

St Edmundsbury Borough
Council

Local Plan

Bury St Edmunds Vision 2031
Submission Draft Document

Sustainability Appraisal Report
Appendices

June 2013

St Edmundsbury Borough Council Local Plan

Bury St Edmunds Vision 2031 Submission Draft Document

Sustainability Appraisal Report

Appendices

June 2013

Notice

This report was produced by Atkins for St Edmundsbury Borough Council for the specific purpose of the Bury St Edmunds Vision 2031 Document Sustainability Appraisal.

This report may not be used by any person other than St Edmundsbury Borough Council without St Edmundsbury Borough Council's express permission. In any event, Atkins accepts no liability for any costs, liabilities or losses arising as a result of the use of or reliance upon the contents of this report by any person other than St Edmundsbury Borough Council.

Document History

JOB NUMBER: 5081433			DOCUMENT REF: Bury Vision Appendices SAR V3.0			
3	Final	MB	ZG/OP	JF	JF	03/05/13
2	2 nd Draft for Comment	MB	JF	JF	JF	26/03/13
1	1 st Draft for Comment	OP/CW/Z G/TH	OP/TH	CW	CW	09/02/12
Revision	Purpose Description	Originated	Checked	Reviewed	Authorised	Date

Contents

Appendices

Appendix A – Relevant Plans and Policies and Key Sustainability Themes	8
Appendix B – Baseline Data	23
Appendix C – Key Sustainability Issues	42
Appendix D – Assessment of Concept Options	53
Appendix E – Assessment of Generic Policies	95
Appendix F – Assessment of Policies relating to Development Sites	115
F.1 Strategic Sites	116
F.2 Other Residential/Mixed Use Sites	145
F.3 Employment/Alternative Commercial Business/Mixed Uses Sites	211
F.4 Local Centres Sites	287
F.5 Other Uses Sites	345
Appendix G - Discounted Issues and Options Site List and Justifications	369
Appendix H – Monitoring Programme	372
Appendix I – Bury St Edmunds Vision Policies Assessed, 2013	383
Appendix J – Changes made to draft policies as a result of 2012 SA recommendations on the Preferred Options Draft Policies	397
Appendix K – Sustainability Appraisal Consultation Comments, 2012	403

List of Tables

Table A.1 - Relevant Plans and Policies	9
Table A.2 - Analysis of Sustainability Themes	15
Table B.1 – 2001 Population and 10 year change between 1991 and 2001	24
Table B.2 – 2001 Population and 10 year change between 1991 and 2001	24
Table B.3 – Birth place 2001 (% of total population)	25
Table B.4 – Ethnic groups 2010 (% of total population)	25
Table B.5 – Ethnic groups 2001 (% of total population)	26
Table B.6 – Housing Tenure	28
Table B.7 – Household Composition	29
Table B.8 – Commuting destinations from St Edmundsbury 2001	35
Table B.9 – VAT registrations and De-registrations in 2007	36
Table B.10 – VAT registrations and De-registrations in 2004	37
Table B.11 – Housing Prices end of Q2 2011	37
Table B.12 – Short term house price changes	37
Table B.13 – Housing Affordability for 2 nd Quarter 2009	38
Table B.14 – Economic Activity and Employment Rates 2008	38
Table B.1 – Employment by sector, 2004	39
Table B.2 – Sector growth within St Edmundsbury 2006-2008	40

Table B.3 – Sector growth within St Edmundsbury 1998-2004	40
Table B.4 – Unemployment rate within St Edmundsbury December 2010/11 (Jobseekers Allowance Claimants)	41
Table B.5 – Average Earnings for 2010	41
Table C.1 - Key Sustainability Issues and Their Likely Evolution without Rural Vision 2031	43
Table D.1 – Bury St Edmunds North East Concept Plan Options	54
Table D.2 – Bury St Edmunds North West Concept Plan Options	63
Table D.3 – Bury St Edmunds South East Concept Plan Options	71
Table D.4 – Bury St Edmunds West Concept Plan Options	78
Table D.5 – Bury St Edmunds Moreton Hall Concept Plan Options	89
Table E.1 - Assessment Tables – Terms and Symbols	96
Table E.2 - Policy BV2: Housing Development within Bury St Edmunds	97
Table E.3 - Policies BV18: District heating network opportunity areas and BV19 Community Infrastructure Levy and Allowable Solutions	101
Table E.4 - Policy BV22: Allotments	104
Table E.5 - Policy BV25: Safeguarding Educational Establishments	106
Table E.6 - Policy BV26: Conserving the Setting and Views from the Historic Core	109
Table E.7 - Policy BV27: Green Infrastructure in Bury St Edmunds	112
Table F.1 – Policy BV3 North West Bury St Edmunds	116
Table F.2 – Policy BV4 Moreton Hall Bury St Edmunds	121
Table F.3 – Policy BV5 West Bury St Edmunds	126
Table F.4- Policy BV6 North East Bury St Edmunds	131
Table F.5- Policy BV7 South East Bury St Edmunds	136
Table F.6 - Policy HV28 Bury St Edmunds Town Centre Masterplan	141
Table F.7 - Assessment scale for Development Sites	145
Table F.8 - Policy BV8 Station Hill	145
Table F.9- Policy BV9 Tayfen Road	151
Table F.10- Policy BV10a Bury St Edmunds Garden Centre	156
Table F.11- Policy BV10b Land at Jacqueline Close	162
Table F.12- Policy BV10c Hospital Site, Hospital Road	168
Table F.13- Policy BV10d Shire Hall	175
Table F.14- Policy BV10e Weymed	181
Table F.15- Policy BV10f Land at School Yard	187
Table F.16- Policy BV10g Almoners Barn, Cullum Road	194
Table F.17- Policy BV 10h Garages and Bus Depot, Cotton Lane	200
Table F.18- Policy BV11 Land at Ram Meadow	206
Table F.19- Policy BV13 Moreton Hall –Extension to Suffolk Business Park	211
Table F.20- Policy BV 14a Anglian Lane	217
Table F.21 –Policy BV14b and BV15a Barton Road	224
Table F.22 –Policy BV14c and Policy BV15b Blenheim Park	229
Table F.23 – Policy BV14e Suffolk Business Park	235
Table F.24 – Policy BV14f Chapel Pond Hill	242
Table F.25 –Policy BV14g and Policy BV15d Eastern Way	248
Table F.26 – Policy BV14i and Policy BV15e Mildenhall Road	255
Table F.27 – Policy BV14k and Policy BV15f Northern Way	262
Table F.28 –Policy BV15g Western Way	268
Table F.29 –Policy BV15c and Policy BV16 British Sugar, Hollow Road	273
Table F.30 –Policy BV17 Bury St Edmunds Retail Park	280
Table F.31 –Policy BV12a Barton Road	287
Table F.32 –Policy BV12 b Cadogan Road	293

Table F.33 – Policy BV12c Glastonbury Court	300
Table F.34 – Policy BV12d Hardwick Precinct	306
Table F.35 – Policy BV12e Lake Avenue Parade	313
Table F.36 – Policy BV12f Moreton Hall	320
Table F.37 – Policy BV12g The Parade, Ridley Road	327
Table F.38 – Policy BV12h St Olaves Precinct	332
Table F.39 – Policy BV12i Stamford Court	338
Table F.40 – Policy BV20 Land West of Rougham Road	345
Table F.41 – Policy BV21 Rougham Airfield	351
Table F.42 – Policy BV23 West Suffolk & St Nicholas Hospice	357
Table F.43 – Policy BV24 West Suffolk College	362
Table H.1 - Monitoring Programme	373
Table J.1 - Changes made to Bury St Edmunds Vision 2031 Submission draft policies as a result of Sustainability Appraisal recommendations on the Preferred Options draft policies	399
Table K.1 – Bury St Edmunds Vision 2031 Sustainability Appraisal Responses, March-April 2012	404

Appendix A – Relevant Plans and Policies and Key Sustainability Themes

Table A.1 - Relevant Plans and Policies

International/European context
The Johannesburg Declaration on Sustainable Development – Commitments arising from summit (Sept 2002)
The UN Millennium Declaration and Millennium Development Goals – Sept 2000 (RSS)
Kyoto Protocol and the UN Framework Convention on Climate Change – May 1992 (RSS)
Bern Convention on the Conservation of European Wildlife and Natural Habitats – 1979 (RSS)
Ramsar Convention on Wetlands of international importance especially as waterfowl habitat – 1971 (RSS)
Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979) (RSS)
A New Partnership for Cohesion – Third Report on Economic and Social Cohesion (Feb 04) and Draft New Regulations for Renewed Structural Funds (July 2004)
Aarhus Convention (1998)
EU Sixth Environmental Action Plan (2002)
European Spatial Development Perspective (May 1999)
Renewed EU Sustainable Development Strategy (2006)
European Biodiversity Strategy (1998)
EU Thematic Strategy on Air Quality (2005)
Espoo Convention on Environmental Impact Assessment in a Transboundary Context (1991)
EU Biodiversity Strategy (1998)
OSPAR Biological Diversity and Ecosystems Strategy (2003)
UN Convention on Biological Diversity (1992)
Strategy on Climate Change: Control Measures Through Until 2020 and Beyond (2007)
The Climate action and renewable energy package 2008
European Landscape Convention (2000)
EU Thematic Strategy for Soil Protection (2004)
The European Convention on the Protection of Archaeological Heritage (Revised)
UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
European Directives
Air Quality Framework Directive – 96/62/EC (RSS)
Directive to Promote Electricity from Renewable Energy – 2001/77/EC (RSS)
Directive for the Encouragement of Bio-Fuels for Transport – 2003/30/EC (RSS)
Water Framework Directive – 2000/60/EC (RSS)
Urban Waste Water Treatment Directive – 91/271/EEC (RSS)
Water Pollution caused by Nitrates from Agricultural Sources: Nitrates Directive – 91/676/EEC (RSS)
Bathing Water Quality Directive – 76/160/EEC (RSS)
Drinking Water Directive – 98/83/EC (RSS)
Environmental Impact Assessment (EIA) 85/337/EEC (RSS)
Strategic Environmental Assessment (SEA) – 2001/42/EC (RSS)
Directive 79/409/EEC on the Conservation of Wild Birds (RSS)
Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (RSS)
Framework Waste Directive – 75/442/EEC, as amended (RSS)
Directive 99/31/EC on the landfill of waste (RSS)
Packaging and Packaging Waste Directive – 94/62/EC of 20 Dec 1994 (RSS)
Hazardous Waste Directive 91/689/EEC
Energy Performance in Building Directive 2002/91/EEC

EU Soil Framework Directive (Proposed)
IPPC Directive 96/61/EC – Integrated Pollution Prevention and Control
Groundwater Directive (GDW) 2006/118/EC
Surface Water Abstraction Directive 75/440/EEC
National, regional and local context
National Planning Policy Guidance, Planning Policy Statements and Minerals Policy Statements
National Planning Policy Framework (2012)
MPS 1: Planning and Minerals
Climate Change Act (2008)
Planning and Energy Act (2008)
Planning Act (2008)
Strategies and Plans
Urban
Our Towns and Cities: The Future – Delivering an Urban Renaissance (Nov 2000)
Towns and Cities Strategy and Action Plan, Urban Renaissance in the East of England (RSS)
Rural
Government Rural White Paper: Our Countryside – the future – a fair deal for rural England, DETR (2000) (RSS)
The Countryside and Rights of Way Act 2000
Rural Strategy, DEFRA (2004)
Sustainable Communities
The UK Government Sustainable Development Strategy: Securing the Future (March 2005)
Sustainable Communities Plan: Building for the Future (2003) (RSS)
A Sustainable Development Framework for the East of England, October 2001 (RSS)
Sustainable Communities in the East of England 2003
Strategy for Sustainable Construction (June 2008)
The Code for Sustainable Homes: Setting the standard in sustainability for new homes (2010)
Creating Sustainable Communities – In the East of England (Jan 2005)
A Better Quality of Life: a Strategy for Sustainable Development in the UK (1999), Taking it on: Developing UK Sustainable Development Strategy Together (Consultation: 2004)
Regional Spatial Strategy
Regional Spatial Strategy – RSS (banked version April 2004)
RSS14 for the East of England SEA Scoping Report (17 September 2004)
East of England Plan: RSS for the East of England (EERA, 2008)
Other Regional Strategies
An Integrated Regional Strategy for the East of England (Feb 2005)
East of England European Strategy 2003 – 2004, June 2003 (RSS)
Towards Sustainable Construction – A Strategy for the East of England, Draft 2003 (RSS)
Regeneration
Haverhill Masterplan (30 August 2005)
Transport
Aviation White Paper (Dec 2003)
Government/DfT 10 Year Transport Plan 2000 (RSS)
DfT – Meeting the Energy Challenge – Energy White Paper (May 2007)
DfT – Building Sustainable Transport into New Developments: A Menu of Options for Growth Points and Eco-towns (specially designed for Designated Growth Points) (April 2008)
Manual for Streets (2007)
The Future of Transport: a Network for 2030 – White Paper (2004)

The Future of Rail – White Paper (July 2004)
Suffolk Local Transport Plan 2006 – 2011
Suffolk Bus Strategy, 2003
East of England Regional Transport Strategy (April 2003) (Incorporated as a chapter in RPG14)
St Edmundsbury Borough Council SPG7 – St Edmundsbury Borough Council Cycling Strategy (September 1995)
Suffolk County Council and St Edmundsbury Borough Council – Haverhill Local Transport Action Plan (May 2003)
A Pedestrian Strategy for Bury St Edmunds (January 2001)
Bury St Edmunds Transport Strategy (2006)
<i>Community Strategies and Community Development Strategies</i>
Transforming Suffolk – Suffolk’s Community Strategy 2008 – 2028 (June 2008)
West Suffolk Local Strategic Partnership –Community Strategy 2006 – 2016 (June 2004)
St Edmundsbury Borough Council Community Development Plan (Jan 2004)
<i>Suffolk Structure Plan</i>
Suffolk Structure Plan – 2001 On the 26 th September 2007, the Structure Plan as a whole ceased to be part of Suffolk’s Development Plan. However, under the terms of a direction by the Secretary of State, 11 of its policies are saved and are valid until replaced by appropriate policies in adopted Local Development Framework.
<i>Neighbouring Authority and National Park Local Plans/Local Development Documents</i>
Mid Suffolk Core Strategy Development Plan Document (September 2008)
Babergh Local Plan (2006)
Forest Heath Local Plan (December 1995)
Breckland Local Plan (September 1999)
Braintree District Local Plan Review (July 2005)
South Cambridgeshire Core Strategy Development Plan Document (January 2007)
East Cambridgeshire Core Strategy Development Plan Document (October 2009)
<i>Parish Plans</i>
Bardwell Parish Plan Group – Action Plan 2002 – 2010 (completed)
Barningham Parish Plan 2003 – 2010 (to be revised)
Barrow cum Denham Community Action Plan 2002 – 2006 (completed). New Plan to be developed.
Cavendish Village Report and Action Plan December 2004 (completed)
Chedburgh Action Plan 2002 – 2005 (completed)
Clare Parish Plan 2008 – 2011 (completed)
Fornham St Martin-cum-St Genevieve Parish Plan 2007 – 2010 (completed)
Great Barton Parish Plan 2006 - 2010 (completed)
Hargrave Parish Community Action Plan 2000 - 2007 (completed)
Hepworth Parish Plan 2007 -2011 (completed)
Honington-cum-Sapiston Parish Community Action Plan 2003 - 2006 (completed)
Hopton & Knettishall Parish Plan 2005 - 2006 (completed)
Hundon Parish Plan 2011 – 2007 (completed)
Horringer cum Ickworth Parish Plan 2005 – 2015 (completed)
Ixworth and Ixworth Thorpe Parish Plan 2005 – 2007 (completed)
Market Weston Parish Plan 2005 – 2012 (completed)
Ousden Parish Parish Plan 1998 - 2012 (completed)
Pakenham Parish Parish Plan 2003 - 2011 (completed)
Rushbrooke with Rougham Parish Plan 2005 - 2012 (completed)
Stansfield Parish Plan 2005 - 2006 (completed)

Stanton Parish Community Action Plan 2010 (completed)
Whepstead Parish Plan 2005 – 2009 (completed)
Local Authority Corporate Plans and Strategies
Local Area Agreement: Suffolk 2 2008-2011 (2008)
St Edmundsbury Borough Council Capital Strategy (September 2005)
Corporate Plan (Jun 2009)
St Edmundsbury Borough Council Equality Scheme (2008)
St Edmundsbury Borough Council Asset Management Plan and Capital Strategy – Performance Management and Implementations Plan July 05 – 06
Rights of Way Improvement Plan (2006 – 2016)
Social – National, regional and local context
Social Inclusion
Regional Social Strategy for the East of England (May 2004)
Suffolk County Council Equalities Policy (April 2003)
St Edmundsbury Borough Council Health and Wellbeing Strategy 2004 – 2008
St Edmundsbury Borough Council People Strategy (July 2004)
Health
Choosing Health: Making healthy choices easier (Nov 2004)
Healthy Futures: A Regional Health Strategy for the East of England 2005-2010 (EERA) Draft 22 nd July 05
Social Care Annual Plan 2003-4
Norfolk, Suffolk and Cambridgeshire NHS Strategic Health Authority – Health Strategy 2005-2010
Bury and The Rural North – Locality Profile – Suffolk West NHS PCT (Dec 2004)
Haverhill – Locality Profile – Suffolk West NHS PCT (Dec 2004)
Culture
Culture: a catalyst for change. A Strategy for Cultural Development for the East of England, Living East (June 2004)
Cultural Strategy for Suffolk (March 2002)
St Edmundsbury Borough Council Vision 2025: Leisure and Culture Action Plan (Dec 2005)
Education
Suffolk's Strategy for Learning 2004-9 (updated version): The Single Plan (May 2005)
Suffolk County Council – School Organisation Plan 2004-9 (Jan 2005)
Schools in Suffolk: Developing New Roles and Relationships in Support of Children and Young People (January 2005)
Suffolk County Council – Key Stage 2 in the Three Tier System – a 3 Year Project (2005)
Suffolk County Council – Building Schools for the Future (2004)
Suffolk 14-19 Strategy (2004)
Housing
Revised Regional Housing Strategy for the East of England: Strategy Document 2005-2010 (Draft) (February 2005)
Homes for the Future: More Affordable, More Sustainable (July 2007)
Affordable Housing Study: The Provision of Affordable Housing in the East of England 1996-2021, 2003 (RSS)
East of England Affordable Housing Study Stage 2: Provision for Key Workers and Unmet Housing Need, 2005
St Edmundsbury Borough Council Housing Strategy 2004 – 2008
Cambridgeshire Sub-Regional Housing Strategy 2004 – 2008/9

St Edmundsbury Borough Council Empty Homes and Wasted Space Strategy 2005 – 2009
St Edmundsbury Borough Council Urban Capacity Study (January 2003) – reviewed September 2005
St Edmundsbury Housing Requirements Study (October 2005)
St Edmundsbury Strategic Housing Land Availability Assessment (July 2009)
Affordable Housing Economic Viability Study (July 2009)
Community safety
Suffolk Community Strategy (Transforming Suffolk 2008-2028)
Creating a Safer Stronger Suffolk – Western Suffolk Crime and Disorder Reduction Partnership Strategy 2005 – 2008
Environmental – National, regional and local context
Environmental Strategies
Environment, Our future: Regional Environment Strategy for the East of England, East of England Regional Assembly and East of England Environment Forum, July 2003 (RSS)
St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan (Dec 2005)
Suffolk County Council Environmental Action Plan (2007)
EU Renewable Energy Directive (2009)
Soil
Farming and Food Strategy, Facing the Future, DEFRA, (Dec 2002)
The First Soil Action Plan for England: 2004 – 2006 (2004)
Contaminated Land Strategy for the Borough of St Edmundsbury (Nov 2005)
Climate
Climate Change – UK Programme, DETR, November 2000 (RSS)
UK Climate Change Bill (2008)
Building a Greener Future Towards Zero Carbon Development – Consultation (Dec 2006)
Living with Climate Change in the East of England – Summary report supported by technical report (2003) (RSS)
St Edmundsbury Borough Council Climate Change Action Plan – in draft form to be reviewed once adopted
Air quality
Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA, 2007)
Updating and Screening Assessment of Air Quality in St Edmundsbury (2006)
Environment Act 1995 Local Air Quality Management Progress Report, St Edmundsbury (2007)
Heritage
English Heritage Strategy 2005 – 2010
Historic Environment: A Force For the Future (2001)
Heritage Counts: State of the Historic Environment (2004)
Ancient Monuments and Archaeological Areas Act, (1979)
Research and Archaeology Revisited: A Revised framework for the East of England, East Anglian Archaeology, Occasional Papers 24, (2011)
Water
Water Resources for the Future – A Strategy for England and Wales (EA, 2001)
Water Resources for the Future: A Strategy for Anglian Region (RSS)
Water for People and the Environment – Consultation Document (EA, 2007)
Biodiversity and nature conservation
Working with the Grain of Nature: A Biodiversity Strategy for England (2002) (RSS)
Wildlife and Countryside Act (1981, as amended) (RSS)

Butterfly Conservation – Regional Action Plan for Anglia (2000)
Suffolk Biodiversity Action Plan, Updated December 2004
State of Nature – Lowlands – Future Landscapes for Wildlife (2004) (RSS)
The Countryside and Rights of Way Act (2000)
The Conservation (Natural Habitats, &c.) Regulations (1994)
Regional Biodiversity Action Plan
<i>Countryside management</i>
Suffolk Rights of Way Improvement Plan – in preparation
Suffolk Countryside Strategy
<i>Woodland</i>
Keepers of Time – A Statement of Policy for England’s Ancient and Native Woodlands: Action Plan 2005 –
Woodlands for Life: The Regional Woodland Strategy for the East of England, November 2003 (RSS)
<i>Minerals and waste</i>
Suffolk Minerals Core Strategy (2008)
Regional Waste Management Strategy (2002) (RSS)
Suffolk Waste Core Strategy Final Consultation Document (2009)
English Nature Policy Position Statement: Waste Management (2002)
Joint Municipal Waste Management Strategy for Suffolk 2020 (Oct 2003)
Economic – National, regional and local context
<i>Economic and Employment Strategies</i>
A Shared Vision – The Regional Economic Strategy for the East of England (Nov 2004)
Prioritisation in the East of England. June 2003 (RSS)
Regional Emphasis Document SR2004, December 2003 (RSS)
Framework for Regional Employment and Skills Action (FRESA) (2003) (RSS)
International Business Strategy, Consultation Draft, December 2003 (RSS)
Expanding Suffolk’s Horizons: 2004-7 – A New Economic Strategy for Suffolk
Objective 2 Local Area Framework (2004-2005)
Economic Development Strategy – St Edmundsbury (Dec 2005)
St Edmundsbury Rural Action Plan (2008)
<i>Tourism</i>
Regional Tourism Strategy 2000 – 2010
Tomorrows Tourism Today (August 04)
Sustainable Tourism Strategy for the East of England (March 2004)

Table A.2 - Analysis of Sustainability Themes

No	Sustainability Theme	Relevant Plans and Programmes	SEA Topic	Relationship to SA Objectives
1.	Improve the health and well-being of the population	The UN Millennium Declaration and Millennium Development Goals; National Planning Policy Framework, 2012; The Countryside and Rights of Way; A Sustainable Development Framework for the East of England; East of England Plan: RSS for the East of England; The Future of Transport: a Network for 2030; Suffolk's Community Strategy 2004; Choosing Health: Making Healthy Choices Easier; Healthy Futures: A Regional Health Strategy for the East of England 2005-2010; Social Care Annual Plan 2003-4; Norfolk, Suffolk and Cambridgeshire NHS Strategic Health Authority – Health Strategy 2005-2010; Bury and The Rural North – Locality Profile - Suffolk West NHS PCT; Haverhill - Locality Profile - Suffolk West NHS PCT; St Edmundsbury Borough Council Health and Wellbeing Strategy 2004 – 2008; Farming and Food Strategy, Facing the Future; National Air Quality Strategy for England, Wales, Scotland and Northern Ireland; Suffolk Waste Local Plan.	Population, Human health	1
2.	Reduce social exclusion and improve equality of opportunity	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration and Millennium Development Goals; National Planning Policy Framework, 2012; A New Partnership for Cohesion – Third Report on Economic and Social Cohesion; European Spatial Development Perspective; Renewed EU Sustainable Development Strategy; Rural Strategy; The UK Government Sustainable Development Strategy: Securing the Future; Sustainable Communities Plan: Building for the Future; A Sustainable Development Framework for the East of England; Creating Sustainable Communities – In the East of England; A Better Quality of Life: a Strategy for Sustainable Development in the UK; RSS for the East of England; East of England European Strategy; Transforming Suffolk – Community Strategy, Corporate Plan - St Edmundsbury: Improving the quality of life for everyone in the borough; St Edmundsbury Borough Council Equality Framework; St Edmundsbury Borough Council Disability Equality Scheme 06 – 09; Regional Social Strategy for the East of England; Suffolk County Council Equalities Policy; St Edmundsbury Borough Council Health and Wellbeing Strategy 2004 – 2008; St Edmundsbury Borough Council People Strategy; St Edmundsbury Borough Council Race Equality Scheme 2005 – 2008.	Human health, Population	4, 5, 6
3.	Improve opportunities for access to education,	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration and Millennium Development Goals; European	Human health, Landscape,	1, 2, 5, 6, 8

No	Sustainability Theme	Relevant Plans and Programmes	SEA Topic	Relationship to SA Objectives
	employment, recreation, health, community services and cultural opportunities	Spatial Development Perspective; Renewed EU Sustainable Development Strategy; National Planning Policy Framework, 2012; Our Towns and Cities: The Future – Delivering an Urban Renaissance; Towns and Cities Strategy and Action Plan, Urban Renaissance in the East of England; The Countryside and Rights of Way Act; Rural Strategy; Government Rural White Paper: Our Countryside – the future; The UK Government Sustainable Development Strategy; Sustainable Communities Plan: Building for the Future; A Better Quality of Life: a Strategy for Sustainable Development in the UK; Creating Sustainable Communities – In the East of England; A Sustainable Development Framework for the East of England; East of England Plan: RSS for the East of England; East of England European Strategy 2003 – 2004; Government/DFT 10 Year Transport Plan; Building Sustainable Transport into New Developments; The Future of Transport: a Network for 2030 – White Paper; The Future of Rail – White Paper; Suffolk Local Transport Plan; Suffolk Rights of Way Improvement Plan; Suffolk Countryside Strategy.	Population	
4.	Raise educational and achievement levels and develop opportunities for everyone to acquire the skills needed to find and remain in work	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration and Millennium Development Goals; A New Partnership for Cohesion – Third Report on Economic and Social Cohesion; Renewed EU Sustainable Development Strategy; SEA 2001/42/EC; National Planning Policy Framework, 2012; The Countryside and Rights of Way Act; The UK Government Sustainable Development Strategy; Sustainable Communities Plan: Building for the Future; A Sustainable Development Framework for the East of England; Sustainable Communities in the East of England; Creating Sustainable Communities; A Better Quality of Life: a Strategy for Sustainable Development in the UK; Altogether a better Suffolk – Suffolk’s Community Strategy; Corporate Plan - St Edmundsbury: Improving the quality of life for everyone in the borough; Suffolk County Council – Key Stage 2 in the Three Tier System; Suffolk County Council – School Organisation Plan 2004-9; Suffolk’s Strategy for Learning 2004-9; Suffolk County Council – Building Schools for the Future; Suffolk 14-19 Strategy; Schools in Suffolk; Framework for Regional Employment and Skills Action.	Human health, Population	2, 6
5.	Promote levels of employment	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration and Millennium Development Goals; A New Partnership for Cohesion – Third Report on Economic and Social Cohesion; Renewed EU Sustainable Development Strategy; National Planning Policy	Population	6

No	Sustainability Theme	Relevant Plans and Programmes	SEA Topic	Relationship to SA Objectives
		<p>Framework, 2012; Rural Strategy; The UK Government Sustainable; Development Strategy: Securing the Future; A Sustainable Development Framework for the East of England; A Better Quality of Life: a Strategy for Sustainable Development in the UK; Regional Tourism Strategy 2000 – 2010; Tomorrows Tourism Today; Sustainable Tourism Strategy for the East of England; Economic Development Strategy – St Edmundsbury; Expanding Suffolk’s Horizons: 2004-7; Framework for Regional Employment and Skills Action.</p>		
6.	Reduce the fear of crime	<p>European Spatial Development Perspective; National Planning Policy Framework, 2012; Our Towns and Cities: The Future – Delivering an Urban Renaissance; Towns and Cities Strategy and Action Plan; A Sustainable Development Framework for the East of England; A Better Quality of Life: a Strategy for Sustainable Development in the UK; Creating Sustainable Communities – In the East of England; Haverhill Masterplan; Transforming Suffolk – Suffolk’s Community Strategy; St Edmundsbury Borough Council Community Development Plan Local Area Agreement: Suffolk 2005-2008; Suffolk Community Safety Strategy; Creating a Safer Stronger Suffolk – Western; Suffolk Crime and Disorder Reduction Partnership Strategy 2005 – 2008.</p>	Human health, Population	3
7.	Reduce air pollution	<p>The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration and Millennium Development Goals; EU Thematic Strategy on Air Quality; Air Quality Framework Directive; Directive for the Encouragement of Bio-Fuels for Transport; National Planning Policy Framework, 2012; Government Rural White Paper: Our Countryside – the future – a fair deal for rural England; Our Towns and Cities: The Future – Delivering an Urban Renaissance; Towns and Cities Strategy and Action Plan; The Countryside and Rights of Way Act; A Sustainable Development Framework for the East of England; The UK Government Sustainable Development Strategy: Securing the Future; Government/DFT 10 Year Transport Plan; Building Sustainable Transport into New Developments; The Future of Transport: a Network for 2030; Suffolk Local Transport Plan 2001-6; Suffolk Bus Strategy; East of England Regional Transport Strategy; Haverhill Local Transport Action Plan; A Pedestrian Strategy for Bury St Edmunds; Choosing Health: Making healthy choices easier; National Air Quality Strategy for England, Wales, Scotland and Northern Ireland; Air Quality Strategy for England, Scotland, Wales</p>	Air, Human health, Population	9

No	Sustainability Theme	Relevant Plans and Programmes	SEA Topic	Relationship to SA Objectives
		and Northern Ireland; Suffolk Rights of Way Improvement Plan; Updating and Screening Assessment of Air Quality in St Edmundsbury, Suffolk County Council Environment Action Plan, EU Renewable Energy Directive, Planning and Energy Act (2008)		
8.	Reduce road traffic and congestion	European Spatial Development Perspective; National Planning Policy Framework, 2012; Our Towns and Cities: The Future – Delivering an Urban Renaissance; Towns and Cities Strategy and Action Plan; Urban Renaissance in the East of England; A Sustainable Development Framework for the East of England; East of England Plan: RSS for the East of England; Government/DFT 10 Year Transport Plan; Building Sustainable Transport into New Developments; Manual for Streets; The Future of Transport: a Network for 2030 – White Paper; Suffolk Local Transport Plan; Suffolk Bus Strategy; Haverhill Local Transport Action Plan; East of England Regional Transport Strategy; St Edmundsbury Borough Council SPG7; Choosing Health: Making healthy choices easier; Climate Change – UK Programme; Bury St Edmunds Transport Strategy (2006), Suffolk County Council Environment Action Plan, Rights of Way Improvement Plan.	Air, Human health, Landscape Population	13
9.	Reduce waste generation and disposal and achieve sustainable management of waste	Urban Waste Water Treatment Directive; Framework Waste Directive; Directive 99/31/EC on the landfill of waste; Packaging and Packaging Waste Directive; Hazardous Waste Directive; National Planning Policy Framework, 2012; A Sustainable Development Framework for the East of England; Towards Sustainable Construction – A Strategy for the East of England; Regional Waste Management Strategy; Suffolk Waste Core Strategy Final Consultation Document; Joint Municipal Waste Management Strategy for Suffolk 2020; English Nature Policy Position Statement: Waste Management.	Soil, Water	12
10.	Maintain and improve the quality of surface and groundwater	Urban Waste Water Treatment Directive; Water Pollution caused by Nitrates from Agricultural Sources: Nitrates Directive; Water Framework Directive; Bathing Water Quality Directive; Drinking Water Directive; IPPC Directive 96/61/EC – Integrated Pollution Prevention and Control; Groundwater Directive (GDW); Surface Water Abstraction Directive; National Planning Policy Framework, 2012; Water Resources for the Future – A Strategy for England and Wales; Water for People and the Environment – Consultation Document; Water Resources for the Future: A Strategy for Anglian Region.	Biodiversity, Flora and Fauna, Soil, Water	9

No	Sustainability Theme	Relevant Plans and Programmes	SEA Topic	Relationship to SA Objectives
11.	Reduce the use of non-renewable resources and protect local mineral assets	The Johannesburg Declaration on Sustainable Development MPS 1: Planning and Minerals; The UK Government Sustainable Development Strategy: Securing the Future; The Code for Sustainable Homes, 2010; East of England Plan: RSS for the East of England; Suffolk Minerals Core Strategy, EU Renewable Energy Directive	Climatic Factors, Material Assets, Soil, Water	11
12.	Manage and mitigate the risk of flooding	UN Framework Convention on Climate Change; Strategy on Climate Change: Control Measures Through Until 2020 and Beyond; National Planning Policy Framework, 2012; A Sustainable Development Framework for the East of England; Sustainable Communities Plan: Building for the Future ; The UK Government Sustainable Development Strategy: Securing the Future; Creating Sustainable Communities – In the East of England; A Better Quality of Life: a Strategy for Sustainable Development in the UK; Government/DFT 10 Year Transport Plan ; The Future of Transport: a Network for 2030, Suffolk County Council Environment Action Plan	Climatic Factors, Population, Water	15
13.	Address the causes of climate change through reducing emissions of greenhouse gases (GHGs)	The Johannesburg Declaration on Sustainable Development ; UN Framework Convention on Climate Change; EU Sixth Environmental Action Plan; Strategy on Climate Change: Control Measures Through Until 2020 and Beyond; National Planning Policy Framework, 2012; A Sustainable Development Framework for the East of England; The UK Government Sustainable Development Strategy: Securing the Future; The Code for Sustainable Homes, 2010; Creating Sustainable Communities – In the East of England; Building Sustainable Transport into New Developments: A Menu of Options for Growth Points and Eco-towns; The Future of Transport: a Network for 2030 – White Paper; Suffolk Local Transport Plan; Government/DFT 10 Year Transport Plan; Climate Change – UK Programme; UK Climate Change Bill; St Edmundsbury Borough Council Climate Change Action Plan; Living with Climate Change in the East of England; Building a Greener Future Towards Zero Carbon Development – Consultation, Suffolk County Council Environment Action Plan, EU Renewable Energy Directive, Planning and Energy Act 2008	Climatic factors	14
14.	Increase energy efficiency and increase renewable energy production	National Planning Policy Framework, 2012; A Sustainable Development Framework for the East of England; Strategy for Sustainable Construction; The UK Government Sustainable Development Strategy: Securing the Future; Homes for the Future: More Affordable, More Sustainable; Energy Performance in Building Directive; The Code for Sustainable Homes, 2010; Suffolk County	Climatic factors	14

