will it provide job opportunities for those most in need of employment?		+	
	Will it help to improve earnings?		?	
To meet the housing requirements of the whole community	Will it reduce homelessness?	+	0	Potential to provide new housing with a proportion of affordable units As above
	Will it provide enough housing?		+	
	Will it increase the range and affordability of housing for all social groups?		+	
	Will it reduce the number of unfit homes?		0	
To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?	0	0	
	Will it increase access to natural green space?		0	
	Will it encourage engagement in decision making?		0	
	Will it increase the number of people involved in volunteer activities?		0	

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
	Will it improve ethnic relations? Will it improve access to cultural facilities?		0 0	
<b>ENVIRONMENTAL</b>				
To maintain and where possible improve water and air quality	Will it improve the quality of inland waters? Will it improve the quality of coastal waters? Will it improve air quality?	?	? 0 ?	
To conserve soil resources and quality	Will it minimise the loss of greenfield land to development? Will it minimise loss of the best and most versatile agricultural land to development? Will it maintain and enhance soil quality?	-	- ? -	Would lead to the loss of an area of agricultural/ greenfield land to the north of Reydon. As above.
To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals? Will it promote sustainable use of water? Will it maintain water availability for water dependant habitats?	?	? ? ?	
To reduce waste	Will it reduce household waste? Will it increase waste recovery and recycling?	0	0 0	
To reduce the effects of traffic on the environment	Will it effect traffic volumes? Will it reduce the need for local travel? Will it increase the proportion of journeys made using modes other than the private car?	+	+ + +?	Edge of Reydon. Combines residential with employment, potentially reducing the need for private car use. See above.
To reduce contributions to climate change	Will it reduce emissions of green house gases by reducing energy consumption? Will it increase the proportion of energy needs being met by renewable sources?	0	0 0	
To reduce vulnerability to climatic events	Will it minimise the risk of flooding to people and property from rivers and watercourses? Will it minimise the risk of flooding to people and property on the coast? Will it reduce the risk of coastal erosion? Will it reduce the risk of damage to people and property from storm events?	+	0 0 0 0	Not in an area at risk of flooding or coastal erosion.
To conserve and enhance biodiversity	Will it maintain and enhance sites designated for their nature conservation interest? Will it avoid disturbance or damage to protected species and their habitats? Will it help deliver the targets and actions for habitats and species within the Suffolk Biodiversity Action Plan? Will it help to reverse the national decline in farmland birds?	+	0 0 0 -	Suffolk Wildlife Trust describes this site as arable with hedgerows. As above.  Loss of agricultural land.
To conserve and where appropriate enhance areas of historical and	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?	?	? ?	In an area of archaeological importance with

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
archaeological importance	Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas? Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?		? ?	high potential for remains from several periods.
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?  Will it improve the landscape and/or townscape?	-?	0  -?	Potential to adversely affect the landscape.
<b>ECONOMIC</b>				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness?  Will it improve the resilience of business and the economy? Will it promote growth in key sectors? Will it improve economic performance in advantaged and disadvantaged areas? Will it encourage rural diversification?	+	+  +? +? +? 0	Employment use suggested as part of this site. However, the exact nature of this has not been specified.
To revitalise town centres	Will it increase the range of employment opportunities, shops and services available in town centres? Will it decrease the number of vacant units in town centres?	0	0  0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting?  Will it improve accessibility to work by public transport, walking and cycling? Will it increase the proportion of freight transported by rail or other sustainable modes? Will it increase the consumption of locally produced food and goods?	+	+  + 0 0	
To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?  Will it encourage inward investment? Will it make land available for business development?	+?	+?  +? +?	

Notes:

Significant Positive Effects:

The allocation of a site for further housing development and employment land, which will increase the provision of local housing and attract businesses to the area.

Significant Negative Effects:

This site allocation would form a large incursion into the Area of Outstanding Natural Beauty and would as such have a considerable impact on the surrounding landscape.

Site: 214 – Land east of the A12, Corton (Rugby pitches and club facilities/sports provision)

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
<b>SOCIAL</b>				
To improve the health of the population overall	Will it improve access to high quality, health facilities?	+	+	New sports provision
	Will it reduce death rates?		0	
	Will it encourage healthy lifestyles?		?	
To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people?	0	0	
	Will it improve qualifications and skills of adults?		0	
To reduce crime and anti-social activity	Will it reduce actual levels of crime?	0	0	
	Will it reduce the fear of crime?		0	
	Will it reduce noise and odour concerns?		-	
To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	0	0	
To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?	-	-	Poor direct access to public transport
	Will it improve accessibility to shopping facilities?		0	
	Will it improve access to childcare?		0	
To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?	0	0	
	Will it reduce long-term unemployment?		0	
	Will it provide job opportunities for those most in need of employment?		0	
	Will it help to improve earnings?		0	
To meet the housing requirements of the whole community	Will it reduce homelessness?	0	0	
	Will it provide enough housing?		0	
	Will it increase the range and affordability of housing for all social groups?		0	
	Will it reduce the number of unfit homes?		0	
To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?	+	+	Local community sports facilities would be provided
	Will it increase access to natural green space?		0	
	Will it encourage engagement in decision making?		0	
	Will it increase the number of people involved in volunteer activities?		0	
	Will it improve ethnic relations?		0	
	Will it improve access to cultural facilities?		0	
<b>ENVIRONMENTAL</b>				