No	Sustainability Theme	Relevant Plans and Programmes	SEA Topic	Relationship to SA Objectives
		Council Environment Action Plan, EU Renewable Energy Directive, Planning and Energy Act 2008		
15.	Protect and enhance heritage assets and their setting	The European Convention on the Protection of Archaeological Heritage; UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage; PPS6; National Planning Policy Framework, 2012; Heritage Counts: State of the Historic Environment; Historic Environment: A Force For the Future; English Heritage Strategy 2005 – 2010; East of England Plan: RSS for the East of England; St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan, Suffolk County Council Environment Action Plan; Ancient Monuments and Archaeological Areas Act, 1979; Research and Archaeology Revisited: A Revised framework for the East of England, East Anglian Archaeology, Occasional Papers 24, (2011).	Cultural Heritage, Landscape, Population	17
16.	Protect, manage and restore soil resources	EU Thematic Strategy for Soil Protection; IPPC Directive 96/61/EC – Integrated Pollution Prevention and Control; EU Soil Framework Directive; National Planning Policy Framework, 2012; The UK Government Sustainable Development Strategy: Securing the Future; Strategy for Sustainable Construction; Farming and Food Strategy, Facing the Future; The First Soil Action Plan for England: 2004 – 2006; Contaminated Land Strategy for the Borough of St Edmundsbury; St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan, Suffolk County Council Environment Action Plan.	Biodiversity, Flora and Fauna Landscape, Material Assets, Soil	10
17.	Promote sustainable use and management of the countryside	European Landscape Convention; National Planning Policy Framework, 2012; Government Rural White Paper: Our Countryside – the future; The Countryside and Rights of Way Act; Rural Strategy; Wildlife and Countryside Act; Suffolk Rights of Way Improvement Plan; Suffolk Countryside Strategy; State of Nature – Lowlands – Future Landscapes for Wildlife; The European Convention on the Protection of Archaeological Heritage; UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage; Heritage Counts: State of the Historic Environment; Historic Environment: A Force For the Future; English Heritage Strategy 2005 – 2010; East of England Plan: RSS for the East of England.	Cultural Heritage, Landscape, Material Assets	13, 16, 18
18.	Protect amenity and landscape/townscape settings	European Landscape Convention; Government Rural White Paper: Our Countryside – the future; The Countryside and Rights of Way Act; Rural Strategy; Wildlife and Countryside Act; State of Nature – Lowlands – Future Landscapes for Wildlife; The European Convention on the Protection of Archaeological Heritage; UNESCO Convention Concerning the Protection of the World Cultural	Cultural Heritage, Landscape	18

No	Sustainability Theme	Relevant Plans and Programmes	SEA Topic	Relationship to SA Objectives
		and Natural Heritage; National Planning Policy Framework, 2012; Heritage Counts: State of the Historic Environment; Historic Environment: A Force For the Future; English Heritage Strategy 2005 – 2010; East of England Plan: RSS for the East of England; Suffolk Rights of Way Improvement Plan Suffolk Countryside Strategy; St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan, Suffolk County Council Environment Action Plan.		
19.	Protect, enhance and improve biodiversity and important wildlife habitats	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration; Ramsar Convention; Bern Convention; Bonn Convention; EU Sixth Environmental Action Plan; European Biodiversity Strategy; Espoo Convention; EU Biodiversity Strategy; OSPAR Biological Diversity and Ecosystems Strategy; UN Convention on Biological Diversity; Environmental Impact Assessment; National Planning Policy Framework, 2012; The Countryside and Rights of Way Act; The UK Government Sustainable Development Strategy: Securing the Future; Regional Environment Strategy for the East of England; St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan; Working with the Grain of Nature: A Biodiversity Strategy for England; Butterfly Conservation – Regional Action Plan for Anglia; Suffolk Biodiversity Action Plan; State of Nature – Lowlands – Future Landscapes for Wildlife; Wildlife and Countryside Act; The Conservation (Natural Habitats, &c.) Regulations; Regional Biodiversity Action Plan; Woodlands for Life: The Regional Woodland Strategy for the East of England; Keepers of Time – A Statement of Policy for England’s Ancient and Native Woodlands: Action Plan 2005; The Birds Directive; The Habitats Directive.	Biodiversity, Fauna and Flora, Climatic Factors, Soil, Water	16
20.	To promote economic development	The Johannesburg Declaration on Sustainable Development ; The UN Millennium Declaration and Millennium Development Goals; A New Partnership for Cohesion – Third Report on Economic and Social Cohesion; Draft New Regulations for Renewed Structural Funds; Renewed EU Sustainable Development Strategy; Rural Strategy; Government Rural White Paper: Our Countryside; The UK Government Sustainable Development Strategy: Securing the Future; A Shared Vision – The Regional Economic Strategy for the East of England; Prioritisation in the East of England; International Business Strategy; Expanding Suffolk’s Horizons: 2004-7 – A New Economic Strategy for Suffolk; Sustainable Tourism Strategy for the East of England; St Edmundsbury Borough	Material assets, Population	19, 21, 22

No	Sustainability Theme	Relevant Plans and Programmes	SEA Topic	Relationship to SA Objectives
		Council Rural Services Review Final Report and Rural Action Plan; Economic Development Strategy – St Edmundsbury; Regional Tourism Strategy; Tomorrows Tourism Today; Objective 2 Local Area Framework (2004-2005).		
21.	Improve the vitality of towns and local centres and encourage urban renaissance	National Planning Policy Framework, 2012; Our Towns and Cities: The Future – Delivering an Urban Renaissance; Towns and Cities Strategy and Action Plan; Urban Renaissance in the East of England; The UK Government Sustainable Development Strategy: Securing the Future; Framework for Regional Employment and Skills Action; An Integrated Regional Strategy for the East of England; Economic Development Strategy – St Edmundsbury.	Human health, Landscape, Population	19, 20

Appendix B – Baseline Data

Population

- B.1.1 The 2011 Census population figures estimate the borough's resident population to be 111,000 persons. Between 2001 and 2011, the population of the borough increased by 13%. This is greater than the Suffolk increase of 9%.
- B.1.2 Population change in St Edmundsbury between 2005 – 2010 was slower at 3.6%. The Borough had an estimated population density, in 2010, of 159 people per square kilometre, compared to 305 for the East of England and 401 for England.
- B.1.3 In 2007 57% of the borough's population lived in the urban areas of Bury St Edmunds and Haverhill.

Table B.1 – 2001 Population and 10 year change between 1991 and 2001

Area	2001 Population	% Change
St Edmundsbury	98,193	12.1%
Bury St Edmunds	35,473	13.0%
Haverhill	22,010	17.8%
Rural St Edmundsbury	40,710	8.4%

Source: 2001 Census; Note: these figures are not available from the 2011 Census at the time of writing

- B.1.4 The gender split in St Edmundsbury is more even than that of Suffolk and the East of England with female residents accounting for 49.9% of St Edmundsbury's population compared with 50.6% in Suffolk and 50.8% in the East of England (2011 Census) estimates.
- B.1.5 ONS data (2010) showed that the age profile of St Edmundsbury's population was similar to Suffolk and the East of England for the younger age groups (0-15, 16-24, 25-44) but that the proportion of the population aged 45-64 was lower than county and regional figures, and the proportion of people aged 65+ was higher than for Suffolk and the East of England. St Edmundsbury has 2.7% more people aged 65+ than the national average, according to the 2010 mid-year population estimates.
- B.1.6 Within St Edmundsbury there are marked variations between the two urban centres and the rural area at both ends of the age profile. However, the central age band (25-64 years) is very similar. In the rural areas in 2001 only 27% of the population was aged 0-24 compared to 33% in Haverhill. This situation is reversed for the 65+ population where 24% of the rural population fell into this age group compared to only 17% in Haverhill.

Table B.2 – 2001 Population and 10 year change between 1991 and 2001

Area	0	15-16	24 - 25	44 - 45	64 - 65	74 - 75+
St Edmundsbury	19.3	9.7	28.9	20.4	13.9	7.8
Bury St Edmunds	18.6	9.9	30.0	19.3	13.4	8.9
Haverhill	22.5	10.8	32.1	18.1	11.5	5.0
Rural St Edmundsbury	18.3	9.0	26.2	22.5	15.7	8.4
Suffolk	20.0	9.6	27.1	25.1	9.4	9.0
East of England	20.0	10.2	28.7	24.5	8.6	7.8

Source: 2001 Census; Note: these figures are not available from the 2011 Census at the time of writing

- B.1.7 In St Edmundsbury, the 65+ age group experienced the greatest increase between 2001 and 2010 with a 25.6% jump, This is 8.8% more than the increase experienced in Suffolk and the 11% more than the East of England Region.. Within the borough, Bury St

Edmunds experienced a 23% decrease in 16-24 year olds between 1991 and 2001 compared to a 20% and 25% fall in Haverhill and the rural area respectively. The largest increases occurred in the 65+ age group with Haverhill experiencing a 66% increase compared to 50% and 38% in rural St Edmundsbury and Bury St Edmunds respectively.

- B.1.8 The mid 2004 population estimates from the ONS indicate that 12.19% of the total population of St Edmundsbury are migrants. ONS specifies that mid 2007 – mid 2008 4.72% of all people moved into the area from elsewhere in the UK compared to 0.58% of people who moved to the area from outside of the UK. The area experiences less out migration as only 4.24% of all people moved out of the area to elsewhere in the UK.

Table B.3 – Birth place 2001 (% of total population)

England	90.96%	89.93%	87.44%
Scotland	1.83%	1.63%	1.62%
Wales	1.09%	1.01%	1.24%
Northern Ireland	0.45%	0.4%	0.44%
Republic of Ireland	0.62%	0.87%	0.94%
Other EU Countries	1.25%	1.4%	1.41%
Elsewhere	3.8%	4.75%	6.91%

Source: 2001 Census

- B.1.9 Projections from 2006 ONS show that “Household Estimates” in the South East are due to increase in Married Couple Households, One Person Households, Cohabiting Couple Households, Lone Parent Households and Other Multi-purpose Households. The biggest swell is forecast for One Person Households, rising from 632 in 2006 to 1126 in 2026.

Ethnicity

- B.1.10 The population of St Edmundsbury borough is predominantly White, with 94.4% of the borough falling into this ethnic group in 2010. This is significantly higher than the average for the East of England and England as a whole, but has decreased by 1.2% since 2001. The other main ethnic groups found within the borough are indicated in the tables below.

Table B.4 – Ethnic groups 2010 (% of total population)

	St Edmundsbury	East of England	England
White	94.4	90.0	87.5
Mixed	1.3	1.7	1.8
Asian or Asian British	1.5	4.4	6.1
Black or Black British	1.3	2.1	2.9
Chinese or Other Ethnic Group	1.4	1.7	1.6

Source: ONS (2010)

Table B.5 – Ethnic groups 2001 (% of total population)

	St Edmundsbury	East of England	England
White British	94.81	91.45	86.99
White Other	3.22	3.67	3.93
Mixed	0.73	1.08	1.31
Asian or Asian British	0.47	2.26	4.58
Black or Black British	0.35	0.9	2.3
Chinese or Other Ethnic Group	0.42	0.65	0.89

Source: 2001 Census

Deprivation

- B.1.11 A National Index of Multiple Deprivation (IMD) has been produced by the Department of Communities and Local Government (DCLG) based on indicators such as education, health, crime and employment used to rank relative deprivation for each local authority in England. St Edmundsbury borough was ranked as 260th in 2007 out of the 354 local authorities and 240th in 2010, with 1 being the most deprived. Whilst the overall rank of St Edmundsbury is good, both the borough's score and ranking declined between 2007 and 2011, indicating that the borough became more deprived in comparison with the rest of the nation during this period.

Health

- B.1.12 Life expectancy from birth within the borough during the period 2008-2010 was 80.7 years for males and 83.8 years for females, consistently higher than the national average and higher than St Edmundsbury's life expectancy for previous years.
- B.1.13 Overall residents within the borough and Suffolk as a whole are amongst the healthiest in the country. At the 2001 Census, the self-assessed health of residents of St Edmundsbury was similar to that of the East of England and better than that of England as a whole, with 70.9% of the borough assessing themselves as having good health. At ward level, no ward in the borough has a Standardised Mortality Rate (SMR) significantly higher than the Suffolk average. However, Kedington, Northgate and Haverhill South all have SMR values 25% above the pre-2003 Suffolk average whereas wards such as Cavendish, Honington and Pakenham have some of the lowest SMRs in the county. Furthermore, at the 2001 Census, the proportion of the Borough's population with a limiting long term illness (29.9%) was similar to that for the East of England (30.8%) and lower than that for the Country (33.6%).
- B.1.14 St Edmundsbury has a lower rate of teenage conception at 29.80 rate per 1000 girls when compared to the average for Suffolk which was recorded as 30.3 rate per 1000 girls (2007-2009 figures). However this overall low rate is not reflected in all wards within St Edmundsbury as Northgate ward records high teenage conception rate of 117.03.

Education and skills

- B.1.15 In St Edmundsbury the average percentage of pupils at the end of KS4 achieving 5+ A*-C including English and Mathematics was 73% in 2009, an increase of 6% since 2007. This is higher than the Suffolk average of 67% and is the second highest district within the county.

Workforce skills

- B.1.16 Around 9.4% of the working age population in St Edmundsbury had no qualifications in 2010, a decrease from 14.2% in 2007 but a slight increase of 1.4% from 2009. However, in 2010, 28.7% people of working age have NVQ level 4+ qualifications (degree or

higher). The proportion with low / no qualifications is significantly lower than the National average of 11.1% and regional average of 10.8%.

Crime and anti social activity

- B.1.17 The crime rate for St Edmundsbury decreased considerably from 81.1 (crimes per 1000 population) in 2005-6 to 60.4 in 2008-09. This significant decrease reflects a county-wide decline in crime rates with the rate for Suffolk standing at 65.6 in 2008-9.
- B.1.18 Fear of crime within St Edmundsbury is fairly constant and similar to national figures, with around 98% of the borough's residents stating that they feel fairly safe or very safe outside during the day and between 70% and 75% stating that they feel fairly safe or very safe outside after dark in 2006/07.
- B.1.19 The rate of burglaries at 5.7 per 1000 of population in 2008-9 for St Edmundsbury is lower than the regional average of 8.7 and a Suffolk rate of 6.6. This shows a decrease from the rates recorded for 2006-7 and 2007-8.
- B.1.20 The rate of violent crimes in St Edmundsbury has fallen from 15.3 (per 1000 population) in 2007-8 to 9.3 in 2008-9. This represents a rate lower than both Suffolk (10.4), the East of England (12.2) and the national rate of 17.0.
- B.1.21 The number of noise complaints made in St Edmundsbury has increased overall between 2002 and 2006. This increase is particularly notable with regards to domestic noise.
- B.1.22 The number of total crimes for St Edmundsbury has decreased by 6.8% between 2007/8 to 2010/11, within Bury St Edmunds crime has reduced by 9.3% and within Haverhill 9%.

Access to services and facilities

- B.1.23 Many parishes in the rural areas of St Edmundsbury lack essential services. For example 73% of rural areas in 2009 did not have a food shop or general store and 74% did not have a post office. Nonetheless, 58% had a public house and 64% had a village or community centre. However, accessibility in St Edmundsbury is improving, with increases in the percentage of rural households within 13 minutes' walk of an hourly bus service (36% in 2005/06 compared with 23% in 2001/02) and the proportion of the population with access to hospital or GP or dentist surgery.
- B.1.24 Analysis of access deprivation figures shows that the former Chevington ward is the least accessible in Suffolk and is ranked 43 out of 8414 wards in the country. Indeed, Clare is the only rural ward to achieve a high ranking. Even larger former rural wards such as Stanton and Barrow fell within the 15% most deprived wards in the country in terms of access.
- B.1.25 However, despite many of the parishes lacking essential services this is less of a problem when households with cars/vans are taken into consideration. Within St Edmundsbury the percentage of households in 2001 with no car/van was 16.8 which was lower than the national average (27%) giving St Edmundsbury a rank of 281 out of 376. However this masks variations within the borough as several wards have significantly more households with no car/van such as Eastgate, where 36.4% of households had no car/van in 2001.
- B.1.26 St Edmundsbury also promotes disability equality, and, in particular, strives to ensure that their services are accessible and responsive to different needs. Both Bury St Edmunds and Haverhill offer a Shopmobility scheme that loans electric scooters and manual wheelchairs to people who may have difficulty walking around the towns. Between April 2005 and April 2006 the number of people using the scheme within Bury St Edmunds had increased from almost 90 to over 140. All the Council documents are available in a variety of formats on request, including the production of Community Spirit (the quarterly newsletter) on audio tape/CD and a spoken version on the Council's website.

Employment

- B.1.27 2008 population survey statistics show that in St Edmundsbury 91.7% economically active people aged 16-74 were in full time employment, higher than the Regional rate of 81.3%. Unemployment within the borough has risen though, as 2010 ONS figures show the number of job seekers allowance claimants at a rate of 2.7%, compared with a 2008 figure of 1.4%. However the number of job seekers allowance claimants in St Edmundsbury is still lower than Suffolk's rate and the East of England's rate of 3.3%

Housing

- B.1.28 At the time of the 2001 census there were 40,560 households with residents in St Edmundsbury. Bury St Edmunds had 15,591 and Haverhill 9,017.
- B.1.29 According to the 2010 ONS update there were a total of 46,170 dwellings identified in St Edmundsbury of which, 37,900 (82.1%) are Private Sector housing and 7,791 (17.9%) are Social housing. According to the 2011 count, 1,019 dwellings are vacant (3.4%). The national average is approximately 3.1%. Based on the house condition survey data 9,900 dwellings (26.6%) can be classified non decent, which is lower than the proportion in England (27.1%). Classification of 'non decent' could be for reasons of hazardous, in need of repair, lacking modern facilities and a poor degree of thermal comfort.

Table B.6 – Housing Tenure

Housing Tenure	St Edmundsbury	East of England	England and Wales
Owner occupied :owns outright	29.8	30.7	29.5
Owner occupied: with a mortgage or loan	40.7	41.5	38.8
Rented from: council (Local Authority)	13.8	11.6	13.2
Rented from: Housing Association/Registered social landlord	3.4	4.9	6.0
Rented from: private landlord/letting agency	7.5	7.6	8.7
Rented from: other	4.4	3.2	3.2

Source: 2001 Census

- B.1.30 The results of the 2001 census show that overall housing tenure in St Edmundsbury reflects that of the national average. However marginal differences indicate that there is a higher percentage of owner occupied households in the borough, principally with a mortgage or loan.
- B.1.31 The most significant difference in St Edmundsbury from the national average was in the number of households that were rented from Housing Association/registered social landlord. This accounts for only 3.4% of households in St Edmundsbury compared to 6% nationally. Although this was the most apparent deviance from the national averages it was in line with trends identified throughout the east of England. This was not the case for the number of households rented from the council, where St Edmundsbury shows a higher percentage (13.8%) than that of the national average (13.2%) but more noticeably higher than that found over the East of England in general (11.6%). However, since 2001 the local authority housing stock has been transferred to the Havebury Housing Partnership.

Table B.7 – Household Composition

Household Composition	Percentage
% Single person	13.3%
% Pensioners	23.9%
Married/co-habiting couple – no children	22.4%
Married/co-habiting couple – with children	22.4%
Lone parent with children	4.7%

Source: 2001 Census

- B.1.32 In St Edmundsbury the number of households on the Home-Link Register as of April 2011 was 1,196. There are presently approximately 2000 applications with 400-500 available properties each year.

Housing Provision for Gypsies and Travellers and those with Special Needs

- B.1.33 In 2011, there were two authorised private pitches and no public owned or operated pitches for gypsies and travellers. This level of pitch provision is considered to be insufficient for the borough with a predicted future need of 12 pitches before 2031.
- B.1.34 The proportion of housing completions (number of units built annually) in St Edmundsbury which are appropriate for those with special needs fluctuates greatly but is commonly between 10% and 15% of all housing completions in the borough. In 2009 a total of 385 houses were completed within St Edmundsbury, a decrease from 2007 and 2008 where 536 and 546 houses were completed respectively.

The quality of neighbourhoods and community participation

- B.1.35 St Edmundsbury has a relatively high level of satisfaction for 'residents who are happy with their neighbourhood as a place to live'. 82% are satisfied (24% very satisfied and 58% fairly satisfied) the data which comes from the 2006/7 Suffolk Speaks Survey and which is higher than the county average. In terms of community participation, although the turnout to local authority elections has fallen since the 1990s, there are a number of active community and residents groups operating across the borough. Parish communities have completed 18 Parish Plans, with a further seven underway. The completion or participation level in the production of these plans, which set down the thoughts of the community on local issues, is relatively poor compared with other Suffolk authorities.

Landscape and biodiversity

- B.1.36 The landscape of St Edmundsbury is a predominantly rural, with every village having a population of under 3,000 and two major towns of Haverhill and Bury St Edmunds. The borough is an area of unspoiled natural beauty with a keen sense of its rural heritage. Many villages have an important historic character, with thatched and timber framed cottages common; Clare and Cavendish are perhaps the two best known.
- B.1.37 The borough includes one Special Protection Area (SPA) (Breckland), two Special Areas of Conservation (SAC) (Breckland and Waveney & Little Ouse Valley Fens), 22 Sites of Special Scientific Interest (SSSI), 144 County Wildlife Sites, two Local Nature Reserves (LNR) and three Country Parks.
- B.1.38 The majority of the SSSIs in the borough are partly in an unfavourable or mixed condition. However, 19 of the 23 SSSIs are meeting their Public Service Agreement (PSA) targets (i.e. are in favourable or unfavourable but recovering condition) in over half of their areas. The SSSIs located in St Edmundsbury are listed below:
- Barnham Heath
 - Black Ditches, Cavenham

- Blo' Norton And Thelnetham Fen
- Bradfield Woods
- Breckland Farmland
- Breckland Forest
- Bugg's Hole Fen, Thelnetham
- Cavendish Woods
- Fakenham Wood And Sapiston Great Grove
- Hay Wood, Wkepstead
- Hopton Fen
- Horringer Court Caves
- Knettishall Heath
- Lackford Lakes
- Little Heath, Barnham
- Pakenham Meadows
- Shaker's Lane, Bury St. Edmunds
- Stanton Woods
- The Glen Chalk Caves, Bury St. Edmund's
- Thetford Heaths
- Trundley And Wadgell's Wood, Great Thurlow
- West Stow Heath
- Weston Fen

B.1.39 A Landscape Characterisation Study undertaken by Suffolk County Council identified 14 landscape types within St Edmundsbury, the characters of which are distinct and individually important to the character of the borough. These landscape types are:

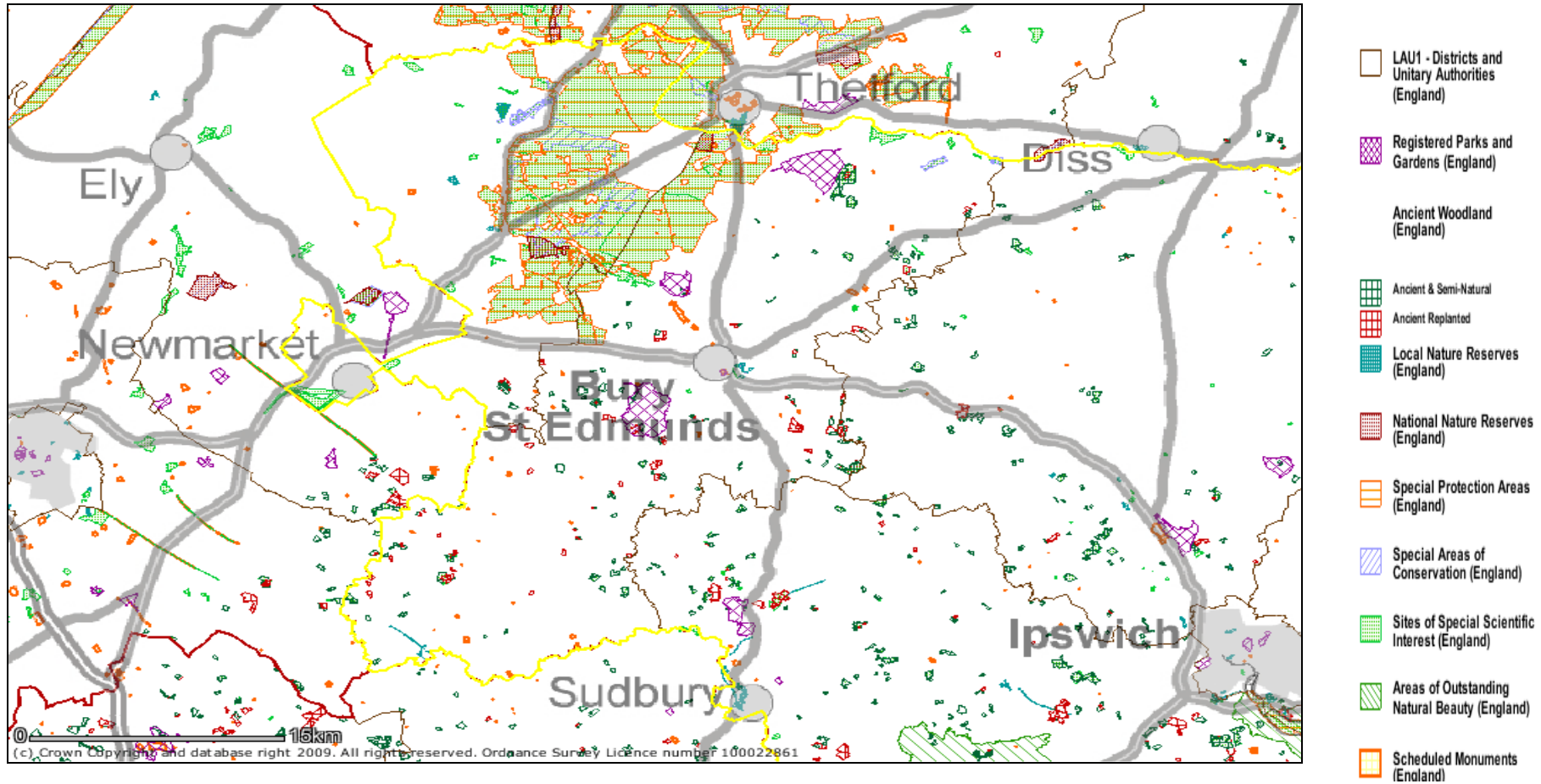
- Ancient plateau claylands
- Estate sandlands
- Plateau estate farmlands
- Rolling estate farmlands
- Rolling estate sandlands
- Rolling valley farmlands
- Rolling valley farmlands & furze
- Undulating ancient farmlands
- Undulating estate farmlands
- Urban
- Valley meadowlands
- Valley meadows & fens
- Wooded chalk slopes

- Wooded valley meadowlands & fens

B.1.40 The majority of farmland in the borough is either Grade 2 or 3 which are generally considered to be the best and most versatile types of agricultural land. This agricultural land is therefore a valuable resource within St Edmundsbury.

B.1.41 The figure B8 below shows the main environmental designations in the borough.

Figure B.1 - Environmental Designations in St Edmundsbury



Historic and archaeological environment

- B.1.42 Bury St Edmunds is a medieval town which grew up around the gates of the Benedictine monastery founded in 1020AD. It retains a Norman town plan, in which the main streets led to the Abbey precinct. During the 14th century Bury St Edmunds developed into a prosperous market town. The Abbey was raided and torn down in the 16th century, its remnants are all around the town, standing as ruins or built into the homes of opportunistic townspeople. The Abbey gardens surround many of the ruins and are the town's most popular attraction. Many secular mediaeval buildings such as the Guildhall still stand, but most are hidden behind elegant 17th and 18th century facades.
- B.1.43 Haverhill is the second largest town in the borough and has the distinction of having been a market town for 950 years. Between 1851 and 1901 the town almost doubled in size producing a complete Victorian town with new houses, schools, churches and public buildings. More recently the town experienced another major growth period as a consequence of The Town Development Scheme of the 1960's. Below-ground there are archaeological remains of medieval and earlier date within the town.
- B.1.44 Within the borough there are more than 3000 listed buildings of which over 1000 are in Bury St Edmunds itself. The proportion of the listed buildings in St Edmundsbury which are at risk has decreased from 1% in 2003 to 0.5% in 2008. The borough also contained 35 Conservation Areas and 1015 properties under Article 4 Directions in 2008. Bury St Edmunds is recognised as a town of considerable archaeological importance and the remains form an essential and valuable part of Suffolk's identity. The historic settlement core, which includes the surviving historic meadows in the floodplain of the Rivers Lark and Linnet is also recorded as an area of archaeological importance.
- B.1.45 There are c.3,900 records recorded in the Suffolk Historic Environment Record within the Borough. The majority relate to undesignated heritage assets of local and regional significance. Of these, over 500 are in Bury St Edmunds and 100 in Haverhill. Most have been the result of chance findings rather than systematic archaeological investigation and the number of sites continues to rise annually, through investigations relating to new development, research, local interest groups and also as a result of chance finds. A number of sites are potentially of national importance but are not currently designated/scheduled. There is also potential for the discovery of new sites of national importance.

Water and air quality

- B.1.46 The quality of water within the borough's rivers is generally fair to good in terms of chemical and biological quality. Despite recent improvements, the chemical quality of St Edmundsbury's rivers is worse than the average quality of rivers in the East of England and England.
- B.1.47 Air quality is also generally good within St Edmundsbury with no Air Quality Management Areas (AQMAs) having been designated within the borough.

Flood Risk

- B.1.48 Whilst a very low proportion of property in St Edmundsbury is at risk of flooding, Bury St Edmunds, Haverhill and many of the borough's villages are located in river valleys. Historic evidence has demonstrated that extreme weather conditions have the potential to cause damage through flooding. However, in recent years, very few planning applications for development in flood risk areas in St Edmundsbury have been approved against Environment Agency advice.

Soil resources

- B.1.49 One method of protecting soil resources is to reduce the amount of new housing development taking place on greenfield land and focus development on previously developed land. The borough percentage of development on previously developed land is low in relation to the Government target of 60%. However the target of 40% that was set in the Replacement St

Edmundsbury Local Plan has been exceeded. In 2008/9 the percentage of housing achieved on brownfield land was 56%, a slight improvement on the 54% achieved in 2007/8. The projected growth expected within St Edmundsbury means that development is unlikely to be achieved without the need to develop greenfield sites.

Waste

- B.1.50 In 2010/11 St Edmundsbury's recycling rate was at 51.9% compared with an average county figure of 53.8%, however it still remains considerably higher than the national average of 41.2%.
- B.1.51 St Edmundsbury was awarded Beacon Council status in 2001 and 2006 by the Government. This award recognised that St Edmundsbury was a national leader in the field of waste management and recycling. Since then the council has been involved in helping other councils across the country to improve their recycling rates.
- B.1.52 St Edmundsbury is also part of the Suffolk Recycling Consortium, a partnership of six Suffolk district and borough councils and Viridor Waste Management. Through the work of the consortium the total amount of waste material recycled is 43,000 tonnes per year – representing a recycling rate across the Consortium of approximately 30%. By working together with all Suffolk councils St Edmundsbury has helped achieve significant improvements in recycling rates across the county.

Traffic

- B.1.53 Traffic volumes increased year on year between 1996 and 2006 with the exception of a small decrease in 2005. Over the past year traffic volumes have decreased by 1.2% on the A14 through Bury St Edmunds. This could be due to both fuel prices increasing and the economic downturn. It is considered that the majority of traffic is caused by an increase in car use, particularly for the journey to work, however the number of lorries using the roads has dropped for possible reasons mentioned above.
- B.1.54 The 2001 Census revealed that of all people in the borough aged 16 – 74 in employment 62.45% usually travel to work by driving a van or car. This is higher than the levels for both Suffolk as a whole (60.57%) and the East of England (58.87%).

Commuting patterns

- B.1.55 The 2001 Census provides the only comprehensive assessment of commuting across the whole of the country. The data shows that a large majority of people who live in St Edmundsbury also work in the borough (71%), furthermore 76% of the borough's residents work within Suffolk and 92% work within the East of England. The district of Forest Heath has the greatest number of commuters from St Edmundsbury with over 2,200 people or 4.5% of the borough's working age population. Outside of Suffolk the district with the greatest number of commuters from St Edmundsbury is Cambridge with 2130 commuters or 4.2% of the resident working age population, furthermore the South East Cambridgeshire area as a whole accounts for over 9% (over 4,600 people) of commuters from St Edmundsbury. Only 751 people (1.5%) commute to London from the borough and 644 (1.3%) commute outside the region.

Table B.8 – Commuting destinations from St Edmundsbury 2001

Commuting Destinations	People
Babergh	881
Forest Heath	2,223
Ipswich	621
St Edmundsbury	35,515
Suffolk Coastal	162
Waveney	21
Suffolk	38,012
Bedfordshire	56
Cambridgeshire	4,630
Essex	1,612
Hertfordshire	338
Norfolk	1,279
East of England	45,927
London	751
Other Regions	337
Outside UK	128

Source: 2001 Census

Energy consumption and climate change

- B.1.56 Figures indicate that St Edmundsbury's average consumption of electricity for domestic use is below that for the East of England and England with an average annual domestic energy consumption in St Edmundsbury during 2009 of 3765 kWh compared with an average of 3908 kWh for East of England and 3797 kWh for England over the same period. Domestic energy consumption in the Borough decreased year on year between 2007 and 2009.
- B.1.57 Average energy consumption by industry in St Edmundsbury in 2004 was slightly below that for the East of England and significantly less than figures for Great Britain. However, by 2006, average energy consumption per consumer for industrial and commercial use had risen from the 2004 figures. Despite similar increases in industrial consumption in the East of England and Great Britain, St Edmundsbury's average consumption per consumer by 2006 was above the regional and national figures. This is likely to be a result of recent industrial growth in Haverhill.
- B.1.58 Consumption of gas by domestic users within the borough is consistently less than the average for the East of England and England. However industrial gas consumption is relatively high. Available figures appear to show increasing consumption of gas by domestic uses over recent years.

Renewable energy

- B.1.59 There are no commercial renewable energy facilities within the borough.

Carbon Dioxide emissions

- B.1.60 Domestic CO₂ emissions have decreased in St Edmundsbury but at 2.43 tonnes per capita in 2006 are comparable to regional but higher than national figures (2.48 tonnes and 2.54 tonnes respectively in 2006). Total emissions decreased between 2005 and 2003 but in 2006 rose to above the 2004 levels. The proportion of the borough's CO₂ emissions which result from industrial and commercial operations is consistently above national figures, reflecting the industrial nature of St Edmundsbury.

Business formations

- B.1.61 The table below presents the most recent data on registrations and de-registrations and also calculates the business formation rate i.e. registrations as a % of stock. During the 1990s the rate of formations in St Edmundsbury was consistently below the regional rate. However in recent years this has changed; in 2004 St Edmundsbury's rates were in line with the regional rate but by 2007 the formation rate in the borough had dropped to below that of the East of England.

Table B.9 – VAT registrations and De-registrations in 2007

Area	Registrations	De-registrations	Stocks at end of year	Net-change	Business Formation Rate
Babergh	285	235	3,650	55	7.8
Forest Heath	215	185	2,240	30	9.6
Ipswich	290	245	2,990	45	9.7
Mid Suffolk	315	265	4,325	45	7.3
St Edmundsbury	320	265	3,955	55	8.1
Suffolk Coastal	365	305	4,700	60	7.8
Waveney	245	200	3,095	45	7.9
Suffolk	2,030	1,690	24,955	335	8.1
East of England	19,720	14,695	199,630	5,025	9.9

Source: ONS

Table B.10 – VAT registrations and De-registrations in 2004

Area	Registrations	De-registrations	Stocks at end of year	Net-change	Business Formation Rate
Babergh	285	285	3,420	0	8.3
Forest Heath	225	235	2135	-10	10.5
Ipswich	295	270	2800	25	10.5
Mid Suffolk	320	290	3945	30	8.1
St Edmundsbury	345	280	3600	65	9.6
Suffolk Coastal	350	380	4290	-30	8.2
Waveney	230	225	2885	5	8.0
Suffolk	2050	1970	23075	80	8.9
East of England	17,580	17,495	183,675	85	9.6

Source: ONS

House Prices

- B.1.62 The average house price in St Edmundsbury in the second quarter of 2011 was £196,548 and has decreased since 2010 when it was £208,901 making it the fourth most expensive borough in Suffolk. In both 2006 and 2005, St Edmundsbury was the third most expensive borough in Suffolk.

Table B.11 – Housing Prices end of Q2 2011

Area	Flats	Terraced	Semi-detached	Detached	Average
St Edmundsbury	£146,410	£154,357	£187,938	£297,286	£196,548
Suffolk	£127,950	£142,954	£169,993	£220,068	£165,241

Source: Suffolk Observatory

Table B.12 – Short term house price changes

Area	2007-08 % Change	2008-09 % Change
St Edmundsbury	-3.9	-5.03
Suffolk	-3.3	-10.1

Source: Suffolk Observatory

Housing Affordability

- B.1.63 Housing affordability has become a key issue in recent years due to dramatic house price inflation since 2001. House prices in particular had been ever inflating in price over the last decade or so. However in 2008 the market finally experienced the change. Figures from the second quarter of

2011 show that house prices have decreased in St Edmundsbury by 4.5% since 2007. However, the borough actually experienced the least change in house prices in the entire county.

- B.1.64 The most widely used method to determine affordable housing, is the Housing Affordability ratio. This determines the affordability of housing by comparing the average house price for each housing category against average incomes. The calculation assumes a 5% deposit therefore the ratio is that of average house price multiplied by 95% to average income. It is evident from table below that housing affordability in St Edmundsbury is poor.

Table B.13 – Housing Affordability for 2nd Quarter 2009

Area	Detached Ratio	Semi Detached Ratio	Terraced Ratio	Flats/ Maisonettes Ratio	*Average Ratio
St Edmundsbury	9.31	6.04	5.59	4.39	6.83
Suffolk	9.05	5.56	4.88	3.83	6.48
East of England	9.31	6.02	5.27	4.55	6.60

*The average column represents housing affordability across all housing groups.

Source: Suffolk Observatory

- B.1.65 However 25% of housing completions in St Edmundsbury in 2007/08 were for affordable housing, compared with the East of England where the proportion of housing completions which are affordable is consistently below 20%.

Economic Activity and Employment Rates

- B.1.66 The economically active population includes those people who are employed, self-employed, unemployed and some students. In St Edmundsbury there is an economic activity rate (EAR) of 91.7% (55,000 people). St Edmundsbury's EAR is significantly greater than the county and regional average and the fourth highest in the county.
- B.1.67 The employment rate is defined as the proportion of the working age population in employment. St Edmundsbury has an employment rate of 74.9%, higher than the county and regional rates of 74.3% and 73.5% respectively.

Table B.14 – Economic Activity and Employment Rates 2008

Area	Economic Activity Rate (%)	Employment Rate (%)
Babergh	88.1	85.0
Forest Heath	86.8	85.2
Ipswich	82.8	79.0
Mid Suffolk	85.4	81.5
St Edmundsbury	91.7	85.5
Suffolk Coastal	84.1	78.0
Waveney	77.6	76.5
Suffolk	84.9	81.0

East of England	81.3	77.2
-----------------	------	------

Source: Suffolk Observatory

Employment Structure

- B.1.68 In 2011-12 there were 51,100 people in employment in St Edmundsbury. In 2004 Bury St Edmunds accounted for 57% of total employment and Haverhill 16%. The three largest sectors in the borough (public, manufacturing and distribution) account for 71% of total employment. In 2006, these sectors accounted for 72% of total employment, showing that the proportion of people employed in public, manufacturing and distribution sectors is relatively stable. There are major differences in employment between the borough's principal urban areas of Bury St Edmunds and Haverhill. Haverhill is more industrial in nature with more than three times the proportion of manufacturing employment compared to Bury which is dominated by public sector employment accounting for almost one third of total employment.

Table B.1 – Employment by sector, 2004

	St Edmundsbury		Bury St Edmunds		Haverhill	
	Number	%	Number	%	Number	%
Agriculture	741	1.4	5	0	0	0
Energy	-	-	266	0.9	0	0
Manufacturing	9369	18.1	3338	11.2	3234	36.2
Construction	2387	4.6	1232	4.1	324	3.6
Distribution	12854	24.8	8088	27	1948	21.8
Transport	1697	3.3	674	2.3	401	4.5
Banking	6937	13.4	3994	13.4	1241	1241
Public Administration	15478	29.9	11076	37	1445	16.2
Other	2052	4	1243	4.2	339	3.8
Total		100	29916	100	8932	100

Source: Annual Business Inquiry

- B.1.69 Total employment in St Edmundsbury (across all sectors) decreased between 2004 and 2008 by - 2.87%. The total employment rate for 2010 was 73.3%. This is higher than the national average but slightly lower than the regional and county averages. Changes in employment by sector vary significantly within St Edmundsbury (see table below). St Edmundsbury experienced major growth in two sectors between 1998 and 2004; banking, finance and insurance (53.5% increase) and public administration, education and health (22.4% increase). However, between 2006 and 2008, the growth in these sectors was negligible, and the greatest growth rate was observed in the agriculture sector (28.49%), although this still only represents 1.8% of the total workforce. Manufacturing has continued to decline although at a slower rate in recent years, registering a 19.8% fall in employment between 1998 and 2004 and a 6.4% fall between 2006 and 2008. Whereas between 2006 and 2008, the transport and communication and construction sectors registered the largest reduction the most significant fall between 1998 and 2004 was experienced in energy and water which fell by 38.4%. Public administration represents the highest percentage of the workforce at 29%.

Table B.2 – Sector growth within St Edmundsbury 2006-2008

Sector	Sector % Change ('06 to '08)
Agriculture and Fishing	-28.49
Energy and Water	Data not available
Manufacturing	-6.37
Construction	-9.82
Distribution, hotels and restaurants	0.96
Transport and communications	-9.12
Banking, finance and insurance, etc	-3.9
Public Administration, education and health	-6.1
Other	-1.3

Source: Calculated from historic SEBC Annual Monitoring Reports

Table B.3 – Sector growth within St Edmundsbury 1998-2004

Sector	Sector % Change ('98 to '04)
Agriculture and Fishing	-0.9
Energy and Water	-38.4
Manufacturing	-19.8
Construction	14.7
Distribution, hotels and restaurants	4.6
Transport and communications	0.2
Banking, finance and insurance, etc	53.5
Public Administration, education and health	22.4
Other	1.5

Annual Inquiry

Source: Business

Unemployment

- B.1.70 In recent years St Edmundsbury, along with most areas in the UK, has experienced historically low unemployment rates. In St Edmundsbury, the unemployment rate for Oct 2010-Sep 2011 was 5.5 per cent of the population aged 16 years and over. For the same year, the unemployment rate for St Edmundsbury was not significantly different from the rate for the East of England region, however, the unemployment rate for St Edmundsbury for Oct 2010-Sep 2011 was less than the England rate of 7.7%
- B.1.71 In 2011, 8.0% of the population of St Edmundsbury was unemployed, which was an increase from 2008 of 5.5%. St Edmundsbury has a higher rate of unemployment than the rate of the East of

England average and England as a whole. Haverhill has significantly higher unemployment than the rest of the borough and the county.

Table B.4 – Unemployment rate within St Edmundsbury December 2010/11 (Jobseekers Allowance Claimants)

Area	Rate (%)
St Edmundsbury	2.4
Bury St Edmunds	2.4
Haverhill	3.7
Rural St Edmundsbury	1.7
Suffolk	3.0
East of England	3.3

Source: Suffolk Observatory

Earnings

- B.1.72 Gross average earnings in St Edmundsbury in 2011 were £485 per week. The borough's earnings were not significantly lower than the East of England average of £523. Earnings increased by £88 per week within St Edmundsbury between 2008 and 2011, above the county average of £46.
- B.1.73 Gross median weekly earnings for 2008 in St Edmundsbury experienced an increase of 7.7% which has overtaken growth on regional and national levels at 6.5% and 4.5% respectively.
- B.1.74 The earnings figures in the table below relate to gross earnings for full-time employees.

Table B.5 – Average Earnings for 2010

Area	Gross Weekly Pay (£)
Babergh	462.5
Forest Heath	406.9
Ipswich	457.25
Mid Suffolk	437.2
St Edmundsbury	479.2
Suffolk Coastal	518.6
Waveney	442.15
Suffolk	469.05
East of England	506
England	505.25

Between Source: Suffolk Observatory

Appendix C – Key Sustainability Issues

Table C.1 - Key Sustainability Issues and Their Likely Evolution without Rural Vision 2031

	Key Issues	Implications and Opportunities for Bury St Edmunds Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
SOCIAL ISSUES					
1	<p>Significant Historic and Future Population Growth</p> <p>The population of St Edmundsbury has grown significantly over the past two decades (by 16.9%) and continues to show increase</p> <p>Historic growth in the number of older people in the Borough (+14.6% over 2002-08) has been significantly higher than that experienced in the East of England (+8% over 2002-08). However, the age profile of St Edmundsbury broadly reflects that of the East of England.</p> <p>43% of the borough's population live in rural areas. This is an unusually high proportion (23% of England's population live in rural areas), and reflects the largely rural nature of the borough.</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 document to ensure that likely future population growth is supported by the provision of sufficient additional housing, employment opportunities and services in the town to ensure that the town and the borough grow in a sustainable manner.</p> <p>Opportunity for the Bury St Edmunds Vision 2031 to ensure that new developments are appropriate for all sectors of the population, particularly older people.</p>	Population	4, 5, 6, 7	Without the Bury St Edmunds Vision 2031 document future population growth may not be appropriately supported by the right type of development in sustainable locations
2	<p>Improving Education and Qualification Attainment</p> <p>The percentage of St Edmundsbury's population with no qualifications is more than double the figures for the East of England and England.</p> <p>There is a concern for the types of jobs</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to ensure that sufficient high quality educational facilities are included within proposed developments and that accessibility to educational facilities is enhanced.</p>	Population	2	The absence of the Bury St Edmunds Vision 2031 document may lead to a discrepancy between numbers of school places and children in some locations, in particular in medium to longer term.

	Key Issues	Implications and Opportunities for Bury St Edmunds Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	that will be available for the younger people and whether they will meet the demands in terms of education and skills to meet their needs.				
3	<p>Fluctuating Crime Rate</p> <p>Trend data shows a fluctuating crime rate in the borough. Although a significant reduction in crime was observed between 2005/06 and 2007/08. Prior to this the borough had experienced an increasing crime rate trend.</p> <p>With an increasing population it may see a change in the types of crime.</p>	Opportunity for the Bury St Edmunds Vision 2031 to ensure that the recent drop in crime rates continues through the designing out of crime. This could be achieved by measures such as the mixing of house types and sizes, the appropriate location of public and private open space and the network of routeways, particularly for non-motorised users, incorporating natural surveillance considerations.	Population, Human health	3	In the absence of the Plan, the issue will still be tackled through the Development Management Policies. However, the Plan adds a better focus to local spatial planning, and ensures a more successful subsequent application of design principles.
4	<p>Insufficient Amount of Housing, including Affordable Housing and High Level of Unfit Dwellings</p> <p>The Core Strategy overall provision equates to 520 additional homes a year. However, as a result of the house building downturn (an average of 377 completions a year over the period of 2001-2012), the rate will have to increase to 604 a year if the planned homes are to be delivered by 2031.¹</p> <p>In December 2012, 323 households in</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to ensure that sufficient provision is made for the additional housing required to meet the targets set by the Core Strategy.</p> <p>Opportunity for the Bury St Edmunds Vision 2031 to encourage the provision of affordable housing through the implementation of Core Strategy policy CS5 detailing a required proportion of new</p>	Population, Material Assets	4, 7	<p>The Core Strategy identifies the required number of houses. However, the recent trends show that the market has not been delivering the required numbers.</p> <p>Therefore, the presence of a lower-tier document (Bury St Edmunds Vision) may help to tackle the problem with the lack of housing by adding precision to the allocation</p>

¹ St Edmundsbury Borough Monitoring Report: Housing Delivery 2011/12

² SEBC Private Sector Housing Stock Condition Survey, June 2008

	Key Issues	Implications and Opportunities for Bury St Edmunds Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	<p>rural locations were on the housing register. This, and the Strategic Housing Market Assessment, suggests that there is a shortage of affordable rural housing.</p> <p>Furthermore, the housing affordability ratio of the borough has increased steadily since 2003, indicating major housing affordability problems, particularly as a result of year-on-year increases in house prices. In 2012, the average price of properties sold in the rural area was over £276,000. House prices of 3 to 3.5 times income are generally considered affordable, but in the rural area, the ratio is 8.4.</p> <p>Houses are deemed non-decent if they are in a poor state of repair, have insufficient amenities or low thermal comfort. 29.9% of rural homes are non-decent, compared to 30.8% in Bury St Edmunds and 16.2% in Haverhill.²</p>	<p>developments to be affordable. There is a need for the Bury St Edmunds Vision 2031 to ensure that housing supply matches projected demand both in terms of numbers and type.</p>			process.
5	<p>Earnings below Regional Figures</p> <p>Whilst average earnings within St Edmundsbury have increased over recent years, they are still below figures for the East of England and England. Furthermore, median wage figures indicate that there are an above average number of low paid jobs in the borough.</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to promote the creation of an environment appropriate for attracting investors into the borough. Opportunity for the Bury St Edmunds Vision 2031 to encourage employment opportunities whilst ensuring that the created jobs are appropriate for the skills of the resident population.</p>	<p>Population, Human health, Material Assets</p>	4, 6	<p>The absence of the Bury St Edmunds Vision 2031 may undermine the process of the town regeneration and prosperity of local people.</p>

	Key Issues	Implications and Opportunities for Bury St Edmunds Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
6	<p>Increase in Noise Complaints</p> <p>The number of noise complaints made by residents of and visitors to the borough has increased overall between 2002 and 2006. This increase is particularly notable with regards to domestic noise.</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to ensure that noisy land uses are located away from residential areas.</p> <p>Opportunity for the Bury St Edmunds Vision 2031 to promote the use of landscaping and attenuation bunds to reduce the impact of noise-creating activities.</p>	Population, Human health	1, 3	The presence of a lower-tier document (Bury St Edmunds Vision 2031) may help address the noise complaints problem through the consideration of this issue in the allocation process. The lack of the Plan may lead to the exacerbation of the problem.
ENVIRONMENTAL ISSUES					
7	<p>Pressure on Rich Biodiversity</p> <p>There a number of designations within the borough and these should not be detrimentally affected by development. Within Bury St Edmunds there are a number of parks and rivers which could be rich in biodiversity and these should be respected.</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to ensure that development limits the effect on the habitats and species of the large number of designated sites within the borough and are protected from destruction and loss and, where possible, are enhanced. The settings of the sites should be safeguarded and nearby developments should be screened to reduce the visual impact.</p> <p>Opportunity for the Bury St Edmunds Vision 2031 to promote the designated sites for their amenity and recreational value through the encouragement of appropriate interpretation and visitor provision.</p>	Biodiversity, Flora, Fauna	8, 16	<p>The lack of the Plan would mean missed opportunities to thoroughly consider (including SA and HRA process) effects on the local wildlife with the aim of avoiding negative effects and enhancing biodiversity benefits.</p> <p>The issue would still be addressed though through the Core Strategy. Development Management Policies and St Edmundsbury Green Infrastructure Strategy.</p>
8	<p>Pressure on Landscape</p>				Although the quality of the landscape would be protected

	Key Issues	Implications and Opportunities for Bury St Edmunds Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	<p>There are 14 landscape types within the borough and the need to develop will continue to put pressure upon them.</p> <p>Bury St Edmunds lies at the confluence of the Rivers Lark and Linnet. The river corridors are a valuable natural resource which can provide open space and links through the town to Nowton Park, Ickworth Park, West Stow Country Park and the wider countryside, but the river valleys are often hidden and inaccessible in the town. An area to the south of the town is designated as Special Landscape Area, although this does not place a restriction on development taking place in the designated area.</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to incorporate Core Strategy policy and encourage the preservation of the borough's distinct landscape types in order to ensure that the integrity and high landscape value of St Edmundsbury is not lost.</p> <p>The quality of the wider settings of the landscape types should be preserved and enhanced with sympathetic development adjacent to designated sites which blends with the environment.</p>	Landscape	18	through the Core Strategy and Development Management Policies, the lack of the Plan may lead to some piecemeal development affecting the local landscape quality.
9	<p>Rich Archaeology and Cultural Heritage</p> <p>One third of the borough's 3000 listed buildings are in Bury St Edmunds. Bury St Edmunds has two conservation areas. The town centre has an extensive conservation area with a high concentration of listed buildings and there is a second conservation area in the Victoria Street. It has a world class historic core which also benefits from the Abbey Gardens. There is the obvious jewel of the Cathedral, Abbey Ruins and medieval</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to promote new development in locations that ensure the continued protection of sites designated for their archaeological, historical and cultural value. The settings of these sites should also be safeguarded. The site allocation process may require a systematic archaeological investigation to prevent the damage to undesignated below-ground archaeological remains. Designated and non-designated</p>	Cultural Heritage	17	Although heritage assets would be protected through the Core Strategy and Development Management Policies, the lack of the Plan may lead to some piecemeal development potentially affecting heritage assets or their settings.

	Key Issues	Implications and Opportunities for Bury St Edmunds Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	<p>town centre which have regional importance but may also be a constraint to development. There is a fundamental need to consolidate the new with the old.</p> <p>There are also the below-ground archaeological remains within the town.</p> <p>There are c.3,900 records recorded in the Suffolk Historic Environment Record within the Borough. The majority relate to undesignated heritage assets of local and regional significance. Of these, over 500 are in Bury St Edmunds and 100 in Haverhill.</p> <p>The historic settlement core (including the surviving historic meadows in the floodplain of the Rivers Lark and Linnet) is recorded as an area of archaeological importance</p>	<p>heritage assets should be protected, enhanced and promoted through the site allocation process.</p>			
10	<p>Potential for Flood Risk</p> <p>Whilst a very low proportion of property in St Edmundsbury is at risk of flooding, Bury St Edmunds is located in river valleys. Historic evidence has demonstrated that extreme weather conditions have the potential to cause damage through flooding.</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 promote development in locations that reduce the susceptibility of flooding through the location of proposed new development on land outside of Flood Zones 2 and 3.</p>	<p>Climatic Factors, Water</p>	<p>15</p>	<p>The issue of flood risk would be controlled in the absence of the Plan through the Core Strategy and Development Management Policies. However, the Plan adds positively to addressing the issue through considering this issue in the allocation process.</p>
11	<p>Need to Adapt to a Changing Climate</p> <p>The main expected climate changes in the</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to ensure that communities, developments and infrastructure (e.g. the road</p>	<p>Climatic Factors</p>	<p>15</p>	<p>This issue would be addressed in the absence of the Plan through the Core Strategy and Development Management</p>

	Key Issues	Implications and Opportunities for Bury St Edmunds Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	<p>East of England are likely to include:</p> <ul style="list-style-type: none"> - Increases in temperatures (hotter summers, milder winters); - Increases in seasonality (e.g. dryer summers, wetter winters); - Increases in the intensity and frequency of storm events (e.g. extreme rainfall event leading to fluvial/groundwater flooding). 	and rail networks) within the borough are adapted to cope with forecasted changes in climate.			Policies.
12	<p>High Energy Consumption</p> <p>Average annual electricity consumption figures for St Edmundsbury show a decrease in domestic electricity consumption and an increase in industrial energy consumption since 2003. Figures also indicate that average domestic and industrial energy consumption in the borough is above both that for the East of England and GB.</p> <p>Domestic gas consumption is below figures for East of England and GB. However, industrial gas consumption is relatively high.</p> <p>There are no commercial renewable energy facilities within the borough.</p>	Opportunity for the Bury St Edmunds Vision 2031 to encourage new development to use renewable energy or low CO ₂ energy sources, as well as contribute through Allowable Solutions to improvements of the existing housing stock.	Material Assets	9, 14	This issue would be addressed in the absence of the Plan through the Development Management Policies
13	<p>High CO₂ Emissions per Capita</p> <p>Per capita domestic CO₂ emissions in St Edmundsbury (2.43 tonnes) are</p>	Opportunity for the Bury St Edmunds Vision 2031 to promote cleaner manufacturing industries	Climatic Factors	14	This issue would be addressed in the absence of the Plan through the Development

	Key Issues	Implications and Opportunities for Bury St Edmunds Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	slightly lower than regional (2.48 tonnes) and national figures (2.54 tonnes). However, total CO ₂ emissions per capita in 2006 (13.44 tonnes) increased from 2005 level (12.10 tonnes) and are higher than regional and national figures, as a result of the industrial nature of the borough.	and other employment sectors as an alternative to existing industry within the borough. Opportunity to promote renewable, low carbon energy technologies and energy efficiency measures within the borough. The location of new development with respect to existing and proposed sustainable transport networks can assist with the reduction of CO ₂ emissions.			Management Policies.
14	Need to Preserve Valuable Land and Soil The majority of farmland in the borough is either Grade 2 or 3 which are generally considered to be the best and most versatile types of agricultural land. The high level of growth in St Edmundsbury required by the East of England Plan is likely to result in the loss of some of this valuable land.	Opportunity for the Bury St Edmunds Vision 2031 to reduce the loss of valuable agricultural land through the promotion of brownfield sites via the sequential approach to development and through the promotion of the efficient use of land through well designed developments.	Soil, Landscape	10	This issue would be addressed in the absence of the Plan through the Development Management Policies. However, the Plan adds positively to addressing the issue through promoting PDL allocation.
15	Presence of Contaminated Land Despite recent remediation, there exist a large number of potentially contaminated sites within St Edmundsbury. Contamination of land is an important issue in the use of previously developed land. Removing contamination through the development process helps reduce the take-up of greenfield sites and also	Opportunity for the Bury St Edmunds Vision 2031 to reduce the area of potentially contaminated land within the borough through the promotion of brownfield sites for development, if available.	Landscape, Soil, Material Assets	10	This issue would be addressed in the absence of the Plan through the Development Management Policies. However, the Plan adds positively to addressing the issue through promoting PDL allocation.

	Key Issues	Implications and Opportunities for Bury St Edmunds Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	diminishes the threats posed by contamination to health, safety and the environment.				
16	<p>Low Completions on Previously Developed Land</p> <p>Whilst St Edmundsbury regularly meets its target of 40% of completions on PDL, this target is significantly lower than that for the East of England as a whole. The proportion of completions on PDL is likely to decrease in the future if St Edmundsbury is to achieve the high level of growth required.</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to maintain the proportion of completions located on PDL through the promotion of brownfield sites for development. However, it is understood that the level of development that is required means that a significant proportion of the development will need to be located on greenfield land.</p>	Landscape, Soil, Material Assets	18	<p>This issue would be addressed in the absence of the Plan through the Development Management Policies. However, the Plan adds positively to addressing the issue through promoting PDL allocation.</p>
17	<p>High traffic volume and reliance on private car</p> <p>Traffic volumes within St Edmundsbury are high, with the proportion of journeys to work in the borough being undertaken by car being significantly higher in 2001 than that for the East of England and England. The proportion of journeys to work undertaken by public transport in the borough is significantly lower than that for the East of England and England.</p> <p>Available data suggests that the distance that residents of St Edmundsbury commute to work is significantly higher than the national mean.</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to reduce existing high traffic volumes and reliance on private car through the promotion of a sustainable integrated transport network which services Bury St Edmunds, Haverhill and the smaller market towns within the borough.</p> <p>Further opportunity for the Bury St Edmunds Vision 2031 is to reduce the number of miles travelled in the personal car through the location of new development within close proximity to existing services, amenities and facilities. Any transport networks or services</p>	Air, Human health	9, 21	<p>The issue of reliance on private car would be controlled in the absence of the Plan through the Core Strategy, Development Management Policies and LTP3. However, the Plan adds positively to addressing the issue through considering it in the allocation process and directing new development to places with better access by carbon friendly modes.</p>

	Key Issues	Implications and Opportunities for Bury St Edmunds Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
		<p>required by the new developments should be fully integrated with the existing transport network.</p> <p>Opportunity for the Bury St Edmunds Vision 2031 to enhance the attractiveness of the borough for investment and new business and employment opportunities in order to reduce the need for residents to commute to outside the borough for work.</p>			
ECONOMIC ISSUES					
18	<p>Changing Employment Sectors</p> <p>The proportion of St Edmundsbury's population employed in agriculture and manufacturing is declining. There are major differences in prominent employment sectors within the borough. Haverhill is industrial in nature with more than three times the proportion of manufacturing employment compared to Bury which is dominated by public sector employment, accounting for almost one third of total employment.</p> <p>Jobs for young people (under 25's) are a particular issue.</p>	<p>Opportunity for the Bury St Edmunds Vision 2031 to ensure that the borough is attractive for businesses which require workers who have similar skills to those required in agriculture and manufacturing and that the problems associated with the decline in agriculture and manufacturing are minimised. As part of this, the Bury St Edmunds Vision 2031 should enlarge the employment base of the borough, in order to safeguard its economy and the financial security of its residents from fluctuations in the job market.</p>	Material Assets	19, 22	<p>This issue would be addressed in the absence of the Plan through the Core Strategy and Development Management Policies. However, the Plan adds positively to addressing the issue through aiming to support local employment.</p>

Appendix D – Assessment of Concept Options

Table D.1 – Bury St Edmunds North East Concept Plan Options

Note: Shaded option indicates preferred option from a SA perspective

		Score	Bury St Edmunds North East Developer Option 1	Score	Bury St Edmunds North East Developer Option 2	Score	Bury St Edmunds North East Developer Preferred Option
	SA Objective						
	Social						
1	To improve health of the population overall and reduce health inequalities	++	The option would locate development in good access to health care facilities in the town (within 30min by public transport). The option includes a good network of pedestrian/ cycle routes linking the development with the countryside and the town, and amenity spaces which should allow for an active outdoor recreation.	+	The option would locate development in good access to health care facilities in the town (within 30min by public transport). The option includes a good network of pedestrian/ cycle routes linking the development with the countryside and the town, and amenity spaces which should allow for an active outdoor recreation. However, strategic amenity space appears to be smaller compared to option 1, as it is partially co-located with a retail centre.	+++	This option performs the best of all options, as it includes the largest area of strategic amenity space and also involves structural landscaping around the site's perimeter. This should help encourage an active outdoor recreation and create a higher quality living environment. In addition, this option locates the primary school in the centre of the site which would allow an easy walking access from all parts of the site, encouraging active and healthy lifestyles.
2	To maintain and improve levels of education and skills in the population overall	+/-	The option includes a new primary school. However, the school would be slightly over 1km away for residents of the eastern part of the site and, therefore, they may have to rely on a private car to access it.	+/-	The option includes a new primary school. However, the school would be slightly over 1km away for residents of the eastern part of the site and, therefore, they may have to rely on a private car to access it.	+	This option suggests the most optimal location of a primary school - at the centre of the site, which would provide an equally easy access (400m-500m) for all residents of the new development

		Score	Bury St Edmunds North East Developer Option 1	Score	Bury St Edmunds North East Developer Option 2	Score	Bury St Edmunds North East Developer Preferred Option
4	To reduce poverty and social exclusion	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. The option would also incorporate pedestrian and cycle routes as well as a bus route for a new bus service, improving accessibility.	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. The option would also incorporate pedestrian and cycle routes as well as a bus route for a new bus service, improving accessibility.	+++	All options would provide a proportion of affordable housing, catering for those who can't afford market prices. This option performs the best in terms of providing good accessibility by foot, bicycle and bus for all residents, as it suggests a more central location for the school and retail centre, and a better catchment of the bus route across the whole development area.
5	To improve access to key services for all sectors of the population	+/-	The option incorporates pedestrian and cycle routes as well as a bus route for a new bus service, improving accessibility. However, the community facilities and services would be slightly over 1km away for some residents under options 1-3 and, therefore, they may have to rely on a private car to access them.	+/-	The option incorporates pedestrian and cycle routes as well as a bus route for a new bus service, improving accessibility. However, the community facilities and services would be slightly over 1km away for some residents under options 1-3 and, therefore, they may have to rely on a private car to access them.	+++	This option performs the best in terms of providing good accessibility by foot, bicycle and bus for all residents, as it suggests a more central location for the school, retail centre and strategic amenity space, and a better catchment of the bus route across the whole development area

		Score	Bury St Edmunds North East Developer Option 1	Score	Bury St Edmunds North East Developer Option 2	Score	Bury St Edmunds North East Developer Preferred Option
6	To offer everybody the opportunity for rewarding and satisfying employment	++	Provision of a business centre under this option would offer job opportunities next to the development area. Some job opportunities will be associated with community facilities and services provided on site. As the area represents an urban extension, its future residents would have good access to job opportunities in Bury St Edmunds.	+	Some job opportunities would be associated with community facilities and services provided on site. As the area represents an urban extension, its future residents would have good access to job opportunities in Bury St Edmunds.	+++	Provision of a joint business/retail centre under this option would offer job opportunities within the development area. Some job opportunities will be associated with community facilities and services provided on site. As these facilities and services will be provided in a more central location compared to other options, this option scores higher than options 1 and 2. As the area represents an urban extension, its future residents will also have good access to job opportunities in Bury St Edmunds.
7	To meet the housing requirements of the whole community	++	The area would be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area would be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area would be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.

		Score	Bury St Edmunds North East Developer Option 1	Score	Bury St Edmunds North East Developer Option 2	Score	Bury St Edmunds North East Developer Preferred Option
8	To improve the quality of where people live and encourage community participation	+/-	The option includes the provision of community facilities, green links, pedestrian/cycle routes and amenity spaces which should add to the quality of life in the new neighbourhood. However, options 1-3 do not provide equally good access to community facilities and services from all parts of the area for all future residents and these options do not envisage structural landscaping along the railway line and A143.	+/-	The option includes the provision of community facilities, green links, pedestrian/cycle routes and amenity spaces which should add to the quality of life in the new neighbourhood. However, options 1-3 do not provide equally good access to community facilities and services from all parts of the area for all future residents and these options do not envisage structural landscaping along the railway line and A143.	+++	This option provides the largest area of strategic amenity space, incorporates structural landscaping along the area's perimeter, providing buffer for potential noise disturbance from traffic and railway, and enhancing visual amenity. It also provides an equally good access to community services and facilities for all residents, stimulating social interaction and cohesion.
Environmental							
9	To improve water and air quality	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality.	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality.	+/-	This option performs better than the rest of the options, as it incorporates structural landscaping, which could provide a function of a SUDS, protecting underground water quality. This option is also more likely to encourage walking and cycling within the development area and reduce the reliance on private car and the level of transport emissions.

		Score	Bury St Edmunds North East Developer Option 1	Score	Bury St Edmunds North East Developer Option 2	Score	Bury St Edmunds North East Developer Preferred Option
10	To conserve soil resources and quality	--	As the area is a greenfield site and classified as Grade 2 and 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.	--	As the area is a greenfield site and classified as Grade 2 and 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.	--	This option will also lead to the loss of agricultural land; however, it performs slightly better than the other options, as it incorporates structural landscaping and a larger area of strategic amenity space, which could reduce hard surfacing and the rate of polluted runoff affecting soil quality.
13	To reduce the effects of traffic on the environment	+/-	The option incorporates pedestrian and cycle routes as well as a bus route for a new bus service, encouraging the use of sustainable transport modes. However, the community facilities and services would be slightly over 1km away for some residents under options 1-3 and, therefore, they may have to rely on a private car to access them, affecting the environment.	+/-	The option incorporates pedestrian and cycle routes as well as a bus route for a new bus service, encouraging the use of sustainable transport modes. However, the community facilities and services would be slightly over 1km away for some residents under options 1-3 and, therefore, they may have to rely on a private car to access them, affecting the environment.	++	This option performs the best in terms of reducing the effects of traffic on the environment, as it provides good accessibility by foot, bicycle and bus for all residents. Specifically, it suggests a more central location for the school, retail centre and strategic amenity space, and a better catchment of the bus route across the whole development area

		Score	Bury St Edmunds North East Developer Option 1	Score	Bury St Edmunds North East Developer Option 2	Score	Bury St Edmunds North East Developer Preferred Option
14	To reduce contributions to climate change	-	Options 1-3 may lead to a higher increase in transport related GHG emissions than option 4. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.	-	Options 1-3 may lead to a higher increase in transport related GHG emissions than option 4. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.	+	This option would minimise the use of a private car and maximise the use of sustainable transport modes. It also incorporates structural landscaping, functioning as a carbon sink; therefore this option delivers more positive performance than the rest of the options. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.
15	To reduce vulnerability to climatic events	+++	The development area is not susceptible to the risk of flooding. The incorporation of landscaped parkland may enhance the area's resilience to climate change in the longer term.	++	The development area is not susceptible to the risk of flooding.	+++	The development area is not susceptible to the risk of flooding. The incorporation of structural landscaping may enhance the area's resilience to climate change in the longer term.
16	To conserve and enhance biodiversity and geodiversity	++	The development area is likely to be of low biodiversity value, as it is currently in intensive agricultural use. Incorporation of landscaped parkland and structural landscaping will help enhance the biodiversity value of the area.	0	The development is not likely to significantly affect biodiversity, as the development area is likely to be of low biodiversity value. Overall effects are deemed neutral.	+	The development is not likely to significantly affect biodiversity, as the site is likely to be of low biodiversity value. Incorporation of green links and structural landscaping along the perimeter should help enhance the biodiversity value of the area.

		Score	Bury St Edmunds North East Developer Option 1	Score	Bury St Edmunds North East Developer Option 2	Score	Bury St Edmunds North East Developer Preferred Option
17	To conserve and where appropriate enhance areas of historical and archaeological importance	0	The development area does not have any heritage constraints.	0	The development area does not have any heritage constraints.	0	The development area does not have any heritage constraints.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	The development of the area would decrease a gap between Bury St Edmunds and Great Barton, which may affect the openness of the local landscape.	-	The development of the area would decrease a gap between Bury St Edmunds and Great Barton, which may affect the openness of the local landscape.	+	This option involves structural landscaping along the development area's perimeter, which would mitigate potential effects on the surrounding landscape and ensure that both Bury St Edmunds and Great Barton preserve their distinctiveness.
Economic							
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	This option proposes a business centre to be allocated adjacent to the western corner of the development area. This would provide job opportunities for new residents as well as existing residents in Bury St Edmunds.	+	This option proposes a joint retail/ business centre in a central location within the development area. This would provide job opportunities for new residents as well as existing residents in Bury St Edmunds.	++	This option proposes a joint retail/ business centre in a central location within the development area. This would provide job opportunities for new residents as well as existing residents in Bury St Edmunds.
20	To revitalise town centres	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.

		Score	Bury St Edmunds North East Developer Option 1	Score	Bury St Edmunds North East Developer Option 2	Score	Bury St Edmunds North East Developer Preferred Option
21	To encourage efficient patterns of movement in support of economic growth	++	A bus route for a new bus service is proposed as part of all options, which should help access jobs in Bury St Edmunds. A new business centre could also be accessed by foot or bicycle.	+	A bus route for a new bus service is proposed as part of all options, which should help access jobs in Bury St Edmunds.	+++	A bus route for a new bus service is proposed as part of all options, which should help access jobs in Bury St Edmunds.
22	To encourage and accommodate both indigenous and inward investment	++	Allocation of this development area is attractive for developers. Provision for a business centre under this option would also attract additional investments.	+	Allocation of this development area is attractive for developers.	++	Allocation of this development area is attractive for developers.