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
To maintain and where possible improve water and air quality	Will it improve the quality of inland waters? Will it improve the quality of coastal waters? Will it improve air quality?	?	0 0 0	
To conserve soil resources and quality	Will it minimise the loss of greenfield land to development? Will it minimise loss of the best and most versatile agricultural land to development? Will it maintain and enhance soil quality?	0	0 - 0	
To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?  Will it promote sustainable use of water? Will it maintain water availability for water dependant habitats?	?	?  ? ?	
To reduce waste	Will it reduce household waste? Will it increase waste recovery and recycling?	0	0 0	
To reduce the effects of traffic on the environment	Will it effect traffic volumes?  Will it reduce the need for local travel? Will it increase the proportion of journeys made using modes other than the private car?	+?	?  0 0	Edge of town with limited direct bus service and highway concerns
To reduce contributions to climate change	Will it reduce emissions of green house gases by reducing energy consumption? Will it increase the proportion of energy needs being met by renewable sources?	?	? 0	
To reduce vulnerability to climatic events	Will it minimise the risk of flooding to people and property from rivers and watercourses? Will it minimise the risk of flooding to people and property on the coast? Will it reduce the risk of coastal erosion? Will it reduce the risk of damage to people and property from storm events?	+	0 0 0 0	Not in a flood risk area
To conserve and enhance biodiversity	Will it maintain and enhance sites designated for their nature conservation interest?  Will it avoid disturbance or damage to protected species and their habitats? Will it help deliver the targets and actions for habitats and species within the Suffolk Biodiversity Action Plan? Will it help to reverse the national decline in farmland birds?	?	?  ? 0 0	Insufficient information – survey required
To conserve and where appropriate enhance areas of historical and archaeological and importance	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?  Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas? Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?	+?	0  0 0	Not in a conservation area, archaeological conditions can be applied
To conserve and enhance the quality and local distinctiveness of	Will it reduce the amount of derelict, degraded and underused land?	0	-	Greenfield land

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Detailed assessment for comparison against Preferred Sites without policy requirements	Comment
landscapes and townscapes	Will it improve the landscape and/or townscape?		-	
<b>ECONOMIC</b>				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness?  Will it improve the resilience of business and the economy? Will it promote growth in key sectors? Will it improve economic performance in advantaged and disadvantaged areas? Will it encourage rural diversification?	0	0  0 0 0	
To revitalise town centres	Will it increase the range of employment opportunities, shops and services available in town centres? Will it decrease the number of vacant units in town centres?	0	0  0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting?  Will it improve accessibility to work by public transport, walking and cycling? Will it increase the proportion of freight transported by rail or other sustainable modes? Will it increase the consumption of locally produced food and good?	0	0  0 0 0	
To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?  Will it encourage inward investment? Will it make land available for business development?	0	0  0 0	

Notes:

Significant Positive Effects: Large are of land could provide an opportunity for improved sports facilities to serve Lowestoft and surrounding area.

Significant Negative Effects: Loss of working agricultural land in strategic gap where accessibility from residential areas other than by car is difficult. Poor highway access where this would need to be achieved from the A12. Impact on the character of the open countryside.

ASSESSMENT CARRIED OUT BY: JH      DATE: 02/10/09

**Preferred Option Site: 215 – Normanhurst Fire Station, Normanston Drive, Lowestoft**

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Site rating without policy requirement	Site rating with PO policy requirement	Comment
<b>SOCIAL</b>					
To improve the health	Will it improve access to high quality, health	?	?	+?	Access to