D.1.1 The Council took forward the option that was assessed as most sustainable in 2012. The option was developed further as a result of the consultation with a new centrally positioned local centre; improved cycleway connections and a confirmed connecting bus route (see Figure D.1). As a result of these changes the option's sustainability performance has been enhanced, in particular in relation to the following SA objectives 1, 5, 8 and 13

D.1.2

Figure D.1 – Bury St Edmunds North East Concept Plan Preferred Option 2013

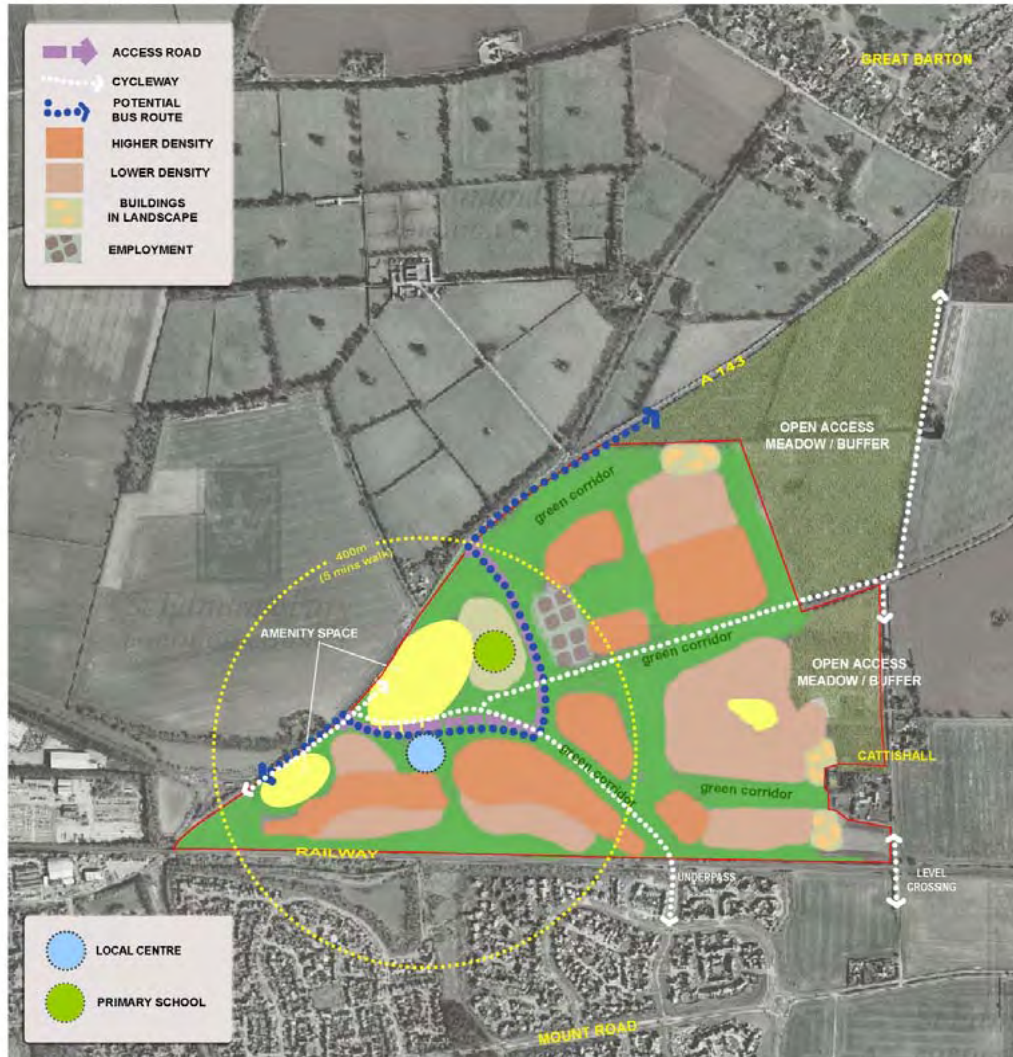


Table D.2 – Bury St Edmunds North West Concept Plan Options

Note: Shaded option indicates preferred option from a SA perspective

		Score	Bury St Edmunds North West Developer Option 1	Score	Bury St Edmunds North West Developer Option 2	Score	Bury St Edmunds North West Developer Preferred Option
	SA Objective						
	Social						
1	To improve health of the population overall and reduce health inequalities	++	The option would locate development in good access to health care facilities in the town (within 30min by public transport). The option would include a good network of pedestrian/ cycle routes and recreational footpaths linking the development with the countryside, the town and amenity spaces. Additionally, this option envisages the creation of a landscaped parkland between the development area and Fornham All Saints, which would allow for an active recreation of residents and provide benefits for public health.	++	The option would locate development in good access to health care facilities in the town (within 30min by public transport). the option would include a good network of pedestrian/ cycle routes and recreational footpaths linking the development with the countryside, the town and amenity spaces. This option includes a larger area designated as amenity open space than the other two options, which gives opportunity for more organised recreation, e.g. sport pitches.	+	The option would locate development in good access to health care facilities in the town (within 30min by public transport). The option would include a good network of pedestrian/ cycle routes linking the development with the countryside, the town and amenity spaces. This option would include open access land. However, the option does not appear to involve any landscaping/ enhancement of this land, limiting its potential for recreational use.
2	To maintain and improve levels of education and skills in the population overall	+++	The option would include a new primary school within easy access for all future residents (approx. 400m). The development area would be adjacent to the Northern Way Industrial Estate providing immediate local employment opportunities. In addition, this option would allocate land for potential employment uses next to the existing industrial estate.	++	The option would include a new primary school within easy access for all future residents (approx. 400m). The development area would be adjacent to the Northern Way Industrial Estate providing immediate local employment opportunities.	++	The option would include a new primary school within easy access for all future residents (approx. 400m). The development area would be adjacent to the Northern Way Industrial Estate providing immediate local employment opportunities.

		Score	Bury St Edmunds North West Developer Option 1	Score	Bury St Edmunds North West Developer Option 2	Score	Bury St Edmunds North West Developer Preferred Option
4	To reduce poverty and social exclusion	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. It would also incorporate pedestrian and cycle routes and amenity space, stipulating community interaction and cohesion.	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. It would also incorporate pedestrian and cycle routes and amenity space, stipulating community interaction and cohesion.	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. It would also incorporate pedestrian and cycle routes and amenity space, stipulating community interaction and cohesion.
5	To improve access to key services for all sectors of the population	++	The development area is situated on a key public transport route along the Mildenhall Road with direct access to the railway station and town centre. All options incorporate pedestrian and cycle routes and envisage the provision of a new primary school and business/retail centre within a walkable distance for all future residents.	++	The development area is situated on a key public transport route along the Mildenhall Road with direct access to the railway station and town centre. All options incorporate pedestrian and cycle routes and envisage the provision of a new primary school and business/retail centre within a walkable distance for all future residents.	++	The development area is situated on a key public transport route along the Mildenhall Road with direct access to the railway station and town centre. All options incorporate pedestrian and cycle routes and envisage the provision of a new primary school and business/retail centre within a walkable distance for all future residents.

		Score	Bury St Edmunds North West Developer Option 1	Score	Bury St Edmunds North West Developer Option 2	Score	Bury St Edmunds North West Developer Preferred Option
6	To offer everybody the opportunity for rewarding and satisfying employment	+++	The option would provide a joint retail/business centre within the development area providing new employment opportunities and supporting B1 use class development. Local job opportunities would also be associated with community facilities and services provided on site and the nearby industrial estate. As the area would represent an urban extension, its future residents would have good access to job opportunities in Bury St Edmunds and beyond. In addition, this option would allocate land for potential employment uses next to the existing industrial estate.	++	The option would provide a joint retail/business centre within the development area providing new employment opportunities and supporting B1 use class development. Local job opportunities would also be associated with community facilities and services provided on site and the nearby industrial estate. As the area would represent an urban extension, its future residents would have good access to job opportunities in Bury St Edmunds and beyond.	++	The option would provide a joint retail/business centre within the development area providing new employment opportunities and supporting B1 use class development. Local job opportunities would also be associated with community facilities and services provided on site and the nearby industrial estate. As the area would represent an urban extension, its future residents would have good access to job opportunities in Bury St Edmunds and beyond.
7	To meet the housing requirements of the whole community	++	The area would be developed for housing and community facilities and services. This option would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area would be developed for housing and community facilities and services. This option would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area would be developed for housing and community facilities and services. This option would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.

		Score	Bury St Edmunds North West Developer Option 1	Score	Bury St Edmunds North West Developer Option 2	Score	Bury St Edmunds North West Developer Preferred Option
8	To improve the quality of where people live and encourage community participation	+++	This option would include the provision of community facilities, green links, pedestrian/cycle routes and amenity spaces which should add to the quality of life in the new neighbourhood. Additionally, this option would create a landscaped parkland between the development area and Fornham All Saints, which would enhance local amenity and allow for an active recreation of residents.	++	This option would include the provision of community facilities, green links, pedestrian/cycle routes and amenity spaces which should add to the quality of life in the new neighbourhood.	++	This option would include the provision of community facilities, green links, pedestrian/cycle routes and amenity spaces which should add to the quality of life in the new neighbourhood.
Environmental							
9	To improve water and air quality	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality.	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality.	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality.
10	To conserve soil resources and quality	--	As the area is a greenfield site and classified as Grade 2 and 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.	--	As the area is a greenfield site and classified as Grade 2 and 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.	--	As the area is a greenfield site and classified as Grade 2 and 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.
13	To reduce the effects of traffic on the environment	++	All options would incorporate pedestrian and cycle links leading to the town and recreational footpaths to the open space provided as part of the development. All the facilities and services provided as part of the development would be within a walking distance (around 800m) for all future residents.	++	All options would incorporate pedestrian and cycle links leading to the town and recreational footpaths to the open space provided as part of the development. All the facilities and services provided as part of the development would be within a walking distance (around 800m) for all future residents.	++	All options would incorporate pedestrian and cycle links leading to the town and recreational footpaths to the open space provided as part of the development. All the facilities and services provided as part of the development would be within a walking distance (around 800m) for all future residents.

		Score	Bury St Edmunds North West Developer Option 1	Score	Bury St Edmunds North West Developer Option 2	Score	Bury St Edmunds North West Developer Preferred Option
14	To reduce contributions to climate change	+	The option would provide some services and facilities (e.g. a primary school, retail/business centre) within the development area, which would help minimise the need to travel and therefore reduce GHG emissions. This option performs better than the other two options as it is likely to provide new job opportunities and a local parkland within the development area. This would further reduce the need to commute and travel for recreation activities. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.	-	The options would provide some services and facilities (e.g. a primary school, retail/business centre) within the development area, which would help minimise the need to travel and therefore reduce GHG emissions. This option and option 3 may lead to a higher increase in transport related GHG emissions than option 1. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.	-	The option would provide some services and facilities (e.g. a primary school, retail/business centre) within the development area, which would help minimise the need to travel and . Options 2 and 3 may lead to a higher increase in transport related GHG emissions than option 1. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.
15	To reduce vulnerability to climatic events	++	The development area is not susceptible to the risk of flooding.	++	The development area is not susceptible to the risk of flooding.	++	The development area is not susceptible to the risk of flooding.
16	To conserve and enhance biodiversity and geodiversity	0	The development is not likely to significantly affect biodiversity, as the development area is likely to be of low biodiversity value. Incorporation of green links may help to offset potential negative effects. Overall effects are deemed neutral.	0	The development is not likely to significantly affect biodiversity, as the development area is likely to be of low biodiversity value. Incorporation of green links may help to offset potential negative effects. Overall effects are deemed neutral.	0	The development is not likely to significantly affect biodiversity, as the development area is likely to be of low biodiversity value. Incorporation of green links may help to offset potential negative effects. Overall effects are deemed neutral.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	0	The development area does not have any heritage constraints.	0	The development area does not have any heritage constraints.	0	The development area does not have any heritage constraints.

		Score	Bury St Edmunds North West Developer Option 1	Score	Bury St Edmunds North West Developer Option 2	Score	Bury St Edmunds North West Developer Preferred Option
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The development of the area would decrease a gap between Bury St Edmunds and Fornham All Saints, which may affect the distinctiveness of the village's character. However, option 1 involves 'Green Separation' which would help preserve the character and identity of the village and help enhance the area's landscape quality.	+	The development of the area would decrease a gap between Bury St Edmunds and Fornham All Saints, which may affect the distinctiveness of the village's character. Contrary to option 1, this option does not involve a creation of a parkland but it would allow for structural landscaping along the area's boundary and within it, which may help enhance the area's landscape quality.	+	The development of the area would decrease a gap between Bury St Edmunds and Fornham All Saints, which may affect the distinctiveness of the village's character. Contrary to option 1, this option does not involve a creation of a parkland but it would allow for structural landscaping along the area's boundary and within it, which may help enhance the area's landscape quality.
	Economic						
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	The option proposes a joint retail/business centre in a central location within the development area. This would provide job opportunities for new residents as well as existing residents in Bury St Edmunds. In addition, this option would include the provision of potential employment uses, which would enhance its performance compared to options 2 and 3.	+	This option proposes a joint retail/business centre in a central location within the development area. This would provide job opportunities for new residents as well as existing residents in Bury St Edmunds.	+	This option proposes a joint retail/business centre in a central location within the development area. This would provide job opportunities for new residents as well as existing residents in Bury St Edmunds.
20	To revitalise town centres	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.

		Score	Bury St Edmunds North West Developer Option 1	Score	Bury St Edmunds North West Developer Option 2	Score	Bury St Edmunds North West Developer Preferred Option
21	To encourage efficient patterns of movement in support of economic growth	++	A new business centre could be accessed by foot or bicycle by the all future residents of the development area. The area also links well with Bury St Edmunds via cycle/pedestrian routes and a relief road connects Tut Hill and the Mildenhall Road. A bus route for a new bus service would also be provided.	++	A new business centre could be accessed by foot or bicycle by the all future residents of the development area. The area also links well with Bury St Edmunds via cycle/pedestrian routes and a relief road connects Tut Hill and the Mildenhall Road. A bus route for a new bus service would also be provided.	++	A new business centre could be accessed by foot or bicycle by the all future residents of the development area. The area also links well with Bury St Edmunds via cycle/pedestrian routes and a relief road connects Tut Hill and the Mildenhall Road. A bus route for a new bus service would also be provided.
22	To encourage and accommodate both indigenous and inward investment	+++	Allocation of this development area is attractive for developers. Provision for a business centre and employment land under this option would also attract additional investments.	++	Allocation of this development area is attractive for developers. Provision for a business centre under this option would also attract additional investments.	++	Allocation of this development area is attractive for developers. Provision for a business centre under this option would also attract additional investments.

D.1.3 The Council took forward the option that was assessed as most sustainable in 2012. The option was developed further as a result of the consultation adding a new leisure centre and playing field in the eastern part of the site, improving cycling routes throughout the site, confirming a potential bus route offering connections from the north to the south-east and south-west, and shifting the primary school to a more central and accessible location (see Figure D.2). As a result of these changes the option performs even better in the sustainability terms, in particular in relation to the following SA objectives 5, 6, 8, 13 and 21

Figure D.2 - Bury St Edmunds North West Concept Plan Preferred Option 2013

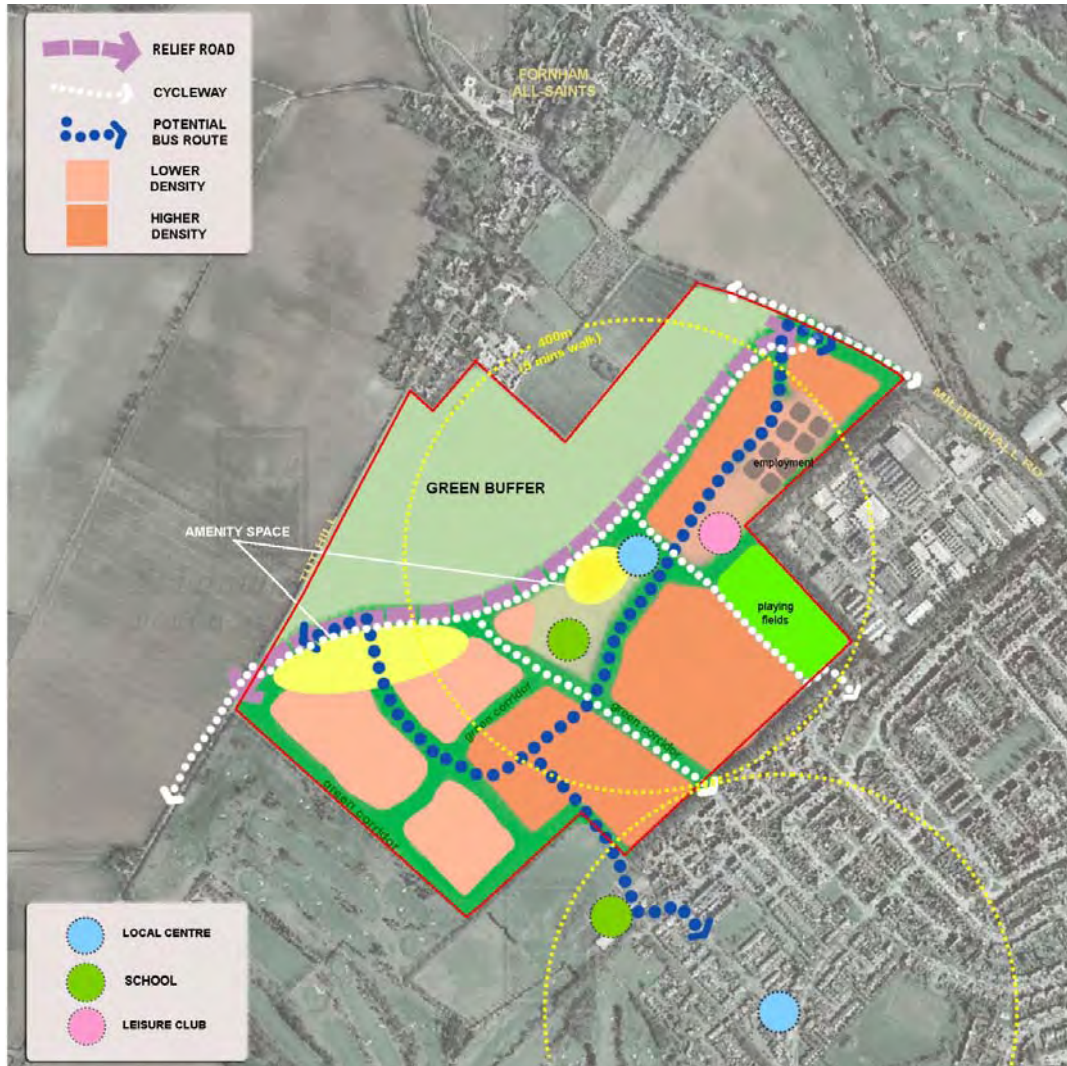


Table D.3 – Bury St Edmunds South East Concept Plan Options

Note: Shaded option indicates preferred option from a SA perspective

		Score	Bury St Edmunds South East Developer Option 1	Score	Bury St Edmunds South East Developer Option 2	Score	Bury St Edmunds South East Developer Preferred Option 3
	SA Objective						
	Social						
1	To improve health of the population overall and reduce health inequalities	+	The option would locate development in good access to health care facilities in the town (within 30min by public transport). It would include a good network of pedestrian/ cycle routes and recreational footpaths linking the development with the countryside, the town and amenity spaces. The option would provide limited structural landscaping and amenity space compared to the other options. This type of space is important for outdoor recreation activities.	+	The option would locate development in good access to health care facilities in the town (within 30min by public transport). It would include a good network of pedestrian/ cycle routes and recreational footpaths linking the development with the countryside, the town and amenity spaces. The option would provide limited structural landscaping and amenity space, which is important for outdoor recreation activities.	++	This option would perform the best of all options, as it would include the largest area of strategic amenity space and also involve structural landscaping around the site's perimeter. This should help encourage an active outdoor recreation and create a higher quality living environment. In addition, this option would locate the primary school more centrally which would allow an easy walking access from all parts of the site, encouraging active and healthy lifestyles.
2	To maintain and improve levels of education and skills in the population overall	++	This option would include a new primary school. The school would be centrally located (in the northern part of the site) Option 1 and provide ease of access for future residents located in the northern part of the site (approx. 400m). In addition, all options would provide employment uses in the form of a primary and secondary retail/ business centre.	++	This option would include a new primary school within easy access for all future residents (approx. 400m).The school would be centrally located (in the northern part of the site) in Option 2 and provide ease of access for future residents located in the northern part of the site (approx. 400m). In addition, all options would provide employment uses in the form of a primary and secondary retail/ business centre.	+	The option would include a new primary school within easy access for all future residents (approx. 400m). The school would not be centrally located in this option (as it will be positioned in the southern part of the site) and will mainly provides ease of access for future residents located in the southern part of the site. In addition, all options would provide employment uses in the form of a primary and secondary retail/ business centre.

		Score	Bury St Edmunds South East Developer Option 1	Score	Bury St Edmunds South East Developer Option 2	Score	Bury St Edmunds South East Developer Preferred Option 3
4	To reduce poverty and social exclusion	+	All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options also incorporate pedestrian and cycle routes and amenity space, stipulating community interaction and cohesion.	+	All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options also incorporate pedestrian and cycle routes and amenity space, stipulating community interaction and cohesion.	+	All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options also incorporate pedestrian and cycle routes and amenity space, stipulating community interaction and cohesion.
5	To improve access to key services for all sectors of the population	++	This site has very good links to the town centre on a cycle /pedestrian path. The development area has good links to public transport with links to the railway station and town centre. The option would incorporate pedestrian and cycle routes and envisage the provision of a new primary school, primary and secondary business/retail centre within a walkable distance for all future residents.	++	This site has very good links to the town centre on a cycle /pedestrian path. The development area has good links to public transport with links to the railway station and town centre. The option would incorporate pedestrian and cycle routes and envisage the provision of a new primary school, primary and secondary business/retail centre within a walkable distance for all future residents.	++	This site has very good links to the town centre on a cycle /pedestrian path. The development area has good links to public transport with links to the railway station and town centre. The option would incorporate pedestrian and cycle routes and envisage the provision of a new primary school, primary and secondary business/retail centre within a walkable distance for all future residents.
6	To offer everybody the opportunity for rewarding and satisfying employment	++	The option would provide a primary retail/business centre in the northern part of the site and a secondary retail/business to serve the communities in the southern part of the site which will provide new employment opportunities. Local job opportunities would also be associated with community facilities and services provided on site. As the area represents an urban extension, its future residents would have good access to job opportunities in Bury St Edmunds and beyond.	++	The option would provide a primary retail/business centre in the northern part of the site and a secondary retail/business to serve the communities in the southern part of the site which will provide new employment opportunities. Local job opportunities would also be associated with community facilities and services provided on site. As the area represents an urban extension, its future residents would have good access to job opportunities in Bury St Edmunds and beyond.	++	The option would provide a primary retail/business centre in the northern part of the site and a secondary retail/business to serve the communities in the southern part of the site which will provide new employment opportunities. Local job opportunities would also be associated with community facilities and services provided on site. As the area represents an urban extension, its future residents would have good access to job opportunities in Bury St Edmunds and beyond.

		Score	Bury St Edmunds South East Developer Option 1	Score	Bury St Edmunds South East Developer Option 2	Score	Bury St Edmunds South East Developer Preferred Option 3
7	To meet the housing requirements of the whole community	++	The area will be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area will be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area will be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.
8	To improve the quality of where people live and encourage community participation	++	This option would include the provision of community facilities, green links, pedestrian/cycle routes and amenity spaces which should add to the quality of life in the new neighbourhood.	++	This option would include the provision of community facilities, green links, pedestrian/cycle routes and amenity spaces which should add to the quality of life in the new neighbourhood.	+++	This option would provide a large area of strategic amenity space and incorporate more structural landscaping along the area's perimeter than other options, providing buffer for potential noise disturbance from road traffic and enhancing visual amenity. It would also provide an equally good access to community services and facilities for all residents, stimulating social interaction and cohesion.
Environmental							
9	To improve water and air quality	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality.	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality.	+/-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. This option includes some structural landscaping in the southern part of the site which could provide a function of SUDS, protecting underground water quality.

		Score	Bury St Edmunds South East Developer Option 1	Score	Bury St Edmunds South East Developer Option 2	Score	Bury St Edmunds South East Developer Preferred Option 3
10	To conserve soil resources and quality	--	As the area is a greenfield site and classified as Grade 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.	--	As the area is a greenfield site and classified as Grade 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.	--	As the area is a greenfield site and classified as Grade 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality. This option incorporates an element of structural landscaping, which could reduce hard surfacing and the rate of polluted runoff affecting soil quality.
13	To reduce the effects of traffic on the environment	+/-	The option would incorporate pedestrian and cycle links leading to the town and recreational footpaths to the open space provided as part of the development. All the facilities and services provided as part of the development would be within a walking distance (around 800m) for the majority of all future residents. The peripheral edges of this site are slightly outside of this catchment area so these residents may prefer to use a private car.	+/-	The option would incorporate pedestrian and cycle links leading to the town and recreational footpaths to the open space provided as part of the development. All the facilities and services provided as part of the development would be within a walking distance (around 800m) for the majority of all future residents. The peripheral edges of this site are slightly outside of this catchment area so these residents may prefer to use a private car.	+/-	The option would incorporate pedestrian and cycle links leading to the town and recreational footpaths to the open space provided as part of the development. All the facilities and services provided as part of the development would be within a walking distance (around 800m) for the majority of all future residents. The peripheral edges of this site are slightly outside of this catchment area so these residents may prefer to use a private car.
14	To reduce contributions to climate change	+	The option would provide some services and facilities (e.g. a primary school, retail/business centre) within the development area, which will help minimise the need to travel. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.	+	The option would provide some services and facilities (e.g. a primary school, retail/business centre) within the development area, which will help minimise the need to travel. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.	+	The option would provide some services and facilities (e.g. a primary school, retail/business centre) within the development area, which will help minimise the need to travel. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.

		Score	Bury St Edmunds South East Developer Option 1	Score	Bury St Edmunds South East Developer Option 2	Score	Bury St Edmunds South East Developer Preferred Option 3
15	To reduce vulnerability to climatic events	+/-	Some of the development area is in flood zone.	+/-	Some of the development area is in flood zone.	+	Some of the development area is in flood zone. There is an element of structural landscaping that may enhance the area's resilience to climate change in the longer term.
16	To conserve and enhance biodiversity and geodiversity	0	The site is located approximately 1.5km of SSSI (The Green Chalk Caves). However, as the SSSI is on the other side of the A14 and separated by Moreton Hall Development, effects are not likely to be significant.	0	The site is located approximately 1.5km of SSSI (The Green Chalk Caves). However, as the SSSI is on the other side of the A14 and separated by Moreton Hall Development, effects are not likely to be significant.	0	The site is located approximately 1.5km of SSSI (The Green Chalk Caves). However, as the SSSI is on the other side of the A14 and separated by Moreton Hall Development, effects are not likely to be significant.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	0	The development area does not have any heritage constraints.	0	The development area does not have any heritage constraints.	0	The development area does not have any heritage constraints.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Part of the site is Special Landscape Area. The site is adjacent to proposed Green Corridor local links. Any new developments or extensions of the current activities within the area should consider their effects on this these Green Corridor local links. Incorporation of green links/landscaping may help to offset potential negative effects. The development will not lead to the coalescence of urban extension with nearby villages.	-	Part of the site is Special Landscape Area. The site is adjacent to proposed Green Corridor local links. Any new developments or extensions of the current activities within the area should consider their effects on this these Green Corridor local links. Incorporation of green links/landscaping may help to offset potential negative effects. The development will not lead to the coalescence of urban extension with nearby villages.	+/-	Part of the site is Special Landscape Area. The site is adjacent to proposed Green Corridor local links. Any new developments or extensions of the current activities within the area should consider their effects on this these Green Corridor local links. The development will not lead to the coalescence of urban extension with nearby villages. There is also an element of structural landscaping that is located along the southern part of the site's perimeter that could provide a value as a green buffer.
	Economic						

		Score	Bury St Edmunds South East Developer Option 1	Score	Bury St Edmunds South East Developer Option 2	Score	Bury St Edmunds South East Developer Preferred Option 3
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	This option proposes a business centre to be centrally located in the northern part of the site and a secondary retail/business centre in the southern part of the site. This would provide job opportunities for new residents as well as existing residents in Bury St Edmunds.	++	This option proposes a business centre to be centrally located in the northern part of the site and a secondary retail/business centre in the southern part of the site. This would provide job opportunities for new residents as well as existing residents in Bury St Edmunds.	++	This option proposes a business centre to be centrally located in the northern part of the site and a secondary retail/business centre in the southern part of the site. This would provide job opportunities for new residents as well as existing residents in Bury St Edmunds.
20	To revitalise town centres	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.
21	To encourage efficient patterns of movement in support of economic growth	++	An enhanced bus service is proposed as part of all options, which should help access jobs in Bury St Edmunds. Two new business centres could also be accessed by foot or bicycle.	++	An enhanced bus service is proposed as part of all options, which should help access jobs in Bury St Edmunds. Two new business centres could also be accessed by foot or bicycle.	++	An enhanced bus service is proposed as part of all options, which should help access jobs in Bury St Edmunds. Two new business centres could also be accessed by foot or bicycle.
22	To encourage and accommodate both indigenous and inward investment	++	Allocation of this development area is attractive for developers, particularly due to the provision of a business centre.	++	Allocation of this development area is attractive for developers, particularly due to allowing for 2 business centres.	++	Allocation of this development area is attractive for developers, particularly due to allowing for 2 business centres.

D.1.4 The Council took forward the option that was assessed as most sustainable in 2012. The option was developed further as a result of the consultation by improving cycleway connectivity throughout the site, confirming a potential bus route crossing the area from the north to the south, introducing a new centrally located community centre and two new employment areas (in the centre and south of the site) and shifting the position of the school to a more central location. It should be noted that whilst there are no longer two supporting secondary retail/business centres, there is a new community centre and two small-scale employment areas that are better located than the previous facilities and will provide supporting community and employment uses. All of the key facilities are now centrally located and in a walkable distance for both residential areas (400m-800m). As a result of these changes the option's sustainability performance has been enhanced, in particular in relation to the following SA objectives 1, 5, 6, 8, 13, 19 and 21.

D.1.5

Figure D.3 - Bury St Edmunds South East Concept Plan Preferred Option 2013

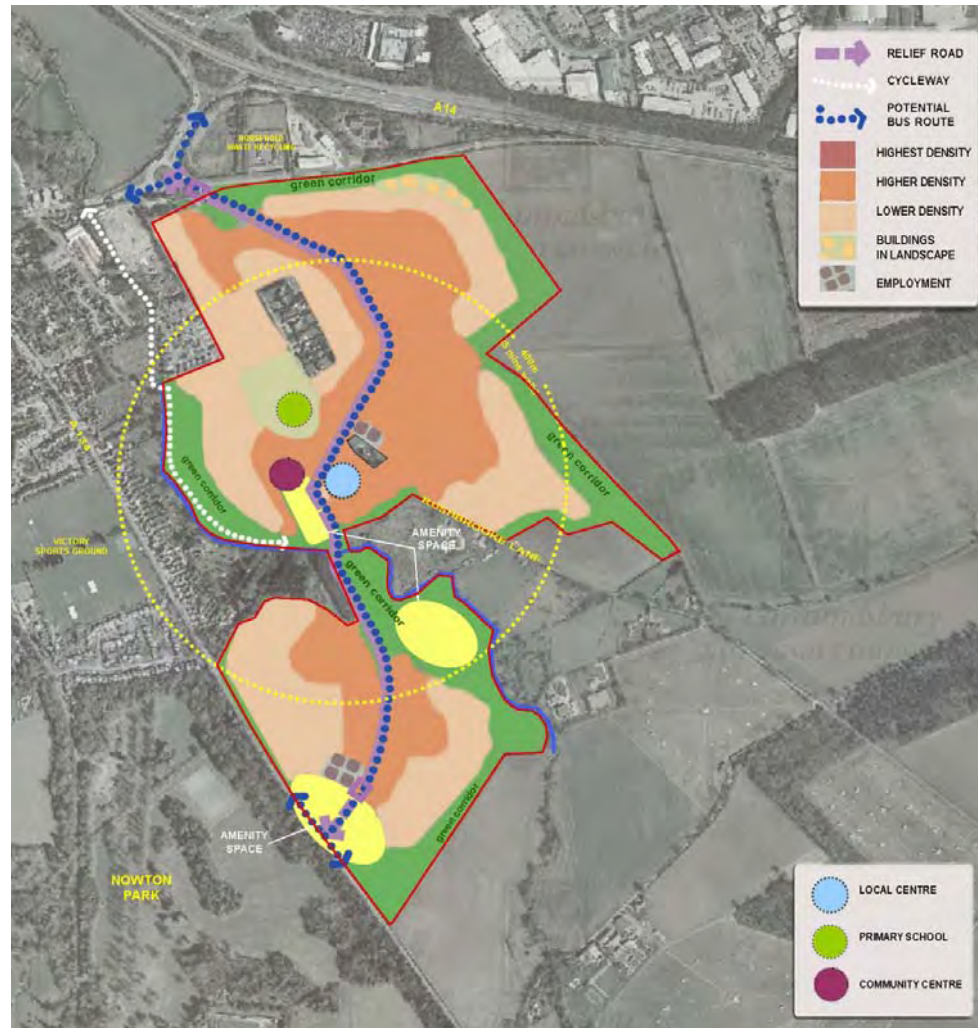


Table D.4 – Bury St Edmunds West Concept Plan Options

Note: Shaded option indicates preferred option from a SA perspective

		Score	Bury St Edmunds West Developer Option 1	Score	Bury St Edmunds West Developer Option 2	Score	Bury St Edmunds West Developer Preferred Option	Score	Bury St Edmunds West SEBC Option
	SA Objective								
	Social								
1	To improve health of the population overall and reduce health inequalities	++	The option includes the long term development of a sub-regional health campus (relocation of the West Suffolk Hospital) that is located close to a local retail / business centre and a middle school. The nearest primary school is located at Sextons Manor which is approximately 300m from the edge of the site. All options include a good network of pedestrian/ cycle routes and recreational footpaths linking the development with the countryside, the town and amenity spaces.	++	The option includes the long term development of a sub-regional health campus (relocation of the West Suffolk Hospital) that is located close to a local retail / business centre and a middle school. The nearest primary school is located at Sextons Manor which is approximately 300m from the edge of the site. All options include a good network of pedestrian/ cycle routes and recreational footpaths linking the development with the countryside, the town and amenity spaces.	+++	The option includes the long term development of a sub-regional health campus (relocation of the West Suffolk Hospital) that is located close to a secondary retail / business centre and a middle school. The nearest primary school is located at Sextons Manor which is approximately 300m from the edge of the site. All options include a good network of pedestrian/ cycle routes and recreational footpaths linking the development with the countryside, the town and amenity spaces. Strategic amenity space is larger than under options 1 and 2.	+++	Similar to other options, this option includes the long term development of a sub-regional health campus (relocation of the West Suffolk Hospital) that is located close to a local retail / business centre and a middle school. The nearest primary school is located at Sextons Manor which is approximately 300m from the edge of the site. All options include a good network of pedestrian/ cycle routes and recreational footpaths linking the development with the countryside, the town and amenity spaces. In addition to other options, this option would provide for better traffic relief to the village of Westley, which would benefit local air quality and public health. Strategic amenity space is

		Score	Bury St Edmunds West Developer Option 1	Score	Bury St Edmunds West Developer Option 2	Score	Bury St Edmunds West Developer Preferred Option	Score	Bury St Edmunds West SEBC Option
									under this option is comparable to option 3.
2	To maintain and improve levels of education and skills in the population overall	++	For all options the site is adjacent to a middle school. The nearest primary school to the site is at Sextons Manor, approximately 300m from the edge of the site. The development site includes a new/relocated hospital, which will provide some local employment opportunities.	+	For all options the site is adjacent to a middle school. The nearest primary school to the site is at Sextons Manor, approximately 300m from the edge of the site. Accessibility to school and other facilities and services in the town would be obstructed compared to the other options, as pedestrians would be required to cross the hospital site. The development site includes a new/relocated hospital, which will provide some local employment opportunities.	++	For all options the site is adjacent to a middle school. The nearest primary school to the site is at Sextons Manor, approximately 300m from the edge of the site. The development site includes a new/relocated hospital, which will provide some local employment opportunities.	++	For all options the site is adjacent to a middle school. The nearest primary school to the site is at Sextons Manor, approximately 300m from the edge of the site. The development site includes a new/relocated hospital, which will provide some local employment opportunities.
4	To reduce poverty and social exclusion	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. It would also incorporate pedestrian and cycle routes and amenity space, stimulating community interaction and cohesion.	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. It would also incorporate pedestrian and cycle routes and amenity space, stimulating community interaction and cohesion.	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. It would also incorporate pedestrian and cycle routes and amenity space, stimulating community interaction and cohesion.	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. It would also incorporate pedestrian and cycle routes and amenity space, stimulating community interaction and cohesion.

		Score	Bury St Edmunds West Developer Option 1	Score	Bury St Edmunds West Developer Option 2	Score	Bury St Edmunds West Developer Preferred Option	Score	Bury St Edmunds West SEBC Option
5	To improve access to key services for all sectors of the population	++	The development area has good links to public transport with links to the railway station and town centre. All options incorporate pedestrian and cycle routes and aim to improve existing secondary retail/business centre which will benefit wider community.	++	The development area has good links to public transport with links to the railway station and town centre. All options incorporate pedestrian and cycle routes and aim to improve existing secondary retail/business centre which will benefit wider community.	++	The development area has good links to public transport with links to the railway station and town centre. All options incorporate pedestrian and cycle routes and aim to improve existing secondary retail/business centre which will benefit wider community.	++	The development area has good links to public transport with links to the railway station and town centre. All options incorporate pedestrian and cycle routes and aim to improve existing secondary retail/business centre which will benefit wider community.
6	To offer everybody the opportunity for rewarding and satisfying employment	++	All options would provide a hospital within the development area providing new employment opportunities. Local job opportunities will also be associated with the existing community facilities and services provided in the nearby retail/business centre. As the area represents an urban extension, its future residents would have good access to job opportunities in Bury St Edmunds and beyond.	++	All options would provide a hospital within the development area providing new employment opportunities. Local job opportunities will also be associated with the existing community facilities and services provided in the nearby retail/business centre. As the area represents an urban extension, its future residents will have good access to job opportunities in Bury St Edmunds and beyond.	++	All options would provide a hospital within the development area providing new employment opportunities. Local job opportunities will also be associated with the existing community facilities and services provided in the nearby retail/business centre. As the area represents an urban extension, its future residents will have good access to job opportunities in Bury St Edmunds and beyond.	++	All options would provide a hospital within the development area providing new employment opportunities. Local job opportunities will also be associated with the existing community facilities and services provided in the nearby retail/business centre. As the area represents an urban extension, its future residents will have good access to job opportunities in Bury St Edmunds and beyond.

		Score	Bury St Edmunds West Developer Option 1	Score	Bury St Edmunds West Developer Option 2	Score	Bury St Edmunds West Developer Preferred Option	Score	Bury St Edmunds West SEBC Option
7	To meet the housing requirements of the whole community	++	The area will be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area will be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area will be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area will be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.
8	To improve the quality of where people live and encourage community participation	++	The option would include the provision of pedestrian/cycle links to secondary retail/business centre and amenity spaces which should add to the quality of life in the new neighbourhood. The structural landscaping will enhance visual amenity for the hospital site and the residential area.	++	The option would include the provision of pedestrian/cycle links to secondary retail/business centre and amenity spaces which should add to the quality of life in the new neighbourhood. The structural landscaping will enhance visual amenity for the hospital site and the residential area.	+	The option would include the provision of pedestrian/cycle links to secondary retail/business centre and amenity spaces which should add to the quality of life in the new neighbourhood. The structural landscaping will enhance visual amenity for the hospital site.	+++	The option would include the provision of pedestrian/cycle links to secondary retail/business centre and amenity spaces which should add to the quality of life in the new neighbourhood. The structural landscaping will enhance visual amenity for the hospital site. Traffic relief for Westley provided through this option would improve the quality of life for the village residents.
	Environmental								

		Score	Bury St Edmunds West Developer Option 1	Score	Bury St Edmunds West Developer Option 2	Score	Bury St Edmunds West Developer Preferred Option	Score	Bury St Edmunds West SEBC Option
9	To improve water and air quality	+/-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. The site incorporates structural landscaping, which could provide a function of a SUDS, protecting underground water quality.	+/-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. The site incorporates structural landscaping, which could provide a function of a SUDS, protecting underground water quality.	+/-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. The site incorporates structural landscaping, which could provide a function of a SUDS, protecting underground water quality.	+	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. The site incorporates structural landscaping, which could provide a function of a SUDS, protecting underground water quality. This option provides additional benefits, relieving traffic in Westley and benefitting local air quality.
10	To conserve soil resources and quality	--	As the area is a greenfield site and classified as Grade 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality. The option provides structural landscaping and strategic amenity space, which could reduce hard surfacing and the rate of polluted runoff affecting soil quality.	--	As the area is a greenfield site and classified as Grade 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality. The option provides structural landscaping and strategic amenity space, which could reduce hard surfacing and the rate of polluted runoff affecting soil quality.	--	As the area is a greenfield site and classified as Grade 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality. The option provides structural landscaping and more strategic amenity space than Options 1 and 2, which could reduce hard surfacing and the rate of polluted runoff affecting soil quality.	--	As the area is a greenfield site and classified as Grade 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality. The option provides structural landscaping and more strategic amenity space than Options 1 and 2, which could reduce hard surfacing and the rate of polluted runoff affecting soil quality.

		Score	Bury St Edmunds West Developer Option 1	Score	Bury St Edmunds West Developer Option 2	Score	Bury St Edmunds West Developer Preferred Option	Score	Bury St Edmunds West SEBC Option
13	To reduce the effects of traffic on the environment	++	The option would incorporate pedestrian and cycle links leading to the town and recreational footpaths to the open space provided as part of the development. All the facilities and services provided as part of the development would be within a walking distance (around 800m) for all future residents.	++	The option would incorporate pedestrian and cycle links leading to the town and recreational footpaths to the open space provided as part of the development. All the facilities and services provided as part of the development would be within a walking distance (around 800m) for all future residents.	+++	The option would incorporate pedestrian and cycle links leading to the town and recreational footpaths to the open space provided as part of the development. All the facilities and services provided as part of the development would be within a walking distance (around 800m) for all future residents. This option also includes bus links into the town.	+++	The option would incorporate pedestrian and cycle links leading to the town and recreational footpaths to the open space provided as part of the development. All the facilities and services provided as part of the development would be within a walking distance (around 800m) for all future residents. This option would also help reduce the effects of traffic on the environment through the provision of traffic relief in the nearby village of Westley.

		Score	Bury St Edmunds West Developer Option 1	Score	Bury St Edmunds West Developer Option 2	Score	Bury St Edmunds West Developer Preferred Option	Score	Bury St Edmunds West SEBC Option
14	To reduce contributions to climate change	+	All options include a hospital and are located close to existing services and facilities (e.g. a middle school, retail/business centre) which will help minimise the need to travel. Provision of strategic amenity space will further reduce the need to commute and travel for recreation activities. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.	+	All options include a hospital and are located close to existing services and facilities (e.g. a middle school, retail/business centre) , which will help minimise the need to travel. Provision of strategic amenity space will further reduce the need to commute and travel for recreation activities. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.	++	All options include a hospital and are located close to existing services and facilities (e.g. a middle school, retail/business centre), which will help minimise the need to travel. Provision of strategic amenity space will further reduce the need to commute and travel for recreation activities. This option also includes bus links into the town. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.	++	All options include a hospital and are located close to existing services and facilities (e.g. a middle school, retail/business centre), which will help minimise the need to travel. Provision of strategic amenity space will further reduce the need to commute and travel for recreation activities. Additionally, traffic relief in Westley will help reduce GHG transport related emissions. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the layout of the development area rather than quantum and design of buildings.

		Score	Bury St Edmunds West Developer Option 1	Score	Bury St Edmunds West Developer Option 2	Score	Bury St Edmunds West Developer Preferred Option	Score	Bury St Edmunds West SEBC Option
15	To reduce vulnerability to climatic events	+	The development area is not located within a flood zone. A Flood Zone 2 designation is located to the south of the development area. All options include landscaping and amenity space that could function as SUDS.	+	The development area is not located within a flood zone. A Flood Zone 2 designation is located to the south of the development area. All options include landscaping and amenity space that could function as SUDS.	++	The development area is not located within a flood zone. A Flood Zone 2 designation is located to the south of the development area. All options include landscaping and amenity space that could function as SUDS. Options 3 and 4 include a larger area of amenity space.	++	The development area is not located within a flood zone. A Flood Zone 2 designation is located to the south of the development area. All options include landscaping and amenity space that could function as SUDS. Options 3 and 4 include a larger area of amenity space.
16	To conserve and enhance biodiversity and geodiversity	0	The development area is likely to be of low biodiversity value, as it is currently in intensive agricultural use. Incorporation of landscaped parkland and structural landscaping will help enhance the biodiversity value of the area.	0	The development area is likely to be of low biodiversity value, as it is currently in intensive agricultural use. Incorporation of landscaped parkland and structural landscaping will help enhance the biodiversity value of the area.	0	The development area is likely to be of low biodiversity value, as it is currently in intensive agricultural use. Incorporation of landscaped parkland and structural landscaping will help enhance the biodiversity value of the area.	0	The development area is likely to be of low biodiversity value, as it is currently in intensive agricultural use. Incorporation of landscaped parkland and structural landscaping will help enhance the biodiversity value of the area.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	0	The development area does not have any heritage constraints.	0	The development area does not have any heritage constraints.	0	The development area does not have any heritage constraints.	0	The development area does not have any heritage constraints.

		Score	Bury St Edmunds West Developer Option 1	Score	Bury St Edmunds West Developer Option 2	Score	Bury St Edmunds West Developer Preferred Option	Score	Bury St Edmunds West SEBC Option
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	There is a Level 2 Green Corridor running through the site, which is incorporated into all options. There is also an opportunity to contribute to the BSE circular local links which will link to proposed green corridor at the River Linnet to the south. All options also incorporate structural landscaping which should help enhance local character. The proposed structural landscaping and amenity space will help prevent the coalescence of this urban extension with Westley.	+	There is a Level 2 Green Corridor running through the site, which is incorporated into all options. There is also an opportunity to contribute to the BSE circular local links which will link to proposed green corridor at the River Linnet to the south. All options also incorporate structural landscaping which should help enhance local character. The proposed structural landscaping and amenity space will help prevent the coalescence of this urban extension with Westley.	+	There is a Level 2 Green Corridor running through the site, which is incorporated into all options. There is also an opportunity to contribute to the BSE circular local links which will link to proposed green corridor at the River Linnet to the south. All options also incorporate structural landscaping which should help enhance local character. The proposed structural landscaping and amenity space will help prevent the coalescence of this urban extension with Westley.	+	There is a Level 2 Green Corridor running through the site, which is incorporated into all options. There is also an opportunity to contribute to the BSE circular local links which will link to proposed green corridor at the River Linnet to the south. The road closure under this option would contribute to the amenity of this link. All options also incorporate structural landscaping which should help enhance local character. The proposed structural landscaping and amenity space will help prevent the coalescence of this urban extension with Westley.
	Economic								
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	All options include a replacement/relocation of the existing hospital within the development area. This is a very large employer in the district which will be retained.	++	All options include a replacement/relocation of the existing hospital within the development area. This is a very large employer in the district which will be retained.	++	All options include a replacement/relocation of the existing hospital within the development area. This is a very large employer in the district which will be retained.	++	All options include a replacement/relocation of the existing hospital within the development area. This is a very large employer in the district which will be retained.

		Score	Bury St Edmunds West Developer Option 1	Score	Bury St Edmunds West Developer Option 2	Score	Bury St Edmunds West Developer Preferred Option	Score	Bury St Edmunds West SEBC Option
20	To revitalise town centres	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.
21	To encourage efficient patterns of movement in support of economic growth	+	All options would encourage walking and cycling and are within reach of public transport.	+	All options would encourage walking and cycling and are within reach of public transport.	++	All options would encourage walking and cycling and are within reach of public transport. This option also includes bus links into the town.	+	All options would encourage walking and cycling and are within reach of public transport.
22	To encourage and accommodate both indigenous and inward investment	+	Allocation of this development area is attractive for developers.	+	Allocation of this development area is attractive for developers.	+	Allocation of this development area is attractive for developers.	+	Allocation of this development area is attractive for developers.

D.1.6 The Council took forward the option that was assessed as most sustainable in 2012. The option was developed further as a result of the consultation by increasing structural landscaping within the site and around the perimeter, increasing cycle routes throughout the site area and confirming a potential bus route crossing the site. As a result of these changes the option's sustainability performance has been enhanced, in particular in relation to the SA objective 1, 8, 13 and 21.

Figure D.4 - Bury St Edmunds West Concept Plan Preferred Option 2013

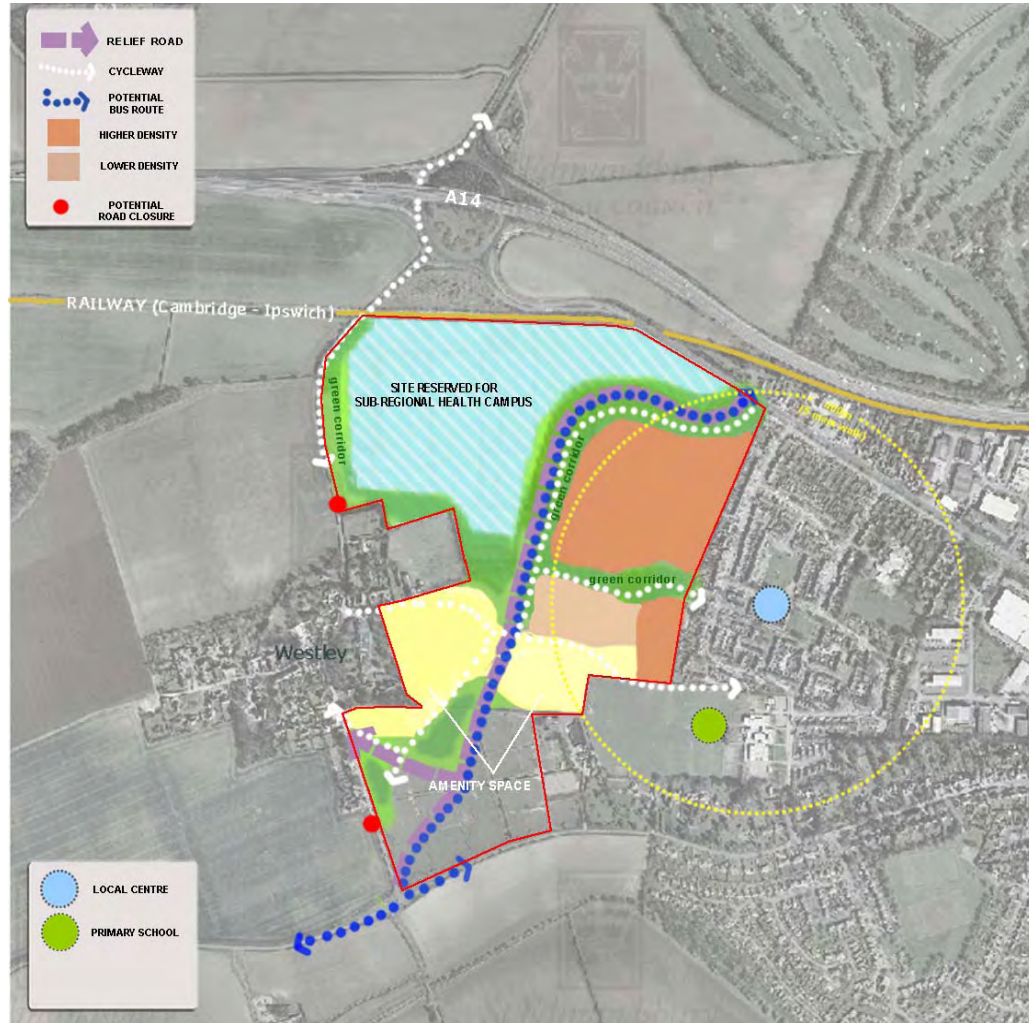


Table D.5 – Bury St Edmunds Moreton Hall Concept Plan Options

Note: Shaded option indicates preferred option from a SA perspective

Option	SA Objective	Score	Description	Score	Description	Score	Description	Score	Description
2	To maintain and improve levels of education and skills in the population overall	+	The proposed development site will provide a new secondary school and is within walking distance to a primary school. There is no direct bus link to the middle school but an upper school is proposed as part of the development.	++	The proposed development site will provide a new secondary school and is within walking distance to a primary school. There is no direct bus link to the middle school but an upper school is proposed as part of the development. All options allocate a proportion of land for potential employment uses. The options 2 and 4 allocate a larger area of land for potential employment uses than option 1 and 3.	+	The proposed development site will provide a new secondary school and is within walking distance to a primary school. There is no direct bus link to the middle school but an upper school is proposed as part of the development.	++	The proposed development site will provide a new secondary school and is within walking distance to a primary school. There is no direct bus link to the middle school but an upper school is proposed as part of the development. All options allocate a proportion of land for potential employment uses. The options 2 and 4 allocate a larger area of land for potential employment uses than option 1 and 3.
	SA Objective								
	Social								
1	To improve health of the population overall and reduce health inequalities	+++	All options provide good access to the network of cycle routes and footpaths linking the development with the countryside and the town, and amenity spaces which should allow for active outdoor recreation. The options 1 and 3 include the larger area allocated for amenity space and community football project. Therefore they score higher.			+++	All options provide good access to the network of cycle routes and footpaths linking the development with the countryside and the town, and amenity spaces which should allow for active outdoor recreation. The options 1 and 3 include the larger area allocated for amenity space and community football project. Therefore they score higher.		

6	To ensure everybody has the opportunity for rewarding and satisfying employment	+++	All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options would also incorporate pedestrian and cycle routes and amenity space, associated with community facilities and services provided on site, the new	+++	All options would provide a joint retail/business centre within the development area providing new employment opportunities. Local job opportunities would also be associated with community facilities and services provided on site, the new employment area and the existing industrial estate.	+++	All options would provide a joint retail/business centre within the development area providing new employment opportunities. Local job opportunities would also be associated with community facilities and services provided on site, the new employment area and the existing industrial estate.
5	To improve access to key services for all sectors of the population	++	The development area and the existing industrial estate. The options 2 and 4 allocate a larger area of land for potential employment uses than option 1 and 3.	++	The development area has good links to public transport with links to the railway station and town centre. All options would incorporate pedestrian and cycle routes, be served by bus and envisage the provision of an upper school and local business/retail centre within a walkable distance for all future residents.	++	The development area has good links to public transport with links to the railway station and town centre. All options would incorporate pedestrian and cycle routes, be served by bus and envisage the provision of an upper school and local business/retail centre within a walkable distance for all future residents.
7	To meet the housing requirements of the whole community	++	The area will be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area will be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area will be developed for housing and community facilities and services. All options would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.

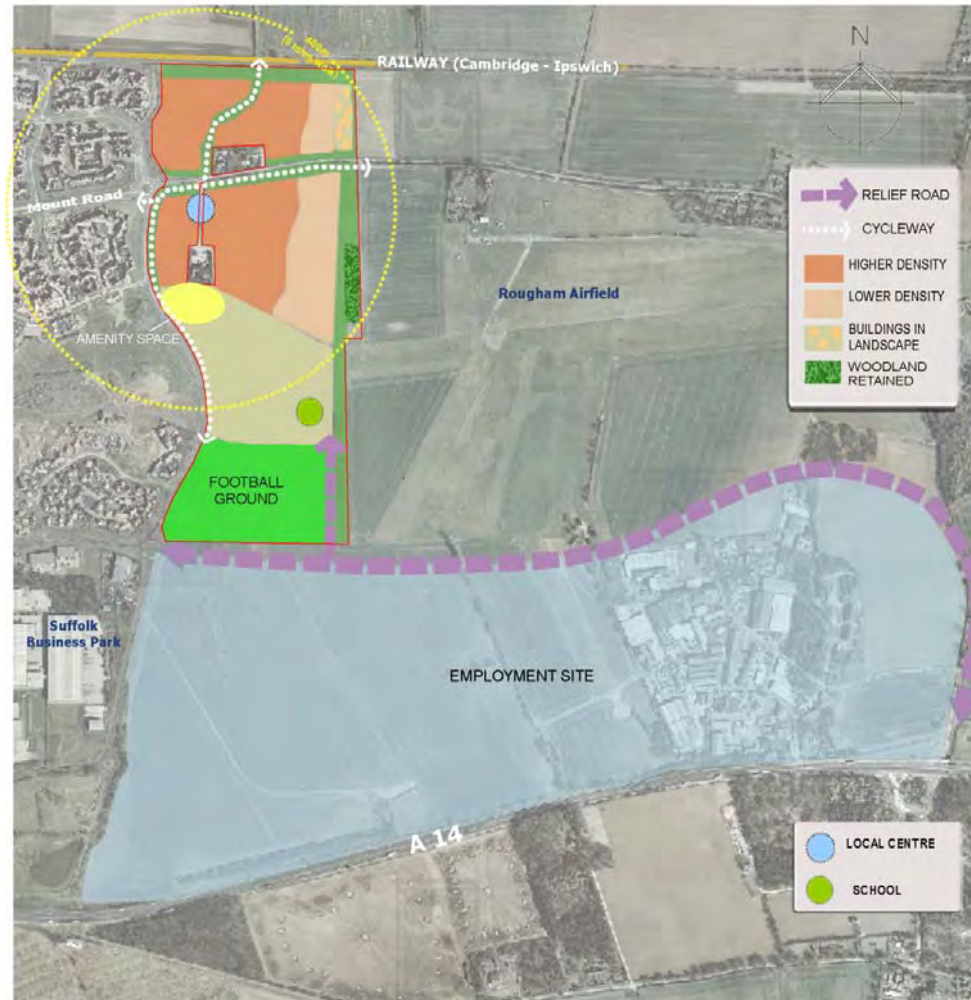
9	To improve the quality of where people live and encourage community participation	+++	All options include the provision of its development facilities to lead to landscaping adverse effects on water quality. The site is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. The site incorporates structural landscaping, which could provide a function of SUDS, protecting underground water quality. This option is also more likely to encourage walking and cycling within the development area and reduce the reliance on private car and the level of transport emissions.	+/-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. The site incorporates structural landscaping, which could provide a function of SUDS, protecting underground water quality. This option is also more likely to encourage walking and cycling within the development area and reduce the reliance on private car and the level of transport emissions.	+++	All options include the provision of its development facilities to lead to landscaping adverse effects on water and air quality. The site is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. The site incorporates structural landscaping, which could provide a function of SUDS, protecting underground water quality. This option is also more likely to encourage walking and cycling within the development area and reduce the reliance on private car and the level of transport emissions.	+/-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. The site incorporates structural landscaping, which could provide a function of SUDS, protecting underground water quality. This option is also more likely to encourage walking and cycling within the development area and reduce the reliance on private car and the level of transport emissions.
	Environmental		encourage walking and cycling within the development area and reduce the reliance on private car and the level of transport emissions.						

16	To conserve soil resources and biodiversity and geodiversity	0	The development is not likely to significantly affect biodiversity, as the site is likely to be of low biodiversity value. Incorporation of green links and structural landscaping along the perimeter should help enhance the biodiversity value of the area.	0	The development is not likely to significantly affect biodiversity, as the site is likely to be of low biodiversity value. Incorporation of green links and structural landscaping along the perimeter should help enhance the biodiversity value of the area.	0	The development is not likely to significantly affect biodiversity, as the site is likely to be of low biodiversity value. Incorporation of green links and structural landscaping along the perimeter should help enhance the biodiversity value of the area.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	0	The development does not have any heritage constraints.	0	The development area does not have any heritage constraints.	0	The development area does not have any heritage constraints.
13	To reduce the effects of traffic on the environment	++	All options give good access to the network of cycle routes and footpaths linking the development with the countryside.	++	All options give good access to the network of cycle routes and footpaths linking the development with the countryside.	++	All options give good access to the network of cycle routes and footpaths linking the development with the countryside.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	All options include structural landscaping and the provision of amenity space, enhancing local landscape. The development will not lead to the coalescence of urban extension with nearby villages.	++	All options include structural landscaping and the provision of amenity space, enhancing local landscape. The development will not lead to the coalescence of urban extension with nearby villages.	++	All options include structural landscaping and the provision of amenity space, enhancing local landscape. The development will not lead to the coalescence of urban extension with nearby villages.
14	To reduce contributions to climate change	+	The option would provide some services and facilities (e.g. a village school, retail/business centre, employment area)	+	The option would provide some services and facilities (e.g. a village school, retail/business centre, employment area)	+	The option would provide some services and facilities (e.g. a village school, retail/business centre, employment area)
15	To reduce economic vulnerability to	++	The development area is not susceptible	++	The development area is not susceptible to the	++	The development area is not susceptible to the

29	To encourage effective patterns of development in support of and economic growth throughout the plan area	+++	All options propose a large/business centre area in the southern part of the site area accessible by foot or bicycle by the new residential area and the adjacent existing community. The new retail/business centre and the new employment area are accessible by foot or bicycle by the new residential area and the adjacent existing community.	+	The new retail/business centre and the new employment area are accessible by foot or bicycle by the new residential area and the adjacent existing community.	+++	All options provide a large employment area in the southern part of the site area accessible by foot or bicycle by the new residential area and the adjacent existing community. The new retail/business centre is also accessible by foot or bicycle by the new residential area, which will also provide job opportunities for new residents as well as existing residents in Bury St Edmunds.	+	The new retail/business centre and the new employment area are accessible by foot or bicycle by the new residential area and the adjacent existing community.
22	To encourage and accommodate both indigenous and inward investment	+	Allocation of this development area is attractive for developers, particularly due to the large employment area and provision of a business centre.	++	Allocation of this development area is attractive for developers, particularly due to the large employment area and provision of a business centre. The options 2 and 4 allocate a larger area of land for potential employment uses than option 1 and 3, thus potentially attracting more investors.	+	Allocation of this development area is attractive for developers, particularly due to the large employment area and provision of a business centre.	++	Allocation of this development area is attractive for developers, particularly due to the large employment area and provision of a business centre.
20	To revitalise town centres	0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.			0	The development area is an urban extension, and, therefore, no obvious effects identified against this objective.		

D.1.7 The Council took forward the option that was assessed as one of the two most sustainable ones in 2012. The option was developed further as a result of the consultation increasing the number of cycling routes that link the local centre to the residential area and extending a relief road to connect to the site (see figure D.5). As a result of these changes the option's sustainability performance has been enhanced, in particular in relation to the SA objective 1 (*improve health of the population*) and 13 (*reduce the effects of traffic*).

Figure D.5 - Bury St Edmunds Moreton Hall Preferred Concept Plan Option 2013



Appendix E – Assessment of Generic Policies³

³ as in Bury St Edmunds Vision 2031 Draft Document of March 2012

E.1.1 This section presents the findings of the detailed assessment of the generic policies set out in the as in Bury St Edmunds Vision 2031 Submission Document 2013. Each table contains predictions and evaluation of effects for each SA objective, in accordance with the methodology described in Section 3, together with a commentary/explanation of the assessment and recommendations of the mitigation measures. Table E.1 below explains the terms and symbols used in the tables.

Table E.1 - Assessment Tables – Terms and Symbols

Magnitude	Scale	Duration	Permanence	Certainty
✓✓	Local	ST-MT	Temp	Low
✓	Sub-Reg	ST-LT	Perm	Med
-	Reg/Nat	MT-LT		High
?		ST		
×		MT		
××		LT		

Table E.2 - Policy BV2: Housing Development within Bury St Edmunds

POLICY BV2 HOUSING DEVELOPMENT WITHIN BURY ST EDMUNDS												
Within the Housing Settlement Boundary for Bury St Edmunds (defined on the Policies Map) planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling will be permitted where it is not contrary to other planning policies.												
SA Objective	Effects						Assessment				Summary of Effects	Recommendation/Mitigation
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	To improve the health of the population overall and reduce health inequalities	✓	Local	MT-LT	Perm	Med	+	+	++	++	Focusing development within the Housing Settlement Boundary could contribute to securing long term investment in local health facilities as a result of economies of scale and increase in demand.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	MT-LT	Perm	Med	+	+	++	++	Focusing development in existing towns and services centres could contribute to securing long term investment in local education facilities as a result of economies of scale and increase in demand.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	✓✓	Local	MT-LT	Perm	High	+	++	++	++	With Bury St Edmunds the main focus for the location of new development, supported by appropriate levels of development in surrounding Key Service Centres, Local Service Centres and Infill Villages as set in the Rural Vision 2031 document, this will most likely result in improved access to services resulting in permanent medium to long term positive effects.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

POLICY BV2 HOUSING DEVELOPMENT WITHIN BURY ST EDMUNDS														
7	To meet the housing requirements of the whole community	✓✓	Local	ST-LT	Perm	High		+	++	++	++		By giving planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling, this will have permanent significant effects on helping meet housing requirements for the borough.	None identified.
8	To improve the quality of where people live and to encourage community participation	-	Local	LT	Perm	Low		0	0	0	0		No obvious effects.	None identified.
9	To improve water and air quality	x	Local	MT-LT	Perm	Med		-	-	--	--		Any new development is likely to have negative effects on water resources and local air quality. Increasingly over time, the development of more housing will give rise to increases in population, which is likely in turn to increase traffic movement and generate additional building and transport related emissions, contributing to localised degradation in air quality and added pressure on water resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to improve water and local air quality to a certain extent.
10	To conserve soil resources and quality	x	Local	MT-LT	Perm	Med		0	--	--	--		In the short-term new development in Bury St Edmunds will be sited on the previously developed land through the sequential approach. Some housing is likely to be on greenfield sites in the medium to longer term which will have negative effects on this objective.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to conserve soil resources and quality to a certain extent.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	x	Local	MT-LT	Perm	Med		-	-	--	--		Increasingly over time, the development of more housing in Bury St Edmunds will give rise to increases in population resulting in pressure on water resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to make efficient use of water and other resources.

POLICY BV2 HOUSING DEVELOPMENT WITHIN BURY ST EDMUNDS													
12	To reduce waste	X	Local	MT-LT	Perm	Med		-	-	--	--	More housing is likely to result in additional waste.	Effective implementation of CS Policy 2 should ensure adherence to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling;
13	To reduce the effects of traffic on the environment	X	Local	MT-LT	Perm	Med		0	-	--	-	As more housing is built over the plan period, traffic volumes are likely to increase, This will result in negative effects on the environment, the significance increases in the long term due to the cumulative effect.	
14	To reduce contributions to climate change	X	Reg/Nat	MT-LT	Perm	High		-	--	--	--	More housing, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development and increased traffic flows.	
15	To reduce vulnerability to climatic events	X	Local	MT-LT	Perm	High		-	-	-	-	New housing development will increase amount of impermeable surfaces and may increase flood risk.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.
16	To conserve and enhance biodiversity and geodiversity	X	Local	MT-LT	Perm	Med		0	-	--	-	In the short-term new development will be sited on the previously developed land but some housing is likely to be on greenfield sites in the medium to longer term which will have negative effects on this objective.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity, wildlife and geodiversity therefore offsetting these negative effects to a certain degree.

POLICY BV2 HOUSING DEVELOPMENT WITHIN BURY ST EDMUNDS													
17	To conserve and where appropriate enhance areas of historical and archaeological importance	✗	Local	ST-LT	Perm	Med		+/-	+/-	-	-	Focusing housing development within the settlement boundary may have negative effects on historic buildings. Some housing is likely to be on greenfield sites in the medium to longer term may result negative effects on this objective due to archaeological findings. Increased traffic levels can also have negative effects on the setting of historic buildings.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	MT-LT	Perm	Med		+/-	+/-	-	-	Concentrating development within the settlement boundary is likely to protect the local landscape however; intensification of development in existing areas may have negative effects in the setting of heritage resources and provision of urban open space.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	ST-LT	Perm	Med		+	+	+	+	Additional housing within the settlement boundary could provide a local supply of workers required by new and existing businesses.	None identified.
20	To revitalise town centres	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The town of Bury St Edmunds will be the focus for the location of new development. This approach should ensure positive significant permanent effects in revitalising Bury's town centre.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	✓	Local	ST-LT	Perm	Med		+	+	+	+	Sequential approach to siting new development may help reduce the need to travel, particularly by private car.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Table E.3 - Policies BV18: District heating network opportunity areas and BV19 Community Infrastructure Levy and Allowable Solutions

BV18 and BV19 - District heating provision and CIL and Allowable Solutions												
POLICY BV18 – District heating network opportunity areas.												
It is recommended that new development in a district heating network opportunity area should, where feasible and financially viable, contribute to the establishment of a strategic district heating network(s) in suitable locations. Accordingly:												
<ol style="list-style-type: none"> 1. Development of all sizes should seek to make use of available heat, biomass and waste heat. 2. Strategic development sites should consider installing a district heating network to serve the site unless it can be shown not to be feasible or viable. The network should connect to or be compatible with connection to a strategic network at a future date. 3. Other new developments should connect to any available district heating networks unless it can be shown not to be feasible or viable. Where a district heating network does not yet exist, applicants should demonstrate that the heating and cooling equipment installed does not conflict with future connection to a strategic network. 4. New development should be designed to maximise the opportunities to accommodate a district heating solution, considering density, mix of use, layout and phasing. 5. Where investment or development is being undertaken into or adjacent to an anchor load identified in the heat map, full consideration should be given to the potential contribution that the building can have within a district heating network. 												
POLICY BV20 – Policy BV19 - Community Infrastructure Levy and Allowable Solutions												
Money raised through the CIL and, in future, from Allowable Solutions may be required to contribute towards energy efficiency and carbon dioxide reduction projects identified by the Council in future. It may also contribute towards the development of the strategic district heating networks. Further details will be set out in the forthcoming CIL Charging Protocol and a future Allowable Solutions SPD.												
		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cer t	ST	MT	LT	Sm	Summary of Effects	Recommendation/Mitigation
1	To improve the health of the population overall and reduce health inequalities	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.

BV18 and BV19 - District heating provision and CIL and Allowable Solutions												
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
7	To meet the housing requirements of the whole community	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
9	To improve water and air quality	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
10	To conserve soil resources and quality	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
14	To reduce contributions to climate change	✓✓	Reg/N at	MT-LT	Tem p	Lo w	+	++	++	++	The requirement for new development to connect and contribute to local district heating networks and the availability of monetary incentives for such networks and other energy efficiency and carbon dioxide reduction projects will contribute to reducing CO ₂ emissions. The effects will be more significant in the medium to long term as development occurs and district heating networks get established.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.

BV18 and BV19 - District heating provision and CIL and Allowable Solutions												
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	MT- LT	Temp	Lo w	+	++	+++	++	District heating provision linked to new housing development has the potential for significant positive effects through the provision of a potentially cheaper source of heating thus reducing costs to the local economy. The support for energy efficiency and carbon dioxide reduction projects and strategic district heating networks should help generate work opportunities in the growing sector of the green economy. Effects are likely to be permanent and long term.	None identified.
20	To revitalise town centres	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Per m	Lo w	0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Per m	Lo w	+	+	+	+	The support for energy efficiency and carbon dioxide reduction projects and strategic district heating networks may help bring investment in the area.	None identified.