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Site rating without policy requirement	Site rating with PO policy requirement	Comment
of the population overall	facilities? Will it reduce death rates? Will it encourage healthy lifestyles?		0 ?	0 +?	services and facilities
To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people? Will it improve qualifications and skills of adults?	0	0 0	0 0	Schools for all ages close by
To reduce crime and anti-social activity	Will it reduce actual levels of crime? Will it reduce the fear of crime? Will it reduce noise and odour concerns?	0	0 0 0	0 0 0	
To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	?	?	+?	
To improve access to key services for all sectors of the population	Will it improve accessibility to key local services? Will it improve accessibility to shopping facilities? Will it improve access to childcare?	?	+ + ?	+ + ?	Close to town centre and major services
To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall? Will it reduce long-term unemployment? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings?	0	0 0 0 0	0 0 0 0	
To meet the housing requirements of the whole community	Will it reduce homelessness? Will it provide enough housing? Will it increase the range and affordability of housing for all social groups? Will it reduce the number of unfit homes?	+	0 + ? 0	+? + + 0	Proportion of affordable housing
To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live? Will it increase access to natural green space? Will it encourage engagement in decision making? Will it increase the number of people involved in volunteer activities? Will it improve ethnic relations? Will it improve access to cultural facilities?	0	0 0 0 0 0 ?	0 0 0 0 0 +	
<b>ENVIRONMENTAL</b>					
To maintain and where possible improve water and air quality	Will it improve the quality of inland waters? Will it improve the quality of coastal waters? Will it improve air quality?	?	? ? ?	? ? ?	
To conserve soil resources and quality	Will it minimise the loss of greenfield land to development? Will it minimise loss of the best and most versatile agricultural land to development? Will it maintain and enhance soil quality?	+	+ + ?+	++ ++ +	Brownfield site

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Site rating without policy requirement	Site rating with PO policy requirement	Comment
To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	?	?	?	
	Will it promote sustainable use of water?		?	?	
	Will it maintain water availability for water dependant habitats?		?	?	
To reduce waste	Will it reduce household waste?	0	0	0	
	Will it increase waste recovery and recycling?		0	0	
To reduce the effects of traffic on the environment	Will it effect traffic volumes?	++	?	+	Close to town centre and major services
	Will it reduce the need for local travel?		?+	+	
	Will it increase the proportion of journeys made using modes other than the private car?		?+	+	
To reduce contributions to climate change	Will it reduce emissions of green house gases by reducing energy consumption?	0	0	0	
	Will it increase the proportion of energy needs being met by renewable sources?		0	0	
To reduce vulnerability to climatic events	Will it minimise the risk of flooding to people and property from rivers and watercourses?	+	+	+	Not in a flood zone
	Will it minimise the risk of flooding to people and property on the coast?		+	+	
	Will it reduce the risk of coastal erosion?		+	+	
	Will it reduce the risk of damage to people and property from storm events?		?	?	
To conserve and enhance biodiversity	Will it maintain and enhance sites designated for their nature conservation interest?	0	?+	+	
	Will it avoid disturbance or damage to protected species and their habitats?		?	+?	
	Will it help deliver the targets and actions for habitats and species within the Suffolk Biodiversity Action Plan?		?	+?	
	Will it help to reverse the national decline in farmland birds?		0	+ / 0	
To conserve and where appropriate enhance areas of historical and archaeological importance	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?	+?	+?	+?	
	Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas?		?	+?	
	Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?		?	+?	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?	+	+	+	Previously developed land
	Will it improve the landscape and/or townscape?		?	0	
<b>ECONOMIC</b>					
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness?	0	0	0	
	Will it improve the resilience of business and the economy?		0	0	
	Will it promote growth in key sectors?		0	0	
	Will it improve economic performance in		0	0	

SA Objective	Question: Will this policy / proposal / plan / strategy help to.....	Overview	Site rating without policy requirement	Site rating with PO policy requirement	Comment
	<p>advantaged and disadvantaged areas?</p> <p>Will it encourage rural diversification?</p>		0	0	
To revitalise town centres	<p>Will it increase the range of employment opportunities, shops and services available in town centres?</p> <p>Will it decrease the number of vacant units in town centres?</p>	0	0	0	
To encourage efficient patterns of movement in support of economic growth	<p>Will it reduce commuting?</p> <p>Will it improve accessibility to work by public transport, walking and cycling?</p> <p>Will it increase the proportion of freight transported by rail or other sustainable modes?</p> <p>Will it increase the consumption of locally produced food and good?</p>	+?	0	+	Accessible location by public transport
To encourage and accommodate both indigenous and inward investment	<p>Will it encourage indigenous business?</p> <p>Will it encourage inward investment?</p> <p>Will it make land available for business development?</p>	0	0	0	

Notes:

Significant Positive Effects:

As a brownfield site within the built-up area of Lowestoft, the site offers good access to services, facilities and public transport.

Significant Negative Effects: None

Timescale: Medium to long-term as development takes place.

Likelihood: High – although uptake of sustainable travel depends of behaviour of residents

Recommendation for mitigation of adverse effects and/or enhancement or positive effects:

Development should be subject to archaeological conditions. The trees on the boundary should be protected to retain habitats for wildlife, character of the area and neighbour amenity.

Opportunities should be taken to link into existing cycle/pedestrian routes to encourage sustainable travel.

ASSESSMENT CARRIED OUT BY: JH

DATE: 02/10/09