Table E.4 - Policy BV22: Allotments

POLICY BV22: ALLOTMENTS												
<p>Proposals that will result in the loss of allotments will not be allowed unless: a) it can be demonstrated that there is no local demand for the allotment; or b) suitable mitigation can be identified and made available. Any replacement provision should take account of the needs of the locality, accessibility and suitability. Sites for the provision of additional allotments will be identified, where appropriate in Masterplans and Development Briefs.</p>												
SA Objective		Effects					Assessment				Summary of Effects	Recommendation/Mitigation
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	To improve the health of the population overall and reduce health inequalities	✓	Local	ST-LT	Perm	Low	+	+	+	+	Positive effects on improving health identified as provision of additional allotments may provide increased opportunity for active leisure time spending and growing of healthier food. Allotments also play a role in reducing stress.	None identified.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Low	+	+	+	+	Positive but not significant indirect effects identified as provision of allotments may provide increased opportunity for access to active leisure facilities.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
7	To meet the housing requirements of the whole community	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

POLICY BV22: ALLOTMENTS													
8	To improve the quality of where people live and to encourage community participation	✓	Local	MT-LT	Perm	High		+	+	+	+	The protection and provision of additional allotments may encourage community participation.	None identified.
9	To improve water and air quality	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
10	To conserve soil resources and quality	✓	Local	MT-LT	Perm	High		+	+	+	+	The protection and provision of additional allotments should help to conserve soils.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
14	To reduce contributions to climate change	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	✓✓	Local	ST-LT	Perm	Med		+	+	+	+	By providing green spaces and wildlife habitats allotments may play an important role in conserving and enhancing biodiversity	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

POLICY BV22: ALLOTMENTS													
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
20	To revitalise town centres	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Table E.5 - Policy BV25: Safeguarding Educational Establishments

POLICY BV25: SAFEGUARDING EDUCATIONAL ESTABLISHMENTS													
Existing and proposed schools and educational establishments will be safeguarded for educational and community use. Development will be considered favourably where: i) the development is for buildings and/or facilities ancillary to, or enhancing the educational or community use; or ii) the facility which would be lost as a result of the proposed development would be replaced by an establishment of an equivalent or better quality, in a suitable location; or iii) there is clear evidence through a quantified and documented assessment that now, and in the future, the site will no longer be needed for its current purpose and there is no community need for the site.													
SA Objective	Effects						Assessment				Summary of Effects	Recommendation/Mitigation	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
1	To improve the health of the population overall and reduce health inequalities	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓✓	Local	ST-LT	Perm	High		++	++	++	++	By ensuring that existing and proposed schools and educational establishments will be safeguarded for community and educational uses this will result in significant positive effects against	None identified.

POLICY BV25: SAFEGUARDING EDUCATIONAL ESTABLISHMENTS												
												this objective.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Perm	High	+	+	+	+	Through ensuring availability of schools and educational establishments in the town, accessibility to education from those living in the town and surrounding villages will be maintained or enhanced.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
7	To meet the housing requirements of the whole community	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Perm	High	+	+	+	+	Through safeguarding educational for community use in the town, community participation will be encouraged..	None identified.
9	To improve water and air quality	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
10	To conserve soil resources and quality	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

POLICY BV25: SAFEGUARDING EDUCATIONAL ESTABLISHMENTS													
14	To reduce contributions to climate change	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
20	To revitalise town centres	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Table E.6 - Policy BV26: Conserving the Setting and Views from the Historic Core

POLICY BV26: CONSERVING THE SETTING AND VIEWS FROM THE HISTORIC CORE												
The Council will seek to preserve or enhance the townscape and landscape setting of the Bury St Edmunds Town Centre Conservation Area. Special care will be taken to ensure that views from and into this historic centre remains unspoilt with particular regard to the vista along Abbeygate Street and from the water meadows of the Lark and Linnet.												
SA Objective	Effects					Assessment				Summary of Effects	Recommendation/Mitigation	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	To improve the health of the population overall and reduce health inequalities	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
7	To meet the housing requirements of the whole community	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	MT-LT	Perm	Low	+	+	+	+	Preserving or enhancing the Town Centre Conservation Area may have indirect positive effects on improving the quality of where people live.	Positive effects would be maximised particularly through the effective implementation of CS3 in improving public realm.
9	To improve water and air quality	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	
10	To conserve soil resources and quality	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

POLICY BV26: CONSERVING THE SETTING AND VIEWS FROM THE HISTORIC CORE													
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
14	To reduce contributions to climate change	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	✓✓	Local	LT	Perm	Med		+	++	++	++	Preserving or enhancing the Town Centre Conservation Area may have indirect positive effects on enhancing areas of historical importance.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓✓	Local	LT	Perm	Med		+	++	++	++	The policy specifically refers to protecting the townscape and landscape of the town centre conservation area resulting in positive significant effects.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	MT-LT	Perm	Low		+	+	+	+	The policy specifically refers to protecting the townscape and landscape of the town centre conservation area potentially resulting in positive effects arising from an increased attractiveness of the	None identified.

POLICY BV26: CONSERVING THE SETTING AND VIEWS FROM THE HISTORIC CORE													
												area to visitors.	
20	To revitalise town centres	✓	Local	MT-LT	Perm	Low		+	+	+	+	The policy specifically refers to protecting the townscape and landscape of the town centre conservation area potentially resulting in positive effects arising from an increased attractiveness of the area to visitors.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Table E.7 - Policy BV27: Green Infrastructure in Bury St Edmunds

Policy BV27: Green Infrastructure in Bury St Edmunds													
<p>In and around the town of Bury St Edmunds the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced, which includes the creation of new habitats, through the implementation of the St Edmundsbury Green Infrastructure Strategy. Opportunities to extend the coverage and connectivity of the strategic green infrastructure network should be undertaken in association with new development, where appropriate.</p> <p>Green Infrastructure projects will: a) Enhance the character of the Green Infrastructure Action Zones identified in the Green Infrastructure Strategy; b) enhance and extend, where practical, the wetland landscape character of the urban River Lark and River Linnet; c) provide new community parklands on the strategic growth areas in the town, the areas for which will be determined at the concept and masterplan stage; and d) connect multifunctional green infrastructure routes/corridors in the town to existing and future green spaces.</p> <p>The council will work with its partners to develop the green infrastructure network and implement proposed network improvements including those set out in the Green Infrastructure Strategy.</p> <p>Planning permission for development that would harm the Green Infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.</p>													
SA Objective		Effects			Assessment				Summary of Effects	Recommendation/Mitigation			
		Mag	Scale	Dur	T/P	Cert	ST	MT			LT	Sm	
1	To improve the health of the population overall and reduce health inequalities	✓✓	Local	MT-LT	Temp	Low		+	+	++	+	Provision of green infrastructure in the rural areas may contribute indirectly to improving public health through providing opportunities for outdoor recreation and healthier lifestyles.	None identified.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

7	To meet the housing requirements of the whole community	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓✓	Local	MT-LT	Temp	Low	+	+	+	+	Provision of green infrastructure in the rural areas may contribute to improving the quality of where people live through improved permeability and links, both in rural areas and between urban areas and rural areas. This has the potential to enhance the connectivity between these areas and facilitate community interaction.	None identified.
9	To improve water and air quality	✓	Local	LT	Perm	Low	+	+	+	+	Improvements to green infrastructure will have positive effects on water quality and air quality.	None identified.
10	To conserve soil resources and quality	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	✓	Local	MT-LT	Temp	Low	+	+	+	+	Provision of green infrastructure linking places where people might have gone using the car otherwise may result in people walking and cycle instead.	None identified.
14	To reduce contributions to climate change	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	✓✓	Local	MT-LT	Temp	Low	+	++	++	++	Green infrastructure provision has the potential for significant positive effects on the protection and enhancement of biodiversity as existing habitats will be protected and new habitats will be created.	None identified.

17	To conserve and where appropriate enhance areas of historical and archaeological importance	✓✓	Local	MT-LT	Temp	Low		+	++	++	++	Green infrastructure provision has the potential for significant positive effects due to the potential for green infrastructure to conserve and protect archaeological remains.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓✓	Local	MT-LT	Temp	Low		+	++	++	++	Green infrastructure provision has the potential for significant positive effects through its contribution to place making as far as rural areas are concerned.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	MT-LT	Temp	Low		+	++	++	++	Provision of green infrastructure may increase the attractiveness of the area to visitors through providing a further tourist attraction to St Edmundsbury. There are also benefits in terms of maintaining healthy ecosystem services which provide the basis for the quality of life and prosperity in the longer term.	None identified.
20	To revitalise village centres	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Appendix F – Assessment of Policies relating to Development Sites

F.1 Strategic Sites

Table F.1 – Policy BV3 North West Bury St Edmunds

POLICY BV3: STRATEGIC SITE – North West Bury St Edmunds												
76.5 Ha of land at North West Bury St Edmunds is allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.												
Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement.												
SA Objective	Effects			Assessment				Commentary	Mitigation			
	Mag	Scale	Dur	T/P	Cert	ST	MT			LT	Sm	
1	To improve the health of the population overall and reduce health inequalities	✓	Local	MT-LT	Perm	Med	+	+	++	++	The policy secures the land allocation for future development in good access to health care facilities in the town (within 30min by public transport). The development would include a good network of pedestrian/ cycle routes linking the development with the countryside, the town and amenity spaces. The concept plan for the area also includes adding a new leisure centre and playing field in the eastern part of the site.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	MT-LT	Perm	Med	++	++	++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver an additional education facility to meet the needs of this development. The development area would also be adjacent to the Northern Way Industrial Estate providing immediate local employment opportunities and should provide opportunities for B1 use class local employment, which should help maintain local skills.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

POLICY BV3: STRATEGIC SITE – North West Bury St Edmunds													
4	To reduce poverty and social exclusion	✓	Local	MT-LT	Perm	Med		++	++	++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver around 900 homes of mixed tenure and size, including affordable homes. This would help those who can't afford market prices. It would also incorporate public transport links, pedestrian and cycle routes and amenity space, stimulating community interaction and cohesion.	None identified.
5	To improve access to key services for all sectors of the population	✓✓	Local	MT-LT	Perm	High		+	++	+++	++	The development area is situated on a key public transport route along the Mildenhall Road with direct access to the railway station and town centre. The development will provide improved public transport (a connecting bus route), foot and cycle links to the new local centre and the town centre and other locally significant leisure, employment and service destinations.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	MT-LT	Perm	Med		++	++	++	++	The development area would also be adjacent to the Northern Way Industrial Estate providing immediate local employment opportunities and should provide opportunities for B1 use class local employment according to the Core Strategy Policy CS11.	None identified.
7	To meet the housing requirements of the whole community	✓✓	Local	ST-LT	Perm	High		+	++	+++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver around 900 homes of mixed tenure and size, including affordable homes.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓✓	Local	ST-LT	Perm	High		+	++	++	++	In line with the Core Strategy Policy CS11 and the concept statement, this land allocation will provide new high quality strategic public open space, linear parks, allotments and recreation and other community facilities between the development and Fornham All Saints. Together with the provision of cycling and walking links, these measures should help improve the quality of the living environment for the future residents and residents of Fornham All Saints.	None identified.

POLICY BV3: STRATEGIC SITE – North West Bury St Edmunds													
9	To improve water and air quality	x	Local	ST-LT	Perm	Med		-	+/-	+/-	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. This may be offset to some extent through the provisions of traffic relief for Fornham All Saints in the form of a relief road between the A1101 south east of the village and the B1106 to the south in line with the Core Strategy Policy CS11.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to improve water and local air quality to a certain extent.
10	To conserve soil resources and quality	x	Local	MT-LT	Perm	Med		--	--	--	--	As the allocated area through this policy is a greenfield site and classified as Grade 2 and 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to conserve soil resources and quality to a certain extent. In addition it is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality)
11	To use water and mineral resources efficiently, and re-use and recycle where possible	x	Local	MT-LT	Perm	Med		-	-	--	--	Increasingly over time, the development of more housing in Bury St Edmunds, including within this allocation, will give rise to increases in population resulting in pressure on water resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to make efficient use of water and other resources.
12	To reduce waste	x	Local	MT-LT	Perm	Med		-	-	--	--	More housing is likely to result in additional waste.	Effective implementation of CS Policy 2 should ensure adherence to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling.

POLICY BV3: STRATEGIC SITE – North West Bury St Edmunds													
13	To reduce the effects of traffic on the environment	✓	Local	ST-LT	Perm	Med		+	+	+	+	The allocation through this policy should provide improved public transport, foot and cycle links to the town centre and other locally significant leisure, employment and service destinations. Therefore, this should help reduce the effects of road traffic on the environment. In addition, the construction of the relief road connecting Mildenhall Road to Tut Hill presents opportunities to divert traffic from Fornham All Saints.	None identified.
14	To reduce contributions to climate change	?	Reg/Nat	MT-LT	Perm	High		+/-	+/-	+/-	+/-	More housing, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development. This may be offset to some extent through adherence to the increasingly tighter building regulations and promotion of carbon friendly transport modes.	Effective implementation of CS Policy 2 and Development Management Policy 7 should ensure adherence to high quality construction and design that aim to minimise GHG emissions.
15	To reduce vulnerability to climatic events	✓	Local	MT-LT	Perm	High		+	+	+/-	+	The development area is not susceptible to the risk of flooding. In the longer term, new development will increase amount of impermeable surfaces and may increase flood risk.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.
16	To conserve and enhance biodiversity and geodiversity	-	Local	ST-LT	Perm	Med		0	0	0	0	The allocation under this policy is not likely to significantly affect biodiversity, as the development area is likely to be of low biodiversity value. Incorporation of the buffer between the development area and Fornham All Saints village may help enhance landscape and biodiversity value. Overall effects are deemed neutral.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity, wildlife and geodiversity therefore offsetting these negative effects to a certain degree.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	ST-LT	Perm	Med		0	0	0	0	The development area does not have any heritage constraints.	None identified.

POLICY BV3: STRATEGIC SITE – North West Bury St Edmunds													
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓	Local	ST-LT	Perm	Med		+/-	+	+	+	The development of the area would decrease a gap between Bury St Edmunds and Fornham All Saints, which may affect the distinctiveness of the village's character. However, the Core Strategy Policy CS11 requires that the identity and segregation of Fornham All Saints is maintained. This will be done through the creation of a buffer.	Adherence to the CS Policy 11.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓✓	Local	ST-LT	Perm	Med		++	++	++	++	This development should provide opportunities for B1 use class local employment according to the Core Strategy Policy CS11.	None identified.
20	To revitalise town centres	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The development area is an urban extension, therefore, its development will not have immediate effects on the revitalisation of Bury's town centre. However, an overall approach in promoting further growth and redevelopment in Bury St Edmunds will help increase its vitality.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The allocation through this policy should provide improved public transport, foot and cycle links to the town centre and other locally significant destinations. This will help improve efficiency of movement.	None identified.
22	To encourage and accommodate both indigenous and inward investment	✓✓	Local	ST-LT	Perm	High		++	++	++	++	Allocation of this development area is likely to stimulate developers' interest and investment.	None identified.

Table F.2 – Policy BV4 Moreton Hall Bury St Edmunds

POLICY BV4: STRATEGIC SITE – MORETON HALL BURY ST EDMUNDS												
34.1Ha of land at Moreton Hall Bury St Edmunds is allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.												
Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement.												
SA Objective	Effects			Assessment				Commentary	Mitigation			
	Mag	Scale	Dur	T/P	Cert	ST	MT			LT	Sm	
1	To improve the health of the population overall and reduce health inequalities	✓	Local	MT-LT	Perm	Med	+	+	++	++	The policy secures the land allocation for future development in good access to health care facilities in the town (within 30min by public transport). The development would include a good network of pedestrian/ cycle routes linking the development with the countryside, the town and amenity spaces. In line with the CS Policy 11 and the concept statement the development will provide additional recreation and community facilities, including the relocation of Bury Town Football Club (creating the football academy), which should have benefits for public health.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	MT-LT	Perm	Med	++	++	++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver an additional education facility (a secondary school) to meet the needs of this development. The development area would also be adjacent to the expanding Suffolk Business Park providing immediate local employment opportunities, which should help maintain local skills.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

POLICY BV4: STRATEGIC SITE – MORETON HALL BURY ST EDMUNDS													
4	To reduce poverty and social exclusion	✓	Local	MT-LT	Perm	Med		++	++	++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver around 500 homes of mixed tenure and size, including affordable homes. This would help those who can't afford market prices. It would also incorporate pedestrian and cycle routes and amenity space, stimulating community interaction and cohesion.	None identified.
5	To improve access to key services for all sectors of the population	✓✓	Local	MT-LT	Perm	High		+	++	++	++	The development will provide foot and cycle links to the town centre and other locally significant leisure, employment and service destinations. It will also enable potential transport links to the north of the railway line.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	MT-LT	Perm	Med		++	++	++	++	The development area would also be adjacent to the expanding Suffolk Business Park providing immediate local employment opportunities.	None identified.
7	To meet the housing requirements of the whole community	✓✓	Local	ST-LT	Perm	High		+	++	+++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver around 500 homes of mixed tenure and size, including affordable homes.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Perm	High		+	+	++	++	The provision of additional recreation and community facilities, cycling and walking links should help improve the quality of the living environment for the future residents.	None identified.
9	To improve water and air quality	✗	Local	ST-LT	Perm	Med		-	+/-	+/-	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. This may be offset to some extent through the promotion of environmentally friendly modes of transport and thus reduction of the level of transport emissions.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to improve water and local air quality to a certain extent.

POLICY BV4: STRATEGIC SITE – MORETON HALL BURY ST EDMUNDS													
10	To conserve soil resources and quality	x	Local	MT-LT	Perm	Med		--	--	--	--	As the allocated area through this policy is a greenfield site and classified as Grade 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality. The proposed through this policy development will incorporate strategic amenity space, including Football Club, which could reduce hard surfacing and the rate of polluted runoff affecting soil quality.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to conserve soil resources and quality to a certain extent. In addition, it is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).
11	To use water and mineral resources efficiently, and re-use and recycle where possible	x	Local	MT-LT	Perm	Med		-	-	--	--	Increasingly over time, the development of more housing in Bury St Edmunds, including within this allocation, will give rise to increases in population resulting in pressure on water resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to make efficient use of water and other resources.
12	To reduce waste	x	Local	MT-LT	Perm	Med		-	-	--	--	More housing is likely to result in additional waste.	Effective implementation of CS Policy 2 should ensure adherence to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling;
13	To reduce the effects of traffic on the environment	✓	Local	ST-LT	Perm	Med		+	+	+	+	The allocation through this policy should provide foot and cycle links to the town centre and other locally significant leisure, employment and service destinations. Therefore, this should help reduce the effects of road traffic on the environment. The provision of the relief road as part of the site development will relieve traffic at junction 44 which is already operating at capacity.	None identified.

POLICY BV4: STRATEGIC SITE – MORETON HALL BURY ST EDMUNDS													
14	To reduce contributions to climate change	?	Reg/Nat	MT-LT	Perm	High		+/-	+/-	+/-	+/-	More housing, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development. This may be offset to some extent through adherence the increasingly tighter building regulations and promotion of carbon friendly transport modes.	Effective implementation of CS Policy 2 and Development Management Policy 7 should ensure adherence to high quality construction and design that aim to minimise GHG emissions.
15	To reduce vulnerability to climatic events	✓	Local	MT-LT	Perm	High		+	+	+/-	+	The development area is not susceptible to the risk of flooding. In the longer term, new development will increase amount of impermeable surfaces and may increase flood risk.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.
16	To conserve and enhance biodiversity and geodiversity	-	Local	ST-LT	Perm	Med		0	0	0	0	The allocation under this policy is not likely to significantly affect biodiversity, as the development area is likely to be of low biodiversity value. Incorporation of cycling and walking links provides opportunities for synergies with Green Infrastructure. Overall effects are deemed neutral.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity, wildlife and geodiversity therefore offsetting these negative effects to a certain degree.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	ST-LT	Perm	Med		0	0	0	0	The development area does not have any heritage constraints.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓	Local	ST-LT	Perm	Med		+	+	+	+	The allocation under this policy will include the provision of amenity space, which may help enhance local landscape. The development will not lead to the coalescence of urban extension with nearby villages.	Adherence to the CS Policy 11.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	ST-LT	Perm	Med		+	+	+	+	This development should provide housing in close proximity to employment opportunities supporting local economy.	None identified.

POLICY BV4: STRATEGIC SITE – MORETON HALL BURY ST EDMUNDS													
20	To revitalise town centres	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The development area is an urban extension, therefore, its development will not have immediate effects on the revitalisation of Bury's town centre. However, an overall approach in promoting further growth and redevelopment in Bury St Edmunds will help increase its vitality.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The allocation through this policy should provide foot and cycle links to the town centre and other locally significant destinations. The relief road will provide access to the eastward extension to Suffolk Business Park improving access to significant employment opportunities. This will help improve efficiency of movement.	None identified.
22	To encourage and accommodate both indigenous and inward investment	✓✓	Local	ST-LT	Perm	High		++	++	++	++	Allocation of this development area is likely to stimulate developers' interest and investment.	None identified.

Table F.3 – Policy BV5 West Bury St Edmunds

POLICY BV5: STRATEGIC SITE – WEST BURY ST EDMUNDS												
54.3Ha of land at West Bury St Edmunds is allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.												
Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement.												
SA Objective	Effects			Assessment				Commentary	Mitigation			
	Mag	Scale	Dur	T/P	Cert	ST	MT			LT	Sm	
1	To improve the health of the population overall and reduce health inequalities	✓	Local	MT-LT	Perm	Med	++	++	++	++	In line with the CS Policy 11 and the concept statement this land allocation makes provision for the long term development of a sub-regional health campus (relocation of the West Suffolk Hospital). The development would include a good network of pedestrian/ cycle routes linking the development with the countryside, the town and amenity spaces. In line with the concept statement the development will contribute to the enhancement of the existing community facilities in easy reach from the site, which should have benefits for public health.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	MT-LT	Perm	Med	++	++	++	++	In line with the concept statement, this land allocation would contribute to an improvement of the nearest education facilities helping to meet the needs of this development. The development area would include a relocated hospital, which will provide some local employment opportunities. This should help maintain local skills.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	✓	Local	MT-LT	Perm	Med	++	++	++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver around 450 homes of mixed tenure and size, including affordable homes. This would help those who can't afford market prices. It would also incorporate public transport links, pedestrian and cycle routes and amenity space, stimulating community interaction and cohesion.	None identified.

POLICY BV5: STRATEGIC SITE – WEST BURY ST EDMUNDS													
5	To improve access to key services for all sectors of the population	✓✓	Local	MT-LT	Perm	High		+	++	++	++	The development will provide improved public transport, foot and cycle links to the town centre and other locally significant leisure, employment and service destinations.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	MT-LT	Perm	Med		+	+	+	+	Some employment opportunities will be available at the relocated Hospital. The development area would also provide good access to employment opportunities in other parts of the town.	None identified.
7	To meet the housing requirements of the whole community	✓✓	Local	ST-LT	Perm	High		+	++	+++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver around 450 homes of mixed tenure and size, including affordable homes.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Perm	High		+	++	++	++	In line with the Core Strategy Policy CS11, this land allocation will provide new high quality strategic public open space and recreation facilities and contribute to improvements of the local community and leisure facilities to meet the needs of this development and achieve positive integration with the wider area. These measures should help improve the quality of the living environment for the future residents and nearby communities.	None identified.
9	To improve water and air quality	?	Local	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. This may be offset to some extent through the promotion of environmentally friendly modes of transport and relief of traffic in Westley with benefits for local air quality.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to improve water and local air quality to a certain extent.

POLICY BV5: STRATEGIC SITE – WEST BURY ST EDMUNDS													
10	To conserve soil resources and quality	x	Local	MT-LT	Perm	Med		--	--	--	--	As the allocated area through this policy is a greenfield site and classified as Grade 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality. The proposed through this policy development will incorporate strategic amenity space, which could reduce hard surfacing and the rate of polluted runoff affecting soil quality.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to conserve soil resources and quality to a certain extent. In addition, it is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).
11	To use water and mineral resources efficiently, and re-use and recycle where possible	x	Local	MT-LT	Perm	Med		-	-	--	--	Increasingly over time, the development of more housing in Bury St Edmunds, including within this allocation, will give rise to increases in population resulting in pressure on water resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to make efficient use of water and other resources.
12	To reduce waste	x	Local	MT-LT	Perm	Med		-	-	--	--	More housing is likely to result in additional waste.	Effective implementation of CS Policy 2 should ensure adherence to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling;
13	To reduce the effects of traffic on the environment	✓	Local	ST-LT	Perm	Med		+	++	++	++	The allocation through this policy should provide improved public transport, foot and cycle links to the town centre and other locally significant leisure, employment and service destinations. The development would also provide traffic relief for Westley in the form of a relief road to the east of the village. Therefore, this should help reduce the effects of road traffic on the environment.	None identified.

POLICY BV5: STRATEGIC SITE – WEST BURY ST EDMUNDS													
14	To reduce contributions to climate change	?	Reg/Nat	MT-LT	Perm	High		+/-	+/-	+/-	+/-	More housing, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development. This may be offset to some extent through adherence to the increasingly tighter building regulations, promotion of carbon friendly transport modes and traffic relief.	Effective implementation of CS Policy 2 and Development Management Policy 7 should ensure adherence to high quality construction and design that aim to minimise GHG emissions.
15	To reduce vulnerability to climatic events	✓	Local	MT-LT	Perm	High		+	+	+/-	+	The development area is not susceptible to the risk of flooding. In the longer term, new development will increase amount of impermeable surfaces and may increase flood risk.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.
16	To conserve and enhance biodiversity and geodiversity	✓	Local	ST-LT	Perm	Med		+	+	+	+	The allocation under this policy is not likely to significantly affect biodiversity, as the development area is likely to be of low biodiversity value. Incorporation of cycling and walking links and green corridors provides opportunities for synergies with Green Infrastructure, delivering positive effects. ...	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity, wildlife and Geodiversity.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	ST-LT	Perm	Med		0	0	0	0	The development area does not have any heritage constraints.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscape	✓	Local	ST-LT	Perm	Med		+	+	+	+	The development of the area would decrease a gap between Bury St Edmunds and Westley, which may affect the distinctiveness of the village's character. However, the Core Strategy Policy CS11 requires that the identity and segregation of Westley is maintained. This is further detailed in the concept statement. This will be done through the creation of a buffer, incorporating a new high quality public open space, green corridors and recreation facilities between the development and Westley.	Adherence to the CS Policy 11.

POLICY BV5: STRATEGIC SITE – WEST BURY ST EDMUNDS													
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	ST-LT	Perm	Med		++	++	++	++	This strategic site will host not only housing but also a relocated hospital. This is a very large employer in the district which will be retained.	None identified.
20	To revitalise town centres	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The development area is an urban extension, therefore, its development will not have immediate effects on the revitalisation of Bury's town centre. However, an overall approach in promoting further growth and redevelopment in Bury St Edmunds will help increase its vitality.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The allocation through this policy should provide improved public transport, foot and cycle links to the town centre and other locally significant destinations. This will help improve efficiency of movement. The provision of the relief road connecting Westley Road with Newmarket road adds positively to this objective.	None identified.
22	To encourage and accommodate both indigenous and inward investment	✓✓	Local	ST-LT	Perm	High		++	++	++	++	Allocation of this development area is likely to stimulate developers' interest and investment.	None identified.

Table F.4- Policy BV6 North East Bury St Edmunds

POLICY BV6: STRATEGIC SITE – NORTH EAST BURY ST EDMUNDS												
66.5Ha of land at North East Bury St Edmunds is allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.												
Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement.												
SA Objective	Effects						Assessment				Commentary	Mitigation
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	To improve the health of the population overall and reduce health inequalities	✓	Local	MT-LT	Perm	Med	+	+	++	++	The policy secures the land allocation for future development in good access to health care facilities in the town (within 30min by public transport). The development would include a good network of bus, pedestrian/ cycle routes linking the development with the countryside, the town and amenity spaces. In line with the Core Strategy Policy CS11 and the concept statement, this land allocation would provide new high quality strategic public open space, community and healthcare facilities with benefits for public health.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	MT-LT	Perm	Med	++	++	++	++	In line with the Core Strategy Policy CS11 and the concept statement, this land allocation would deliver an additional education facility to meet the needs of this development. The development area would also provide opportunities for B1 use class local employment, which should help maintain local skills.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	✓	Local	MT-LT	Perm	Med	++	++	++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver around 1,250 homes of mixed tenure and size, including affordable homes. This would help those who can't afford market prices. It would also incorporate public transport links, pedestrian and cycle routes and amenity space, stimulating community interaction and cohesion.	None identified.

POLICY BV6: STRATEGIC SITE – NORTH EAST BURY ST EDMUNDS													
5	To improve access to key services for all sectors of the population	✓✓	Local	MT-LT	Perm	High		+	++	+++	++	The development will provide improved public transport, foot and cycle links to the town centre and south towards the A143 and strategic employment sites. Some local facilities will be provided as part of the development, enabling easy access for local residents.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	MT-LT	Perm	Med		++	++	++	++	The development area should provide opportunities for B1 use class local employment according to the Core Strategy Policy CS11.	None identified.
7	To meet the housing requirements of the whole community	✓✓	Local	ST-LT	Perm	High		+	++	+++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver around 1,250 homes of mixed tenure and size, including affordable homes.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓✓	Local	ST-LT	Perm	High		+	++	++	++	In line with the Core Strategy Policy CS11, this land allocation will provide new high quality strategic public open space and recreation facilities and create a new, high quality, entrance to Bury St Edmunds. The site will aim to create a sense of place and identity. Together with the provision of cycling and walking links, these measures should help improve the quality of the living environment for the future residents.	None identified.
9	To improve water and air quality	✗	Local	ST-LT	Perm	Med		-	+/-	+/-	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. This may be offset to some extent through facilitating the provision of an A143 Great Barton bypass and contribution to reducing congestion and thus transport air pollutants.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to improve water and local air quality to a certain extent.

POLICY BV6: STRATEGIC SITE – NORTH EAST BURY ST EDMUNDS												
10	To conserve soil resources and quality	X	Local	MT-LT	Perm	Med	--	--	--	--	As the allocated area through this policy is a greenfield site and classified as Grade 2 and 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality. The proposed through this policy development will incorporate strategic public open space, which could reduce hard surfacing and the rate of polluted runoff affecting soil quality.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to conserve soil resources and quality to a certain extent. In addition, it is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).
11	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Local	MT-LT	Perm	Med	-	-	--	--	Increasingly over time, the development of more housing in Bury St Edmunds, including within this allocation, will give rise to increases in population resulting in pressure on water resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to make efficient use of water and other resources.
12	To reduce waste	X	Local	MT-LT	Perm	Med	-	-	--	--	More housing is likely to result in additional waste.	Effective implementation of CS Policy 2 should ensure adherence to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling;
13	To reduce the effects of traffic on the environment	✓	Local	ST-LT	Perm	Med	+	+	+	+	The allocation through this policy should provide improved public transport, foot and cycle links to the town centre and south towards the A143 and strategic employment sites. Therefore, this should help reduce the effects of road traffic on the environment.	None identified.

POLICY BV6: STRATEGIC SITE – NORTH EAST BURY ST EDMUNDS												
14	To reduce contributions to climate change	?	Reg/Nat	MT-LT	Perm	High	+/-	+/-	+/-	+/-	More housing, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development. This may be offset to some extent through adherence the increasingly tighter building regulations and promotion of carbon friendly transport modes.	Effective implementation of CS Policy 2 and Development Management Policy 7 should ensure adherence to high quality construction and design that aim to minimise GHG emissions.
15	To reduce vulnerability to climatic events	✓	Local	MT-LT	Perm	High	+	+	+/-	+	The development area is not susceptible to the risk of flooding. In the longer term, new development will increase amount of impermeable surfaces and may increase flood risk.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.
16	To conserve and enhance biodiversity and geodiversity	✓	Local	ST-LT	Perm	Med	+	+	+	+	The allocation under this policy is not likely to significantly affect biodiversity, as the development area is likely to be of low biodiversity value. Incorporation of cycling and walking links and green corridors provides opportunities for synergies with Green Infrastructure. Overall effects are deemed minor positive.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity, wildlife and geodiversity therefore offsetting these negative effects to a certain degree.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	ST-LT	Perm	Med	0	0	0	0	The development area does not have any heritage constraints.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓	Local	ST-LT	Perm	Med	+	+	+	+	The Core Strategy Policy CS11 and the concept statement require that the identity and segregation of Great Barton is maintained through a green buffer, and a new, high quality, entrance to Bury St Edmunds is created.	Adherence to CS Policy 11.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓✓	Local	ST-LT	Perm	Med	++	++	++	++	This development should provide opportunities for B1 use class local employment according to the Core Strategy Policy CS11.	None identified.

POLICY BV6: STRATEGIC SITE – NORTH EAST BURY ST EDMUNDS												
20	To revitalise town centres	✓✓	Local	ST-LT	Perm	High	++	++	++	++	The development area is an urban extension, therefore, its development will not have immediate effects on the revitalisation of Bury's town centre. However, an overall approach in promoting further growth and redevelopment in Bury St Edmunds will help increase its vitality.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	✓✓	Local	ST-LT	Perm	High	++	++	+++	+++	The allocation through this policy should provide improved public transport, foot and cycle links to the town centre and south towards the A143 and strategic employment sites. It should also facilitate the provision of an A143 Great Barton bypass and contribute to reducing congestion at appropriate junctions on the A143 in Bury St Edmunds. This will help improve efficiency of movement.	None identified.
22	To encourage and accommodate both indigenous and inward investment	✓✓	Local	ST-LT	Perm	High	++	++	++	++	Allocation of this development area is likely to stimulate developers' interest and investment.	None identified.

Table F.5- Policy BV7 South East Bury St Edmunds

POLICY BV7: STRATEGIC SITE – SOUTH EAST BURY ST EDMUNDS												
70Ha of land at South East Bury St Edmunds is allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.												
Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement.												
SA Objective	Effects			Assessment						Commentary	Mitigation	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	To improve the health of the population overall and reduce health inequalities	✓	Local	MT-LT	Perm	Med	+	+	++	++	The policy secures the land allocation for future development in good access to health care facilities in the town (within 30min by public transport). The development would create a new local centre; include a new community centre, a good network of public transport, pedestrian/ cycle routes linking the development with the countryside, the town centre and strategic employment sites. In line with the Core Strategy Policy CS11 and the concept statement, this land allocation would provide new high quality strategic public open space and recreation facilities with benefits for public health. In addition, the proximity of Nowton Park to the south west of the site will provide access to a significant informal parkland recreation facility.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	MT-LT	Perm	Med	+	+	+	+	In line with the Core Strategy Policy CS11 and the concept statement, this land allocation would deliver an additional primary school to meet the needs of this development. The concept statement also stipulates that opportunities to provide a footpath/cycleway link to the existing bridleway crossing of the A14 to Suffolk Business Park should be explored, to provide a direct connection to the proposed secondary school at Moreton Hall.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

POLICY BV7: STRATEGIC SITE – SOUTH EAST BURY ST EDMUNDS													
4	To reduce poverty and social exclusion	✓	Local	MT-LT	Perm	Med		++	++	++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver around 1,250 homes of mixed tenure and size, including affordable homes. This would help those who can't afford market prices. It would also incorporate public transport links, pedestrian and cycle routes and amenity space, stimulating community interaction and cohesion.	None identified.
5	To improve access to key services for all sectors of the population	✓✓	Local	MT-LT	Perm	High		+	++	+++	++	The development will provide improved public transport, foot and cycle links to the town centre and north towards the A14 and strategic employment sites. Some local facilities will be provided as part of the development, enabling easy access for local residents.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	MT-LT	Perm	Med		+	++	++	++	The development area would be well linked with strategic employment sites and accommodate two small-scale employment areas on site, thus enabling access to job opportunities.	None identified.
7	To meet the housing requirements of the whole community	✓✓	Local	ST-LT	Perm	High		+	++	+++	++	In line with the Core Strategy Policy CS11, this land allocation would deliver around 1,250 homes of mixed tenure and size, including affordable homes.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓✓	Local	ST-LT	Perm	High		+	++	++	++	In line with the Core Strategy Policy CS11, this land allocation will create a new local centre, provide new high quality strategic public open space and recreation facilities and deliver additional community and leisure facilities to meet the needs of this development and achieve positive integration with the wider area. These measures should help improve the quality of the living environment for the future residents and nearby communities.	None identified.

POLICY BV7: STRATEGIC SITE – SOUTH EAST BURY ST EDMUNDS													
9	To improve water and air quality	✘	Local	ST-LT	Perm	Med		-	+/-	+/-	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. This may be offset to some extent through the contribution to reducing congestion at junctions on the A14 in Bury St Edmunds and thus reducing transport air pollutants.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to improve water and local air quality to a certain extent.
10	To conserve soil resources and quality	✘	Local	MT-LT	Perm	Med		--	--	--	--	As the allocated area through this policy is a greenfield site and classified as Grade 3 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality. The proposed through this policy development will incorporate strategic public open space, which could reduce hard surfacing and the rate of polluted runoff affecting soil quality.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to conserve soil resources and quality to a certain extent. In addition, it is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality)
11	To use water and mineral resources efficiently, and re-use and recycle where possible	✘	Local	MT-LT	Perm	Med		-	-	--	--	Increasingly over time, the development of more housing in Bury St Edmunds, including within this allocation, will give rise to increases in population resulting in pressure on water resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to make efficient use of water and other resources.
12	To reduce waste	✘	Local	MT-LT	Perm	Med		-	-	--	--	More housing is likely to result in additional waste.	Effective implementation of CS Policy 2 should ensure adherence to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling;
13	To reduce the effects of traffic on the environment	✓	Local	ST-LT	Perm	Med		+	+	+	+	The allocation through this policy should provide improved public transport, foot and cycle links to the town centre and north towards the A14 and strategic employment sites. Therefore, this should help reduce the effects of road traffic on the environment.	None identified.

POLICY BV7: STRATEGIC SITE – SOUTH EAST BURY ST EDMUNDS													
14	To reduce contributions to climate change	?	Reg/Nat	MT-LT	Perm	High		+/-	+/-	+/-	+/-	More housing, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development. This may be offset to some extent through adherence to the increasingly tighter building regulations and promotion of carbon friendly transport modes.	Effective implementation of CS Policy 2 and Development Management Policy 7 should ensure adherence to high quality construction and design that aim to minimise GHG emissions.
15	To reduce vulnerability to climatic events	?	Local	MT-LT	Perm	High		+/-	+/-	+/-	+/-	Some of the development area is in flood zone. The Core Strategy Policy 11 requires that the development area makes a positive contribution to reducing the potential for flooding both in the area and downstream in the Lark Valley.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.
16	To conserve and enhance biodiversity and geodiversity	✓	Local	ST-LT	Perm	Med		+	+	+	+	The site is located approximately 1.5km of SSSI (The Green Chalk Caves). However, as the SSSI is on the other side of the A14 and separated by Moreton Hall Development, effects are not likely to be significant. The concept statement also shows the inclusion of green corridors in the site design. The statement also stipulates that a continuous riverside walk should be provided, acting as a green corridor linking a series of open spaces, tree belts and plantations, with potential to enhance the biodiversity of the area. These open spaces should link in with existing open space and river corridor beyond the site, in accordance with the Green Infrastructure Strategy.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	✗	Local	ST-LT	Perm	Med		-	-	-	-	The development area is within an Area of Archaeological Importance.	It is proposed that qualified historic environment consultants should be also involved in the development of the site's masterplan to undertake a systematic archaeological assessment.

POLICY BV7: STRATEGIC SITE – SOUTH EAST BURY ST EDMUNDS													
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Local	MT-LT	Perm	High		+/-	+/-	+/-	+/-	Part of the strategic site lies within Special Landscape Area. The Core Strategy Policy CS11 requires that the development positively uses the framework for new development provided by the existing natural environment and character of the area including maintaining significantly important open spaces that provide the setting of the historic centre. The concept statement further details landscape context, constraints and opportunities for improving the local environment and minimising effects on the surroundings.	Adherence to CS Policy 11.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	MT-LT	Perm	Med		+	+	+	+	The development area would be well linked with strategic employment sites, thus enabling access to job opportunities.	None identified.
20	To revitalise town centres	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The development area is an urban extension, therefore, its development will not have immediate effects on the revitalisation of Bury's town centre. However, an overall approach in promoting further growth and redevelopment in Bury St Edmunds will help increase its vitality.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	✓✓	Local	ST-LT	Perm	High		++	++	+++	+++	The allocation through this policy should provide improved public transport, foot and cycle links to the town centre and north towards the A14 and strategic employment sites. It should also contribute to reducing congestion at appropriate junctions on the A14 in Bury St Edmunds and delivering a relief road that reduces levels of through traffic using the A134 Rougham Road and Sicklesmere Road. This will help improve efficiency of movement.	None identified.

POLICY BV7: STRATEGIC SITE – SOUTH EAST BURY ST EDMUNDS													
22	To encourage and accommodate both indigenous and inward investment	✓✓	Local	ST-LT	Perm	High		++	++	++	++	Allocation of this development area is likely to stimulate developers' interest and investment.	None identified.

Table F.6 - Policy HV28 Bury St Edmunds Town Centre Masterplan

POLICY HV28: BURY ST EDMUNDS TOWN CENTRE MASTERPLAN												
<p>A detailed masterplan will be prepared for Bury St Edmunds town centre to provide the context for the future development of the central area and provide the framework for individual development proposals to come forward.</p> <p>The masterplan will also address:</p> <ul style="list-style-type: none"> town centre traffic management, including car parking; the quality of the environment; art and the public realm; and town centre uses. <p>Applications for planning permission for sites, other than already identified for development in this Plan, and which would have a strategic impact on the development of the masterplan will only be considered once the masterplan has been adopted as planning guidance by the local planning authority following public consultation.</p>												
		Effects						Assessment				
SA Objective	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Mitigation	
1	✓	Local	MT-LT	Perm	Med	+	+	+	+	The policy identifies the area for future development and regeneration in good access to health care facilities in the town centre (within 30min by public transport).	None identified.	
2	✓	Local	MT-LT	Perm	Med	+	+	+	+	In line with the Core Strategy Policy CS10, this would provide opportunities for local employment, which should help maintain local skills.	None identified.	
3	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.	

4	To reduce poverty and social exclusion	✓	Local	MT-LT	Perm	Med	+	+	+	+	The regeneration and new development will provide employment opportunities and a range of activities for the community (e.g. leisure, retail and cultural).	None identified.
5	To improve access to key services for all sectors of the population	✓✓	Local	MT-LT	Perm	High	+	++	+++	++	The town centre development area has good public transport links. It incorporates retail, leisure, cultural and office development. This would ensure good accessibility to the key services and facilities for new residents.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓✓	Local	MT-LT	Perm	Med	++	+++	+++	+++	The town centre development area incorporates office development in good access for residents of the town and nearby villages.	None identified.
7	To meet the housing requirements of the whole community	✓	Local	ST-LT	Perm	High	0	0	0	0	The town centre development will incorporate some provision of houses as part of mixed use development. Specifically, it will aim to encourage living above the shop.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓✓	Local	ST-LT	Perm	High	+	++	++	++	In line with the Core Strategy Policy CS10, this allocation envisages the provision of employment land in the sustainable town centre location of Bury St Edmunds. In addition, the town centre will provide retail, leisure, cultural activities, including public art, which should help stimulate community interaction and participation.	None identified.
9	To improve water and air quality	✗	Local	ST-LT	Perm	Med	-	+/-	+/-	+/-	The site is within a ground water source protection zone 1 and major aquifer area (i.e. providing a high level of water storage). There are no water infrastructure or air quality constraints.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to improve water and local air quality to a certain extent.
10	To conserve soil resources and quality	✗	Local	MT-LT	Perm	Med	+	+	+	+	The area is brownfield land, which will benefit from redevelopment.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to conserve solid resources and quality to a certain extent.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	✗	Local	MT-LT	Perm	Med	-	-	--	--	Increasingly over time, the development of more commercial development in Bury St Edmunds, including within this area will result in increasing pressure on water and other natural resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to make efficient use of water and other resources.

12	To reduce waste	✗	Local	MT-LT	Perm	Med	-	-	--	--	New development will generate additional waste.	Effective implementation of CS Policy 2 should ensure adherence to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling;
13	To reduce the effects of traffic on the environment	✓	Local	ST-LT	Perm	Med	+	+	+	+	The town centre locations provides good public transport links and opportunities for walking and cycling, which reduces the need for unnecessary trips by private vehicle and subsequent effect on the environment.	None identified.
14	To reduce contributions to climate change	?	Reg/Nat	MT-LT	Perm	High	+/-	+/-	+/-	+/-	More commercial development, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development. This may be offset to some extent through adherence the increasingly tighter building regulations, good accessibility in the town centre and promotion of carbon friendly transport modes.	Effective implementation of CS Policy 2 and forthcoming Development Management Policy 7 should ensure adherence to high quality construction and design that aim to minimise GHG emissions.
15	To reduce vulnerability to climatic events	✓	Local	MT-LT	Perm	High	+	+	+/-	+	The development area is not susceptible to the risk of flooding. In the longer term, new development will increase amount of impermeable surfaces and may increase flood risk.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.
16	To conserve and enhance biodiversity and geodiversity	?	Local	ST-LT	Perm	Med	-	-	-	-	The development area is within 1.5km of a SSSI (The Glen Caves).	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity, wildlife and geodiversity, therefore offsetting these negative effects to a certain degree. Ecologists and landscape architects should be involved in the development of the site's masterplan to ensure the incorporation of appropriate structural landscape and ecological measures to enhance habitats on site.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	?	Local	ST-LT	Perm	Med	-	-	-	-	The development area is within a designated area of archaeological importance. There are some listed buildings within the site that will need to be considered.	The protection of this heritage assets needs to be ensured. The site's masterplan should detail how this will be achieved and qualified historic environment consultants should be involved in the development of the site's masterplan to undertake a systematic

												archaeological assessment.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Local	ST-LT	Perm	Med		+	+	+	+	The site will not impact on a Green Corridor or effect the distance to nearby village settlements. By providing the context for the future development the Masterplan is likely to improve the quality of the townscape.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓✓	Local	ST-LT	Perm	Med		++	++	++	++	This area will be the focus for new retail and office development, attracting more businesses to the area.	None identified.
20	To revitalise town centres	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The development area will promote further growth and redevelopment in Bury St Edmunds that will help increase its vitality by providing a mix of retail, leisure, cultural and commercial uses.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The town centre has good public transport links and opportunities for non-motorised travelling.	None identified.
22	To encourage and accommodate both indigenous and inward investment	✓✓	Local	ST-LT	Perm	High		++	++	++	++	Allocation of this development area, which will include employment and commercial uses, is likely to stimulate developers' interest and investment.	None identified.

Table F.7 - Assessment scale for Development Sites

	In conformity with the criterion		Not relevant to criterion / Neutral effect
	Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified	?	Insufficient information is available
	In conflict with the criterion		

F.2 Other Residential/Mixed Use Sites

Table F.8 - Policy BV8 Station Hill

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Station Hill		Area: 6.9 ha		
Corresponding site submission reference number: BV8				
Proposed for Mixed Use (offices, leisure, small scale retail and parking) including residential		Indicative Capacity: 300 dwellings and associated mixed uses.		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV8.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within a 15 walk of a primary school and upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and is within 5km cycling distance.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Station Hill		Area: 6.9 ha		
Corresponding site submission reference number: BV8				
Proposed for Mixed Use (offices, leisure, small scale retail and parking) including residential		Indicative Capacity: 300 dwellings and associated mixed uses.		
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 5 minutes of the centre of Bury St Edmunds.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within 800 metres and 2-5km cycling distance to a local centre, containing supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy?	The site will fulfil the maximum percentage of affordable housing in accordance with the	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Station Hill		Area: 6.9 ha		
Corresponding site submission reference number: BV8				
Proposed for Mixed Use (offices, leisure, small scale retail and parking) including residential		Indicative Capacity: 300 dwellings and associated mixed uses.		
		CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The majority of the site is proposed on brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Station Hill		Area: 6.9 ha		
Corresponding site submission reference number: BV8				
Proposed for Mixed Use (offices, leisure, small scale retail and parking) including residential		Indicative Capacity: 300 dwellings and associated mixed uses.		
			Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities in the town which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Station Hill		Area: 6.9 ha		
Corresponding site submission reference number: BV8				
Proposed for Mixed Use (offices, leisure, small scale retail and parking) including residential		Indicative Capacity: 300 dwellings and associated mixed uses.		
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. B\building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 1.5km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Station Hill		Area: 6.9 ha		
Corresponding site submission reference number: BV8				
Proposed for Mixed Use (offices, leisure, small scale retail and parking) including residential		Indicative Capacity: 300 dwellings and associated mixed uses.		
	archaeological importance	Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed-use development.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed-use development.	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Station Hill		Area: 6.9 ha	
Corresponding site submission reference number: BV8			
Proposed for Mixed Use (offices, leisure, small scale retail and parking) including residential		Indicative Capacity: 300 dwellings and associated mixed uses.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.

Table F.9- Policy BV9 Tayfen Road

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Tayfen Road		Area: 3.8 ha	
Corresponding site submission reference number: BV9			
Proposed for Residential led mixed use (retail warehousing, food store, and leisure uses)		Indicative Capacity: 100 dwellings and associated mixed use development	
Social			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV9.
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.
2	To maintain and improve levels of education and skills in the population	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper school by public transport.

	overall	Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within not within 800m walk of the primary school but is within 5km cycling distance.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	

8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on brownfield land and the removal of the gas tower will have additional beneficial effects.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is proposed on brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	

13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 1.5km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is	The site is not within 500m of a County Wildlife site.	

		within 500m of a site.		
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is located in close proximity (less than 40metres) to an SM, which may need to be considered in the future development of the site.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				

19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed-use development	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed-use development	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.10- Policy BV10a Bury St Edmunds Garden Centre

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Garden Centre		Area: 1.75 ha		
Corresponding site submission reference number: BV10a				
Proposed for Residential		Indicative Capacity: 52 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located within Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV10.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is 10 minutes from a primary school and is less than 30 minutes from upper schools in Bury St Edmunds.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within 5km cycling distance.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Garden Centre		Area: 1.75 ha		
Corresponding site submission reference number: BV10a				
Proposed for Residential		Indicative Capacity: 52 dwellings		
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the	Is the site proposal over the relevant thresholds	The site will fulfil the maximum percentage of	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Garden Centre		Area: 1.75 ha		
Corresponding site submission reference number: BV10a				
Proposed for Residential		Indicative Capacity: 52 dwellings		
	whole community	for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Garden Centre		Area: 1.75 ha		
Corresponding site submission reference number: BV10a				
Proposed for Residential		Indicative Capacity: 52 dwellings		
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Garden Centre		Area: 1.75 ha		
Corresponding site submission reference number: BV10a				
Proposed for Residential		Indicative Capacity: 52 dwellings		
		Sustainable Homes?	Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is within Flood Zone 2 and is adjacent to the river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is located near to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment,	The site is not within the conservation area.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Garden Centre		Area: 1.75 ha		
Corresponding site submission reference number: BV10a				
Proposed for Residential		Indicative Capacity: 52 dwellings		
		proximity will be taken to mean that the site is within 40m of a conservation area.		
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of	Is the site proposed in a proximity to a public	The bus stop is located 5-7 minutes away from	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Garden Centre		Area: 1.75 ha		
Corresponding site submission reference number: BV10a				
Proposed for Residential		Indicative Capacity: 52 dwellings		
	movement in support of economic growth	transport route or in a walkable/cyclable distance?	the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.11- Policy BV10b Land at Jacqueline Close

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at Jacqueline Close		Area: 1.7 ha		
Corresponding site submission reference number: BV10b				
Proposed for Residential		Indicative Capacity: 50 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located within Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV10.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is 5 minutes walk from a primary school and is less than 30 minutes from upper schools within Bury St Edmunds.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at Jacqueline Close		Area: 1.7 ha		
Corresponding site submission reference number: BV10b				
Proposed for Residential		Indicative Capacity: 50 dwellings		
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within 5km cycling distance.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking but is within 2-5km cycling supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at Jacqueline Close		Area: 1.7 ha		
Corresponding site submission reference number: BV10b				
Proposed for Residential		Indicative Capacity: 50 dwellings		
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	There is some greenfield land, although this is designated as urban land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is labelled as urban land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at Jacqueline Close		Area: 1.7 ha		
Corresponding site submission reference number: BV10b				
Proposed for Residential		Indicative Capacity: 50 dwellings		
			wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at Jacqueline Close		Area: 1.7 ha		
Corresponding site submission reference number: BV10b				
Proposed for Residential		Indicative Capacity: 50 dwellings		
			directly connected heat (not necessarily on-site)'. Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
			A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located near a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at Jacqueline Close		Area: 1.7 ha		
Corresponding site submission reference number: BV10b				
Proposed for Residential		Indicative Capacity: 50 dwellings		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development	N/A	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at Jacqueline Close		Area: 1.7 ha		
Corresponding site submission reference number: BV10b				
Proposed for Residential		Indicative Capacity: 50 dwellings		
		or employment in town centres?		
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The bus stop is located 5-7 minutes away from the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.12- Policy BV10c Hospital Site, Hospital Road

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hospital Site, Hospital Road		Area: 1.4 ha		
Corresponding site submission reference number: BV10c				
Proposed for Residential		Indicative Capacity: 1.4 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located within Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV10.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population	Is it within 30 minutes of a school by public transport?	The site is 5 minutes walk from a primary school and is less than 30 minutes from upper	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hospital Site, Hospital Road		Area: 1.4 ha		
Corresponding site submission reference number: BV10c				
Proposed for Residential		Indicative Capacity: 1.4 dwellings		
	overall		schools within Bury St Edmunds.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within 5km cycling distance.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking but is within cycling to supermarkets/shopping centre's within Bury St Edmunds.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hospital Site, Hospital Road		Area: 1.4 ha		
Corresponding site submission reference number: BV10c				
Proposed for Residential		Indicative Capacity: 1.4 dwellings		
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hospital Site, Hospital Road		Area: 1.4 ha		
Corresponding site submission reference number: BV10c				
Proposed for Residential		Indicative Capacity: 1.4 dwellings		
			CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hospital Site, Hospital Road		Area: 1.4 ha		
Corresponding site submission reference number: BV10c				
Proposed for Residential		Indicative Capacity: 1.4 dwellings		
			low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located near a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to	There are no geological SSSI or RIGS.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hospital Site, Hospital Road		Area: 1.4 ha		
Corresponding site submission reference number: BV10c				
Proposed for Residential		Indicative Capacity: 1.4 dwellings		
		RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hospital Site, Hospital Road		Area: 1.4 ha		
Corresponding site submission reference number: BV10c				
Proposed for Residential		Indicative Capacity: 1.4 dwellings		
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The bus stop is located 5-7 minutes away from the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.13- Policy BV10d Shire Hall

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Shire Hall		Area: 1.3 ha		
Corresponding site submission reference number: BV10d				
Proposed for Residential		Indicative Capacity: 66 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV10.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within accessible within 30 minute by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 800m walk of the primary school and middle school and is within 5km cycling distance of upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Shire Hall		Area: 1.3 ha		
Corresponding site submission reference number: BV10d				
Proposed for Residential		Indicative Capacity: 66 dwellings		
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good	There are no water infrastructure constraints	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Shire Hall		Area: 1.3 ha		
Corresponding site submission reference number: BV10d				
Proposed for Residential		Indicative Capacity: 66 dwellings		
		access to mains water and waste networks with existing capacity?	on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is proposed on brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Shire Hall		Area: 1.3 ha		
Corresponding site submission reference number: BV10d				
Proposed for Residential		Indicative Capacity: 66 dwellings		
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	for unnecessary trips by private vehicle. It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is adjacent to a river corridor and within flood zone 2.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Shire Hall		Area: 1.3 ha		
Corresponding site submission reference number: BV10d				
Proposed for Residential		Indicative Capacity: 66 dwellings		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 1.5km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are listed buildings adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Shire Hall		Area: 1.3 ha		
Corresponding site submission reference number: BV10d				
Proposed for Residential		Indicative Capacity: 66 dwellings		
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	Green
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is within an Area identified as Archaeological Importance.	Red
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	Grey
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	Green
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area\	Is the site proposed for mixed-use development or employment?	N/A	Grey
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	Grey
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	Green
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	Grey

Table F.14- Policy BV10e Weymed

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Weymed		Area: 0.27 ha		
Corresponding site submission reference number: BV10e				
Proposed for Residential		Indicative Capacity: 15 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV10.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The schools are accessible within 30 minutes by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the primary and middle school and is within 5km cycling distance of upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Weymed		Area: 0.27 ha		
Corresponding site submission reference number: BV10e				
Proposed for Residential		Indicative Capacity: 15 dwellings		
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will provide affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good	There are no water infrastructure constraints	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Weymed		Area: 0.27 ha		
Corresponding site submission reference number: BV10e				
Proposed for Residential		Indicative Capacity: 15 dwellings		
		access to mains water and waste networks with existing capacity?	on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is proposed on brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Weymed		Area: 0.27 ha		
Corresponding site submission reference number: BV10e				
Proposed for Residential		Indicative Capacity: 15 dwellings		
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	for unnecessary trips by private vehicle. It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is within flood zone 2.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Weymed		Area: 0.27 ha		
Corresponding site submission reference number: BV10e				
Proposed for Residential		Indicative Capacity: 15 dwellings		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 1.5km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are listed buildings adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Weymed		Area: 0.27 ha		
Corresponding site submission reference number: BV10e				
Proposed for Residential		Indicative Capacity: 15 dwellings		
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is adjacent to within Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.15- Policy BV10f Land at School Yard

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at School Yard		Area: 0.64 ha		
Corresponding site submission reference number: BV10f				
Proposed for Residential		Indicative Capacity: 32 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within 10 minutes walk. There is a hospital facility located within Bury St Edmunds, which is a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV10.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is 10 minutes walk from a middle school and primary and upper schools are accessible in less than 30 minutes by public transport within Bury St Edmunds.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within 5km cycling distance.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at School Yard		Area: 0.64 ha		
Corresponding site submission reference number: BV10f				
Proposed for Residential		Indicative Capacity: 32 dwellings		
			development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area	The site is located within a groundwater source protection zone 1 and is within a major	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at School Yard		Area: 0.64 ha		
Corresponding site submission reference number: BV10f				
Proposed for Residential		Indicative Capacity: 32 dwellings		
		designated as major aquifer?	aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is proposed on brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at School Yard		Area: 0.64 ha		
Corresponding site submission reference number: BV10f				
Proposed for Residential		Indicative Capacity: 32 dwellings		
			continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at School Yard		Area: 0.64 ha		
Corresponding site submission reference number: BV10f				
Proposed for Residential		Indicative Capacity: 32 dwellings		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 1.5km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are listed buildings adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at School Yard		Area: 0.64 ha		
Corresponding site submission reference number: BV10f				
Proposed for Residential		Indicative Capacity: 32 dwellings		
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is located in close proximity (less than 40metres) to a SAM, which may need to be considered in the future development of the site.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is within an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.16- Policy BV10g Almoners Barn, Cullum Road

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Almoners Barn, Cullum Road		Area: 0.24 ha		
Corresponding site submission reference number: BV10g				
Proposed for Residential		Indicative Capacity: 12 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located within Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV10.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is 10 minutes from a primary school and is less than 30 minutes from upper schools in Bury St Edmunds.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within 5km cycling distance.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Almoners Barn, Cullum Road		Area: 0.24 ha		
Corresponding site submission reference number: BV10g				
Proposed for Residential		Indicative Capacity: 12 dwellings		
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good	There are no water infrastructure constraints	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Almoners Barn, Cullum Road		Area: 0.24 ha		
Corresponding site submission reference number: BV10g				
Proposed for Residential		Indicative Capacity: 12 dwellings		
		access to mains water and waste networks with existing capacity?	on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Almoners Barn, Cullum Road		Area: 0.24 ha		
Corresponding site submission reference number: BV10g				
Proposed for Residential		Indicative Capacity: 12 dwellings		
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	for unnecessary trips by private vehicle. It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is within Flood Zone 2.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Almoners Barn, Cullum Road		Area: 0.24 ha		
Corresponding site submission reference number: BV10g				
Proposed for Residential		Indicative Capacity: 12 dwellings		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located near to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Almoners Barn, Cullum Road		Area: 0.24 ha		
Corresponding site submission reference number: BV10g				
Proposed for Residential		Indicative Capacity: 12 dwellings		
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is within an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The bus stop is located 5 minutes away from the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.17- Policy BV 10h Garages and Bus Depot, Cotton Lane

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Garages and Bus Depot, Cotton Lane		Area: 0.7 ha		
Corresponding site submission reference number: BV10h				
Proposed for Mixed use residential led development		Indicative Capacity: 50 Dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV10.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The schools are accessible within 30 minutes by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the primary school and is within 5km cycling distance of upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Garages and Bus Depot, Cotton Lane		Area: 0.7 ha		
Corresponding site submission reference number: BV10h				
Proposed for Mixed use residential led development		Indicative Capacity: 50 Dwellings		
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good	There are no water infrastructure constraints	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Garages and Bus Depot, Cotton Lane		Area: 0.7 ha		
Corresponding site submission reference number: BV10h				
Proposed for Mixed use residential led development		Indicative Capacity: 50 Dwellings		
		access to mains water and waste networks with existing capacity?	on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is proposed on brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the town, which reduces the need	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Garages and Bus Depot, Cotton Lane		Area: 0.7 ha		
Corresponding site submission reference number: BV10h				
Proposed for Mixed use residential led development		Indicative Capacity: 50 Dwellings		
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	for unnecessary trips by private vehicle. It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is located in Flood Zone 2.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Garages and Bus Depot, Cotton Lane		Area: 0.7 ha		
Corresponding site submission reference number: BV10h				
Proposed for Mixed use residential led development		Indicative Capacity: 50 Dwellings		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are listed buildings adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Garages and Bus Depot, Cotton Lane		Area: 0.7 ha		
Corresponding site submission reference number: BV10h				
Proposed for Mixed use residential led development		Indicative Capacity: 50 Dwellings		
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	Green
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is within an Area identified as Archaeological Importance.	Red
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	Grey
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	Green
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed-use development.	Green
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed-use development.	Green
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	Green
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	Green

Table F.18- Policy BV11 Land at Ram Meadow

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Land at Ram Meadow		Area: 2.1 ha		
Corresponding site submission reference number: BV11				
Proposed for Mixed Use including residential		Indicative Capacity: 85 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	Green
		Will it lead to a direct loss of public open space or open access to land?	The site will result in the loss of open access land for a road and also result in the loss of a football pitch.	Red
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	Grey
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village does have a primary school and is less than 30 minutes from upper schools in Bury St Edmunds.	Green
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the primary school and is within 5km cycling distance.	Green
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	Green
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	Green
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	Green
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in	As the site is not located within LSOA in the	Grey

		the most deprived 20% to 40% in the country?	most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The majority of the site is proposed on brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is proposed on brownfield land and land that is not in agricultural use	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	

11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	

		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is located with a flood zone 2 and 3.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 1.5km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	The provision of an access road identified in Policy BV11 would impact on BAP species/habitats.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this	The site is not located in proximity to a Historic Park and Garden.	

		assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.		
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed-use development	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed-use development	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

F.3 Employment/Alternative Commercial Business/Mixed Uses Sites

Table F.19- Policy BV13 Moreton Hall –Extension to Suffolk Business Park

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Strategic Site – Extension to Suffolk Business Park, Moreton Hall		Area: 68.28 ha		
Corresponding site submission reference number:BV13				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: Employment (B1 and B8 uses)		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is not within a 10 minute walk of a GP's surgery. There are dentists and a hospital located in St Edmunds Bury, which are not easily accessible by bus from the site. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The town has schools for all levels, which are not easily accessible by bus from the site. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within a 800m walk and a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Strategic Site – Extension to Suffolk Business Park, Moreton Hall		Area: 68.28 ha		
Corresponding site submission reference number:BV13				
Proposed for Employment (B1 and B8 uses)			Indicative Capacity: Employment (B1 and B8 uses)	
			be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	Green
		Will it reduce noise and odour concerns?	Although the commercial units are provisionally indicated for class B1 and B8 business uses, the site is not located close to residential areas.	Green
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	Grey
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	Green
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance to the key services and is within a 2-5km cycling distance.	Orange
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	Green
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within walking/ cycling distances to nearby supermarkets/shopping centre within Bury St Edmunds.	Green
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	Grey
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	Green
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9	N/A	Grey

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Strategic Site – Extension to Suffolk Business Park, Moreton Hall		Area: 68.28 ha		
Corresponding site submission reference number:BV13				
Proposed for Employment (B1 and B8 uses)			Indicative Capacity: Employment (B1 and B8 uses)	
		dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.		
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is greenfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is grade 2 agricultural land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Strategic Site – Extension to Suffolk Business Park, Moreton Hall		Area: 68.28 ha		
Corresponding site submission reference number:BV13				
Proposed for Employment (B1 and B8 uses)			Indicative Capacity: Employment (B1 and B8 uses)	
			dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment. The policy requires a travel plan to be prepared and implemented; this aims to reduce dependency on access to the business park by private car.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Strategic Site – Extension to Suffolk Business Park, Moreton Hall		Area: 68.28 ha		
Corresponding site submission reference number:BV13				
Proposed for Employment (B1 and B8 uses)			Indicative Capacity: Employment (B1 and B8 uses)	
			residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
			A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not within 2km of a SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland or Local Nature Reserve.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS	There are no geological SSSI or RIGS.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Strategic Site – Extension to Suffolk Business Park, Moreton Hall		Area: 68.28 ha		
Corresponding site submission reference number:BV13				
Proposed for Employment (B1 and B8 uses)			Indicative Capacity: Employment (B1 and B8 uses)	
		(Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are some listed buildings in the area that may need to be considered.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Strategic Site – Extension to Suffolk Business Park, Moreton Hall		Area: 68.28 ha		
Corresponding site submission reference number:BV13				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: Employment (B1 and B8 uses)		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is not located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.20- Policy BV 14a Anglian Lane

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Anglian Lane		Area:0.40 ha developable area		
Corresponding site submission reference number:BV14a				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Anglian Lane		Area:0.40 ha developable area		
Corresponding site submission reference number:BV14a				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?		
			site is an employment site, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within a 10 minute walk of a primary school. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 800m walk of the school and 2-5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1 and B8 business uses. Use Class B1 can be carried out in any residential area without detriment to the amenity of that area. Use Class B8 (storage and distribution purposes) can cause disturbances to the residential properties close to the perimeter of the site. Noise mitigation measures would need to be implemented for	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Anglian Lane		Area:0.40 ha developable area		
Corresponding site submission reference number:BV14a				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?		
			vehicle movements, deliveries and the unloading. Therefore, an amber colour coding is used to indicate potential conflict.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking and 2-5km cycling distance of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres in Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Anglian Lane	Area:0.40 ha developable area		
Corresponding site submission reference number:BV14a			
Proposed for Employment (B1 and B8 uses)	Indicative Capacity: ?		
		storage).	
	Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
	Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	
		Will it lead to remediation of contaminated land?	
11	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?	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	
		Will it increase C&I waste recovery and recycling?	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Anglian Lane		Area:0.40 ha developable area		
Corresponding site submission reference number:BV14a				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?		
			arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2,	The site is not located within a flood zone and	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Anglian Lane		Area:0.40 ha developable area		
Corresponding site submission reference number:BV14a				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?		
		3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Anglian Lane		Area:0.40 ha developable area		
Corresponding site submission reference number:BV14a				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?		
		assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.		
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.21 –Policy BV14b and BV15a Barton Road

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Barton Road		Area: N/A		
Corresponding site submission reference number: BV15a				
Proposed for Alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: N/A		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a dentist, and a bus stop is located within five minutes walk to gain access to a GP surgery and hospital within Bury St Edmunds. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is accessible to schools within 30 minutes by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the primary and middle schools but is within 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful	

			integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1 and B8 business uses. There are no nearby residential areas that would be disturbed by these activities.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to supermarkets/shopping centres within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	

		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not use for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as	

			Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS	There are no geological SSSI or RIGS.	

		(Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of	Is the site proposed in a proximity to a public	The site is located within 5 minutes of a bus	

	movement in support of economic growth	transport route or in a walkable/cyclable distance?	stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.22 –Policy BV14c and Policy BV15b Blenheim Park

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Blenheim Park		Area: 1.27 ha developable area	
Corresponding site submission reference number:BV14c, BV15b			
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?	
Social			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this site is an employment site, not residential, this criterion is not directly applicable.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The primary school is 5 minutes walk from the site and the upper schools are within 30 minutes travel by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within a 5km cycling distance.
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Blenheim Park		Area: 1.27 ha developable area	
Corresponding site submission reference number: BV14c, BV15b			
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?	
		on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Blenheim Park		Area: 1.27 ha developable area		
Corresponding site submission reference number:BV14c, BV15b				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no site water infrastructure constraints	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I)	Whilst new and existing employment	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Blenheim Park		Area: 1.27 ha developable area		
Corresponding site submission reference number: BV14c, BV15b				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
		waste?	development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Blenheim Park		Area: 1.27 ha developable area		
Corresponding site submission reference number: BV14c, BV15b				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
			directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not within or close to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to	There are no geological SSSI or RIGS.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Blenheim Park		Area: 1.27 ha developable area		
Corresponding site submission reference number:BV14c, BV15b				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
		RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to or within a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of	Is the site proposed for mixed-use development	The site is proposed for employment	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Blenheim Park		Area: 1.27 ha developable area	
Corresponding site submission reference number:BV14c, BV15b			
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?	
	prosperity and economic growth throughout the plan area	or employment?	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.

Table F.23 – Policy BV14e Suffolk Business Park

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Suffolk Business Park		Area: 14.79 ha developable area	
Corresponding site submission reference number:BV14e			
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?	
Social			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 5 minute walk of a GP surgery, and a bus stop is located within five minutes walk to gain access to a dentist and hospital within Bury St Edmunds. However, as this site is an employment site, not residential, this criterion is not directly applicable.

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Suffolk Business Park		Area: 14.79 ha developable area		
Corresponding site submission reference number:BV14e				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?		
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is a 10 minute walk from a primary school and is less than 30 minutes from upper schools within Bury St Edmunds by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 800m walk and a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1 and B8 business uses. There are no nearby residential areas that would be disturbed by these activities.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by	The site is within 30 minutes of a town centre	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Suffolk Business Park		Area: 14.79 ha developable area	
Corresponding site submission reference number:BV14e			
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?	
	sectors of the population	public transport?	by public transport.
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance to the key services and is within a 2-5km cycling distance.
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within walking/ cycling distances to nearby supermarkets/shopping centre within Bury St Edmunds.
	Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.
Environmental			
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Suffolk Business Park		Area: 14.79 ha developable area		
Corresponding site submission reference number:BV14e				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?		
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Suffolk Business Park		Area: 14.79 ha developable area		
Corresponding site submission reference number:BV14e				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?		
			Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Suffolk Business Park		Area: 14.79 ha developable area		
Corresponding site submission reference number:BV14e				
Proposed for Employment (B1 and B8 uses)			Indicative Capacity: ?	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Suffolk Business Park		Area: 14.79 ha developable area		
Corresponding site submission reference number:BV14e				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: ?		
		the site is within 40m of a Historic Park and Garden.		
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.24 – Policy BV14f Chapel Pond Hill

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Chapel Pond Hill		Area: 0.88 ha developable area		
Corresponding site submission reference number:BV14f				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: ?		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a dentist, and a bus stop is located within five minutes walk to gain access to a GP surgery and hospital within Bury St Edmunds. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is a 5 minute walk from a primary school and 15 minute walk of a middle school. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within an 800m walk of the primary school and is within cycling distance of the middle school. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Chapel Pond Hill		Area: 0.88 ha developable area		
Corresponding site submission reference number:BV14f				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: ?		
			integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1 and B8 business uses. There are no nearby residential areas that would be disturbed by these activities.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance to the key services but is within a 2-5km cycling distance. However, as the site is allocated for employment use, the significance of this criterion is not as high.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to supermarkets/shopping centres within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Chapel Pond Hill		Area: 0.88 ha developable area		
Corresponding site submission reference number:BV14f				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: ?		
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste,	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Chapel Pond Hill		Area: 0.88 ha developable area		
Corresponding site submission reference number:BV14f				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: ?		
			proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Chapel Pond Hill		Area: 0.88 ha developable area		
Corresponding site submission reference number:BV14f				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: ?		
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate	Are there any listed buildings on or adjacent to	There are no listed buildings.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Chapel Pond Hill		Area: 0.88 ha developable area		
Corresponding site submission reference number:BV14f				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: ?		
	enhance areas of historical and archaeological importance	the site?		
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not within an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Chapel Pond Hill		Area: 0.88 ha developable area		
Corresponding site submission reference number:BV14f				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: ?		
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.25 –Policy BV14g and Policy BV15d Eastern Way

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Eastern Way		Area: 2.27 ha developable area		
Corresponding site submission reference number:BV14g, BV15d				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a dentist, and a bus stop is located within five minutes walk to gain access to a GP surgery and hospital within Bury St Edmunds. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Eastern Way		Area: 2.27 ha developable area		
Corresponding site submission reference number: BV14g, BV15d				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is accessible to schools within 30 minutes by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 800m walk of the primary school and is within a cycling distance of the middle school. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1 and B8 business uses. There are no nearby residential areas that would be disturbed by these activities.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m	The site is not within 800m walking distance to	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Eastern Way		Area: 2.27 ha developable area		
Corresponding site submission reference number:BV14g, BV15d				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
		and 2-5km) to key services?	the key services but is within a 2-5km cycling distance. However, as the site is allocated for employment use, the significance of this criterion is not as high.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to supermarkets/shopping centres within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within an Air Quality	The site is not within an air quality	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Eastern Way		Area: 2.27 ha developable area		
Corresponding site submission reference number:BV14g, BV15d				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
		Management Area (AQMA)?	management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Eastern Way		Area: 2.27 ha developable area		
Corresponding site submission reference number:BV14g, BV15d				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
			categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located	The site is not located within a flood zone and is not within 9m of a river corridor	

SA Objective		Indicator	Notes	Colour Code	
Bury St Edmunds: Eastern Way		Area: 2.27 ha developable area			
Corresponding site submission reference number:BV14g, BV15d					
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?			
16	To conserve and enhance biodiversity and geodiversity	within 9m of a river?	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.	
			Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
			Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
			Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings.		
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.		
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this	The site is not located in proximity to a Historic Park and Garden.		

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Eastern Way		Area: 2.27 ha developable area		
Corresponding site submission reference number:BV14g, BV15d				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
		assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.		
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not within an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both	Will it increase employment land availability?	The site will increase employment land	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Eastern Way		Area: 2.27 ha developable area	
Corresponding site submission reference number:BV14g, BV15d			
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?	
indigenous and inward investment		availability.	

Table F.26 – Policy BV14i and Policy BV15e Mildenhall Road

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Mildenhall Road		Area: 1.12 ha developable area	
Corresponding site submission reference number:BV14i, BV15e			
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity:?	
Social			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this site is an employment site, not residential, this criterion is not directly applicable.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. However, as this site is an employment site, not residential, this criterion is not directly applicable.
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.
2	To maintain and improve levels of education and skills in the population	Is it within 30 minutes of a school by public transport?	The schools are not easily reachable by public transport as the bus stop is located more than

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Mildenhall Road		Area: 1.12 ha developable area		
Corresponding site submission reference number: BV14i, BV15e				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
	overall		5 minutes from the site. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the school but is within a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1 and B8 business uses. There are no nearby residential areas that would be disturbed by these activities.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cyclable distance to the town's key services.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Mildenhall Road		Area: 1.12 ha developable area		
Corresponding site submission reference number:BV14i, BV15e				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity:?		
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Mildenhall Road		Area: 1.12 ha developable area		
Corresponding site submission reference number:BV14i, BV15e				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity:?		
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Mildenhall Road		Area: 1.12 ha developable area		
Corresponding site submission reference number:BV14i, BV15e				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity:?		
			contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	Part of the site is located within flood zone 3. However, the employment use represents a 'less vulnerable' use in terms of flood risk.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Mildenhall Road		Area: 1.12 ha developable area		
Corresponding site submission reference number:BV14i, BV15e				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity:?		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Mildenhall Road		Area: 1.12 ha developable area		
Corresponding site submission reference number:BV14i, BV15e				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity:?		
		the site is within 40m of a Historic Park and Garden.		
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is not located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.27 – Policy BV14k and Policy BV15f Northern Way

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Northern Way		Area: 0.34 ha developable area		
Corresponding site submission reference number:BV14k, BV15f				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The GP facility, dentist and hospital are not easily reachable by public transport as the bus stop is located more than 5 minutes from the site. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The schools are not easily reachable by public transport as the bus stop is located more than 5 minutes from the site. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the school but is within a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Northern Way		Area: 0.34 ha developable area	
Corresponding site submission reference number: BV14k, BV15f			
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?	
		on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
	Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1 and B8 business uses. There are no nearby residential areas that would be disturbed by these activities.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cyclable distance to the of the town's key services.
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres within Bury St Edmunds.
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9	N/A

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Northern Way		Area: 0.34 ha developable area		
Corresponding site submission reference number:BV14k, BV15f				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
		dwelling, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.		
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water,	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Northern Way		Area: 0.34 ha developable area		
Corresponding site submission reference number: BV14k, BV15f				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
			particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable.	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Northern Way	Area: 0.34 ha developable area		
Corresponding site submission reference number:BV14k, BV15f			
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes	Indicative Capacity: ?		
		This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes? A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	
16	To conserve and enhance biodiversity and geodiversity	<p>Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.</p> <p>Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.</p> <p>Are BAP habitats known to be on the site?</p> <p>Would it lead to a loss of or damage to a</p>	
		The site is not located in proximity to a SPA, SAC or SSSI.	
		The site is not within 500m of a county Wildlife site.	
		There are no BAP habitats on the site.	
		There are no geological SSSI or RIGS.	

SA Objective	Indicator	Notes	Colour Code	
Bury St Edmunds: Northern Way	Area: 0.34 ha developable area			
Corresponding site submission reference number:BV14k, BV15f				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes	Indicative Capacity: ?			
		designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Northern Way		Area: 0.34 ha developable area		
Corresponding site submission reference number: BV14k, BV15f				
Proposed for Employment (B1, B2 and B8 uses) and alternative business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.28 –Policy BV15g Western Way

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Western Way		Area: N/A		
Corresponding site submission reference number: BV15g				
Proposed for Alternative commercial business/mixed activities which do not necessarily fit neatly into B Use Classes		Indicative Capacity: ?		
Social				

1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The primary school is 5 minutes from the site and the upper schools are within 30 minutes travel by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1, B2 and B8 business uses. There are no nearby residential areas that would be disturbed by these activities.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within a cyclable distance to the town centre.	

		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	

		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for	

		Sustainable Homes?	Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not within or close to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to or within a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	

		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.29 –Policy BV15c and Policy BV16 British Sugar, Hollow Road

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: British Sugar, Hollow Road	Area: N/A		
Corresponding site submission reference number: BV15c, BV16			
Proposed for Alternative business/mixed activities which do not necessarily fit neatly into B Use Classes and B2 General Industrial uses	Indicative Capacity: ?		

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: British Sugar, Hollow Road		Area: N/A		
Corresponding site submission reference number: BV15c, BV16				
Proposed for Alternative business/mixed activities which do not necessarily fit neatly into B Use Classes and B2 General Industrial uses		Indicative Capacity: ?		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a dentist, and a bus stop is located within five minutes walk to gain access to a GP surgery and hospital within Bury St Edmunds. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will improve public access (through a footpath link) adjacent to River Lark.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The town has schools for all levels, which are not easily accessible by bus from the site. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the school but is within a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: British Sugar, Hollow Road		Area: N/A		
Corresponding site submission reference number: BV15c, BV16				
Proposed for Alternative business/mixed activities which do not necessarily fit neatly into B Use Classes and B2 General Industrial uses		Indicative Capacity: ?		
			reduce the fear of crime.	
		Will it reduce noise and odour concerns?	Although, the commercial units are provisionally indicated for class B1 and B8 business uses. The site is effectively buffered from the nearby residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cyclable distance to the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres within Bury St Edmunds	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: British Sugar, Hollow Road		Area: N/A		
Corresponding site submission reference number: BV15c, BV16				
Proposed for Alternative business/mixed activities which do not necessarily fit neatly into B Use Classes and B2 General Industrial uses		Indicative Capacity: ?		
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	Green
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	Red
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	Green
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	Green
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not use for agricultural uses	Green
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	Grey
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	Green
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	Green
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	Green
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and	Green

SA Objective	Indicator	Notes	Colour Code	
Bury St Edmunds: British Sugar, Hollow Road		Area: N/A		
Corresponding site submission reference number: BV15c, BV16				
Proposed for Alternative business/mixed activities which do not necessarily fit neatly into B Use Classes and B2 General Industrial uses		Indicative Capacity: ?		
		Will it increase C&I waste recovery and recycling?	will also be subject to corporate policies' requirements and financial incentives. Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: British Sugar, Hollow Road		Area: N/A	
Corresponding site submission reference number: BV15c, BV16			
Proposed for Alternative business/mixed activities which do not necessarily fit neatly into B Use Classes and B2 General Industrial uses		Indicative Capacity: ?	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
		A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	
		The eastern boundary of the site is within Flood Zone 2. However, the employment use represents a 'less vulnerable' use in terms of flood risk, and therefore an amber colour-coding is used.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	
		The site is within 2km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	
		The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.	
		Are BAP habitats known to be on the site?	
		There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to	
		There are no geological SSSI or RIGS.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: British Sugar, Hollow Road		Area: N/A		
Corresponding site submission reference number: BV15c, BV16				
Proposed for Alternative business/mixed activities which do not necessarily fit neatly into B Use Classes and B2 General Industrial uses		Indicative Capacity: ?		
		RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of	Is the site proposed for mixed-use development	The site is proposed for employment	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: British Sugar, Hollow Road		Area: N/A	
Corresponding site submission reference number: BV15c, BV16			
Proposed for Alternative business/mixed activities which do not necessarily fit neatly into B Use Classes and B2 General Industrial uses		Indicative Capacity: ?	
	prosperity and economic growth throughout the plan area	or employment?	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.

Table F.30 –Policy BV17 Bury St Edmunds Retail Park

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Retail Park		Area: N/A	
Corresponding site submission reference number: BV17			
Proposed for Employment (Retail)		Indicative Capacity: ?	
Social			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a GP surgery, and a bus stop is located within five minutes walk to gain access to a dentist and hospital within Bury St Edmunds.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Retail Park		Area: N/A		
Corresponding site submission reference number:BV17				
Proposed for Employment (Retail)		Indicative Capacity: ?		
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is a 10 minute walk from a primary school and is less than 30 minutes from upper schools within Bury St Edmunds by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 800m walk and a 5km cycling distance.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for retail uses as part of the retail park. In addition, the employment site is effectively buffered from the nearby residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance to the key services and is within a 2-5km cycling distance.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m	The site is within walking/ cycling distances to	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Retail Park		Area: N/A		
Corresponding site submission reference number:BV17				
Proposed for Employment (Retail)		Indicative Capacity: ?		
		and 2-5km) to supermarkets/shopping centre?	nearby supermarkets/shopping centre within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not use for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Retail Park		Area: N/A		
Corresponding site submission reference number:BV17				
Proposed for Employment (Retail)		Indicative Capacity: ?		
			Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for retail uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Retail Park		Area: N/A		
Corresponding site submission reference number:BV17				
Proposed for Employment (Retail)		Indicative Capacity: ?		
			'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Retail Park		Area: N/A		
Corresponding site submission reference number:BV17				
Proposed for Employment (Retail)		Indicative Capacity: ?		
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment,	The site is not within a Green Corridor.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Bury St Edmunds Retail Park		Area: N/A		
Corresponding site submission reference number:BV17				
Proposed for Employment (Retail)		Indicative Capacity: ?		
	townscapes	proximity will be taken to mean that the site is within 40m of a Green Corridor.		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

F.4 Local Centres Sites

Table F.31 –Policy BV12a Barton Road

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Barton Road		Area: N/A		
Corresponding site submission reference number: BV12a				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a dentist, and a bus stop is located within five minutes walk to gain access to a GP surgery and hospital within Bury St Edmunds. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV12.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is accessible to schools within 30 minutes by public transport. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within a 800m walk of the school but is within 5km cycling distance. However, as this site is local centre, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Barton Road		Area: N/A		
Corresponding site submission reference number: BV12a				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to supermarkets/shopping centres within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment for mixed use	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Barton Road		Area: N/A		
Corresponding site submission reference number: BV12a				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.		
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water	Proposals for development will be expected to	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Barton Road		Area: N/A		
Corresponding site submission reference number: BV12a				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		dependant habitats?	encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Barton Road		Area: N/A		
Corresponding site submission reference number: BV12a				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		Sustainable Homes?	Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Barton Road		Area: N/A		
Corresponding site submission reference number: BV12a				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
	archaeological importance	Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use development.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use development.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Barton Road		Area: N/A		
Corresponding site submission reference number: BV12a				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.32 –Policy BV12 b Cadogan Road

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Cadogan Road		Area: N/A		
Corresponding site submission reference number: BV12b				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV12.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Cadogan Road		Area: N/A		
Corresponding site submission reference number: BV12b				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is accessible to schools within 30 minutes by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk but is within 5km cycling distance. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance but is within 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/	The site is within 30 minutes of	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Cadogan Road		Area: N/A		
Corresponding site submission reference number: BV12b				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		shopping centre by public transport?	shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to supermarkets/shopping centres within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Cadogan Road		Area: N/A		
Corresponding site submission reference number: BV12b				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Cadogan Road		Area: N/A		
Corresponding site submission reference number: BV12b				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
			A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not within 2km of a SSSI, SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Cadogan Road		Area: N/A		
Corresponding site submission reference number: BV12b				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment,	The site is not within a Green Corridor.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Cadogan Road		Area: N/A		
Corresponding site submission reference number: BV12b				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
	townscapes	proximity will be taken to mean that the site is within 40m of a Green Corridor.		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use development.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use development.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.33 – Policy BV12c Glastonbury Court

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Glastonbury Court		Area: N/A		
Corresponding site submission reference number: BV12c				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV12.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is accessible to schools within 30 minutes by public transport. However, as this site is local centre, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of a middle school but is within 5km cycling distance of a primary school and upper schools. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Glastonbury Court		Area: N/A		
Corresponding site submission reference number: BV12c				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance but is within 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to supermarkets/shopping centres within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people	Is the site proposed in a location with accessible	The site is adjacent to an area of recreational	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Glastonbury Court		Area: N/A		
Corresponding site submission reference number: BV12c				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
	live and encourage community participation	green space?	open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Glastonbury Court		Area: N/A		
Corresponding site submission reference number: BV12c				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2,	The site is not located within a flood zone and	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Glastonbury Court		Area: N/A		
Corresponding site submission reference number: BV12c				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not within 2km of a SSSI, SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Glastonbury Court		Area: N/A		
Corresponding site submission reference number: BV12c				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use development.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use development.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable	The site is located within 5 minutes of a bus stop.	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Glastonbury Court		Area: N/A	
Corresponding site submission reference number: BV12c			
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.	
		distance?	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.

Table F.34 – Policy BV12d Hardwick Precinct

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Hardwick Precinct		Area: N/A	
Corresponding site submission reference number: BV12d			
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.	
Social			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this site is a local centre, not residential, this criterion is not directly applicable.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV6.
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is 10 minutes from a primary school and is less than 30 minutes from upper schools in Bury St Edmunds. However, as this

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Hardwick Precinct		Area: N/A	
Corresponding site submission reference number: BV12d			
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.	
		site is a local centre, not residential, this criterion is not directly applicable.	
	Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within 5km cycling distance. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.
		Is it within walkable/cyclable distances (800m	The site is within 800m walking distance and

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hardwick Precinct		Area: N/A		
Corresponding site submission reference number: BV12d				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		and 2-5km) to supermarkets/shopping centre?	2-5km cycling distance to all of the town's key services.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hardwick Precinct		Area: N/A		
Corresponding site submission reference number: BV12d				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
	possible		sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hardwick Precinct		Area: N/A		
Corresponding site submission reference number: BV12d				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located near to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a	There are no geological SSSI or RIGS.	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Hardwick Precinct		Area: N/A	
Corresponding site submission reference number: BV12d			
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.	
		designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is within an Area identified as Archaeological Importance.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.
		Will the site development lead to coalescence of	The site development will not lead to

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Hardwick Precinct		Area: N/A		
Corresponding site submission reference number: BV12d				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		urban extensions with nearby villages?	coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The bus stop is located 5 minutes away from the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.35 – Policy BV12e Lake Avenue Parade

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Lake Avenue Parade		Area: N/A		
Corresponding site submission reference number: BV12e				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV6.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The primary school and middle school are within 10 minutes walk and the upper schools are within 30 minutes travel by public transport. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within 5km cycling distance. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Lake Avenue Parade		Area: N/A	
Corresponding site submission reference number: BV12e			
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.	
		on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
	Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Lake Avenue Parade		Area: N/A		
Corresponding site submission reference number: BV12e				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		dwelling, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.		
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no site water constraints.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water,	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Lake Avenue Parade		Area: N/A		
Corresponding site submission reference number: BV12e				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Lake Avenue Parade		Area: N/A		
Corresponding site submission reference number: BV12e				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not within or close to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment,	The site is not within the conservation area.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Lake Avenue Parade		Area: N/A		
Corresponding site submission reference number: BV12e				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		proximity will be taken to mean that the site is within 40m of a conservation area.		
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use.	
21	To encourage efficient patterns of	Is the site proposed in a proximity to a public	The site is located within 5 minutes of a bus	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Lake Avenue Parade		Area: N/A		
Corresponding site submission reference number: BV12e				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
	movement in support of economic growth	transport route or in a walkable/cyclable distance?	stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.36 – Policy BV12f Moreton Hall

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Moreton Hall		Area: N/A		
Corresponding site submission reference number: BV12f				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a GP's surgery and dentist. There is a hospital located in Bury St Edmunds. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV12.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within a 10 walk of a primary school and is less than 30 minutes from upper schools within Bury St Edmunds by public transport. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within 5km cycling distance. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Moreton Hall		Area: N/A		
Corresponding site submission reference number: BV12f				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within 800 metres and 2-5km cycling distance to a local centre, containing supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Moreton Hall		Area: N/A		
Corresponding site submission reference number: BV12f				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		ha or 10+ dwellings, 30% shall be affordable.		
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no site water infrastructure constraints	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is an existing developed site on brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is an existing developed site on brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water,	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Moreton Hall		Area: N/A		
Corresponding site submission reference number: BV12f				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Moreton Hall		Area: N/A		
Corresponding site submission reference number: BV12f				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There is a listed building close to the site that may need to be considered.	
		Is the site in or adjacent to a conservation area?	The site is not within the conservation area.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Moreton Hall		Area: N/A		
Corresponding site submission reference number: BV12f				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.		
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use.	

SA Objective	Indicator	Notes	Colour Code	
Bury St Edmunds: Moreton Hall	Area: N/A			
Corresponding site submission reference number: BV12f				
Safeguarded Local Centre	Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.			
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.37 –Policy BV12g The Parade, Ridley Road

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: The Parade, Ridley Road		Area: N/A		
Corresponding site submission reference number: BV12g				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV12.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within a 10 minute walk of primary and middle schools and within 30 minutes of upper schools by public transport. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the schools and is within 5km cycling distance. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful	

			integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with	There are no water infrastructure constraints on the site.	

		existing capacity?		
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a	

			10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located within a SPA, SAC or SSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	

	archaeological importance	Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM .	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is within 5 minutes of a bus stop	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.38 – Policy BV12h St Olaves Precinct

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: St Olaves Precinct		Area: N/A		
Corresponding site submission reference number: BV12h				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy BV12.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The primary school is 10 minutes walk and the middle school is 5 minutes from the site and the upper schools are within 30 minutes travel by public transport. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within 5km cycling distance. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: St Olaves Precinct		Area: N/A		
Corresponding site submission reference number: BV12h				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to nearby supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: St Olaves Precinct		Area: N/A		
Corresponding site submission reference number: BV12h				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		ha or 10+ dwellings, 30% shall be affordable.		
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: St Olaves Precinct		Area: N/A		
Corresponding site submission reference number: BV12h				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: St Olaves Precinct		Area: N/A		
Corresponding site submission reference number: BV12h				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not within or close to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment,	The site is not within the conservation area.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: St Olaves Precinct		Area: N/A		
Corresponding site submission reference number: BV12h				
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		proximity will be taken to mean that the site is within 40m of a conservation area.		
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed-use development.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed-use development.	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: St Olaves Precinct		Area: N/A	
Corresponding site submission reference number: BV12h			
Safeguarded Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.

Table F.39 – Policy BV12i Stamford Court

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Stamford Court		Area: N/A	
Corresponding site submission reference number: BV12i			
Safeguarded for Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.	
Social			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey. However, as this site is a local centre, not residential, this criterion is not directly applicable.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV6.

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Stamford Court		Area: N/A		
Corresponding site submission reference number: BV12i				
Safeguarded for Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within a 10 minute walk of a primary school and middle school. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within 5km cycling distance. However, as this site is a local centre, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Stamford Court		Area: N/A		
Corresponding site submission reference number: BV12i				
Safeguarded for Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within 800 metres and 2-5km cycling distance to a local centre, containing supermarkets/shopping centre's within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site is located within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is proposed on brownfield land.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Stamford Court		Area: N/A		
Corresponding site submission reference number: BV12i				
Safeguarded for Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Stamford Court		Area: N/A		
Corresponding site submission reference number: BV12i				
Safeguarded for Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
			Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment,	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton	

SA Objective	Indicator	Notes	Colour Code	
Bury St Edmunds: Stamford Court		Area: N/A		
Corresponding site submission reference number: BV12i				
Safeguarded for Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		proximity will be taken to mean that the site is within 500m of a site.	Hall Community Woods, is located approximately 500m from the site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There is a listed building close to the site that may need to be considered.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an SM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of	The site is not on or near an Area identified as Archaeological Importance.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Stamford Court		Area: N/A		
Corresponding site submission reference number: BV12i				
Safeguarded for Local Centre		Indicative Capacity: Range of uses that could include health and community facilities, small scale retail development, education uses.		
		Archaeological Importance.		
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not employment land availability.	

F.5 Other Uses Sites

Table F.40 – Policy BV20 Land West of Rougham Road

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: BV21 Land West of Rougham Road		Area: 15 ha		
Corresponding site submission reference number:BV20				
Proposed for Other Uses (Outdoor recreational use)		Indicative Capacity: ?		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within a 10 minute walk.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will aid in the improvements of public rights of way.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 10 minutes of a primary school, and upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a walkable/ cyclable distance of a primary school and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for open space (outdoor recreational space) and will not have negative noise/odour implications.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most	As the site is not located within LSOA in the most	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: BV21 Land West of Rougham Road		Area: 15 ha	
Corresponding site submission reference number:BV20			
Proposed for Other Uses (Outdoor recreational use)		Indicative Capacity: ?	
		deprived 20% to 40% in the country?	deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport within Bury St Edmunds
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for cycling to supermarkets/shopping centre's within Bury St Edmunds.
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation. This site will also provide recreational opportunities.
Environmental			
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located partly within a groundwater source protection zone 2 and within a major aquifer area (i.e. providing a high level of water storage).
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: BV21 Land West of Rougham Road		Area: 15 ha		
Corresponding site submission reference number:BV20				
Proposed for Other Uses (Outdoor recreational use)		Indicative Capacity: ?		
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The greenfield land will be protected as recreational open space for community participation, although there will be some loss with the development of the associated facilities	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	There will be a loss of grade 3 agricultural./	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce waste arisings?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	N/A	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the town, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It possible that associated facilities site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: BV21 Land West of Rougham Road		Area: 15 ha	
Corresponding site submission reference number:BV20			
Proposed for Other Uses (Outdoor recreational use)		Indicative Capacity: ?	
		demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site).	
	Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not located in proximity to a County Wildlife Site or Ancient Woodland. However, the nearest Local Nature Reserve, Moreton Hall Community Woods, is located approximately 500m from the site.
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.
17	To conserve and where appropriate enhance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: BV21 Land West of Rougham Road		Area: 15 ha		
Corresponding site submission reference number:BV20				
Proposed for Other Uses (Outdoor recreational use)		Indicative Capacity: ?		
	areas of historical and archaeological importance	Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is adjacent to a Green Corridor and has the potential to contribute to this.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: BV21 Land West of Rougham Road		Area: 15 ha		
Corresponding site submission reference number:BV20				
Proposed for Other Uses (Outdoor recreational use)		Indicative Capacity: ?		
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.41 – Policy BV21 Rougham Airfield

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Rougham Airfield		Area: ? ha		
Corresponding site submission reference number:BV21				
Proposed for Other Uses (Airfield, showground and outdoor events)		Indicative Capacity: ?		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a GP surgery, and a bus stop is located within five minutes walk to gain access to a dentist and hospital within Bury St Edmunds. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is a 10 minute walk from a primary school and is less than 30 minutes from upper schools within Bury St Edmunds by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 800m walk and a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safe environments.	
		Will it reduce noise and odour concerns?	The site is not in conflict with surrounding land uses, as it is in an isolated location away from residential areas.	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Rougham Airfield		Area: ? ha	
Corresponding site submission reference number:BV21			
Proposed for Other Uses (Airfield, showground and outdoor events)		Indicative Capacity: ?	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance to the key services but is within a 2-5km cycling distance. However, as this site is an airfield, not residential, this criterion is not directly applicable.
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within walking but within reasonable cycling distances to nearby supermarkets/shopping centre within Bury St Edmunds. However, as this site is an airfield, not residential, this criterion is not directly applicable.
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	N/A
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is close to an area of accessible green space. In addition, the airfield provides opportunity for recreational and leisure events.
Environmental			
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located partly within a groundwater source protection zone 2 and within a major aquifer area (i.e. providing a high level of water storage).

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Rougham Airfield		Area: ? ha		
Corresponding site submission reference number:BV21				
Proposed for Other Uses (Airfield, showground and outdoor events)		Indicative Capacity: ?		
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	No information on water infrastructure constraints.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	Although, the site is proposed on greenfield land this will be protected as recreational open space for community participation.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	Although, the site is labelled as grade 3 agricultural, this greenfield land will be protected as recreational open space for community participation.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new development within the airfield will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting	

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Rougham Airfield		Area: ? ha	
Corresponding site submission reference number:BV21			
Proposed for Other Uses (Airfield, showground and outdoor events)		Indicative Capacity: ?	
		increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has public transport access to key services, but these are no within reasonable walking / cycling distances. However, as this site is airfield, not residential, this criterion is not directly applicable.
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is possible that further development within the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments [...] in excess of 1000 sq. m. [...] shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable.
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation.
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (Horringer Court Caves). However, it is not located in proximity to a SAC or SPA.
		Is the site in proximity to a County Wildlife Site, Local	The site is not within 500m of a county Wildlife site.

SA Objective	Indicator	Notes	Colour Code
Bury St Edmunds: Rougham Airfield	Area: ? ha		
Corresponding site submission reference number:BV21			
Proposed for Other Uses (Airfield, showground and outdoor events)	Indicative Capacity: ?		
	Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.		
	Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
	Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not in or adjacent to a SAM
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.
18	To conserve and enhance the quality and local	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken	The site is not in or adjacent to a Green Corridor.

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: Rougham Airfield		Area: ? ha		
Corresponding site submission reference number:BV21				
Proposed for Other Uses (Airfield, showground and outdoor events)		Indicative Capacity: ?		
	distinctiveness of landscapes and townscapes	to mean that the site is within 40m of a Green Corridor.		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site provides healthcare related employment.	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in town centres?	The site provides healthcare related employment.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.42 – Policy BV23 West Suffolk & St Nicholas Hospice

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds West Suffolk & St Nicholas Hospice		Area: ? ha		
Corresponding site submission reference number:BV23				
Proposed for Healthcare and associated uses		Indicative Capacity: ?		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site provides a hospital, and a bus stop is located within five minutes walk to gain access to dentist and GP surgeries within Bury St Edmunds.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. However, as this site is a healthcare employment site, not residential, this criterion is not directly applicable.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within less than 30 minutes from primary and upper schools within Bury St Edmunds by public transport. However, as this site is a healthcare employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within a 800m walk but is within a 5km cycling distance of schools. However, as this site is a healthcare employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safe environments.	
		Will it reduce noise and odour concerns?	The site is not in conflict with surrounding land uses, as it is in an isolated location away from residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds West Suffolk & St Nicholas Hospice		Area: ? ha		
Corresponding site submission reference number:BV23				
Proposed for Healthcare and associated uses		Indicative Capacity: ?		
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport. The hospital will provide some key services on site.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance to the key services but is within a 2-5km cycling distance. The hospital will provide some key services on site.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport. The hospital will provide some key services on site.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within not walking but within reasonable cycling distances to nearby supermarkets/shopping centre within Bury St Edmunds. The hospital will provide some key services on site.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is close to an area of accessible green space. In addition, the airfield provides opportunity for recreational and leisure events.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located partly within a groundwater source protection zone 2 and within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints	
		Is the site proposed within an Air Quality Management	The site is not within an air quality management area.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds West Suffolk & St Nicholas Hospice		Area: ? ha		
Corresponding site submission reference number:BV23				
Proposed for Healthcare and associated uses		Indicative Capacity: ?		
		Area (AQMA)?		
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new development within the airfield will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the	Does the site have good accessibility to local facilities (as	The site has public transport access to key services	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds West Suffolk & St Nicholas Hospice		Area: ? ha		
Corresponding site submission reference number:BV23				
Proposed for Healthcare and associated uses		Indicative Capacity: ?		
	environment	assessed above)?	that are within reasonable cycling distances. The hospital will provide some key services on site.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is possible that further development within the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments [...] in excess of 1000 sq. m. [...] shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (The Horringer Court Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds West Suffolk & St Nicholas Hospice		Area: ? ha		
Corresponding site submission reference number:BV23				
Proposed for Healthcare and associated uses		Indicative Capacity: ?		
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not in or adjacent to a SAM	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not in or adjacent to a Green Corridor.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds West Suffolk & St Nicholas Hospice		Area: ? ha		
Corresponding site submission reference number:BV23				
Proposed for Healthcare and associated uses		Indicative Capacity: ?		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site provides health related employment	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	The site provides health related employment	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.43 – Policy BV24 West Suffolk College

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: BV24 West Suffolk College		Area: ? ha developable area		
Corresponding site submission reference number:BV24				
Proposed for Other Uses (Education and associated uses)		Indicative Capacity: ?		
Social				

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: BV24 West Suffolk College		Area: ? ha developable area		
Corresponding site submission reference number:BV24				
Proposed for Other Uses (Education and associated uses)		Indicative Capacity: ?		
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within five minutes walk to gain access to dentist and GP surgeries within Bury St Edmunds.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within less than 30 minutes from primary and upper schools within Bury St Edmunds by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 800m walking distance of primary and upper schools and is within a 5km cycling distance of schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safe environments.	
		Will it reduce noise and odour concerns?	The site is not in conflict with surrounding land uses, as it is in an isolated location away from residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance to the key services but is within a 2-5km cycling distance.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)	The site is within not walking but within reasonable cycling distances to nearby supermarkets/shopping	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: BV24 West Suffolk College		Area: ? ha developable area		
Corresponding site submission reference number:BV24				
Proposed for Other Uses (Education and associated uses)		Indicative Capacity: ?		
		to supermarkets/shopping centre?	centre within Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	N/A	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The college site will provide some employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is close to an area of accessible green space.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located partly within a groundwater source protection zone 2 and within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	No information on water infrastructure constraints.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: BV24 West Suffolk College		Area: ? ha developable area		
Corresponding site submission reference number:BV24				
Proposed for Other Uses (Education and associated uses)		Indicative Capacity: ?		
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce waste arisings?	Whilst new development within the airfield will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has public transport access to key services and is within reasonable walking / cycling distances.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is possible that further development within the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments [...] in excess of 1000 sq. m. [...] shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable.	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: BV24 West Suffolk College		Area: ? ha developable area		
Corresponding site submission reference number:BV24				
Proposed for Other Uses (Education and associated uses)		Indicative Capacity: ?		
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of a SSSI (The Glen Chalk Caves). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	This site is located within the historic Gibraltar Barracks site Grade II Listed.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden?	The site is not located in proximity to a Historic Park	

SA Objective		Indicator	Notes	Colour Code
Bury St Edmunds: BV24 West Suffolk College		Area: ? ha developable area		
Corresponding site submission reference number:BV24				
Proposed for Other Uses (Education and associated uses)		Indicative Capacity: ?		
		Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not in or adjacent to a SAM	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not in or adjacent to a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The college site will provide some employment	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	The college site will provide some employment	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The college site will provide some employment	

Appendix G - Discounted Issues and Options Site List and Justifications

Bury St Edmunds East

- G.1.1 **SS73** Part of the site has been utilised for the Moreton Hall Concept Plan but the eastern half has not been selected.
- G.1.2 **SS130** The site, if brought forward for housing, would be in an isolated location with a poor relationship to services and facilities away from the Housing Settlement Boundary of Bury St Edmunds.

Bury St Edmunds North

- G.1.3 **SS56** This site is not in one of the five locations around the town which were selected for the strategic areas of growth for the town. It would therefore be contrary to the Core Strategy.
- G.1.4 **SS87** This site is not in one of the five locations around the town which were selected for the strategic areas of growth for the town. It would therefore be contrary to the Core Strategy.
- G.1.5 **SS107** This site is not in a one of the five locations around the town which were selected for the strategic areas of growth for the town. It would therefore be contrary to the Core Strategy.
- G.1.6 **SS102** Suffolk Business Park extension provides all the employment land needed for the town over the plan period. Other employment opportunities remain in the town which are in more sustainable locations. Therefore this site is not required.
- G.1.7 **SS11/08** This site submission seeks the site to be allocated as school. The use of the site is already a school.
- G.1.8 **WS03** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham St Martin has been designated as an Infill village in the Core Strategy where development will only be acceptable within the defined Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to policy.
- G.1.9 **WS15** This site lies outside of the Housing Settlement Boundary and is therefore contrary to policy.
- G.1.10 **SS108** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham St Martin has been designated as an Infill village in the Core Strategy where development will only be acceptable within the defined Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to policy.
- G.1.11 **SS71** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham St Martin has been designated as an Infill village in the Core Strategy where development will only be acceptable within the defined Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to policy.

Bury St Edmunds South East

- G.1.12 **SS36** This site is adjacent to the Housing Settlement Development of Bury St Edmunds. This site has not been selected as it forms part of the important views from the historic core of Bury St Edmunds.

Bury St Edmunds South

- G.1.13 **SS77** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is adjacent to the existing Housing Settlement Boundary however access is poor, the land has nature conservation implications and is a special landscape area. In addition the site would be remote from the towns facilities and services.

- G.1.14 **WS55** The Core Strategy provides land for a new health campus on the western side of Bury St Edmunds. However this is a long term aspiration and the Hospital do not expect to be able to move until the end of the Plan period. The reallocation of this site is deemed premature due to the long term vision of the Hospital.
- G.1.15 **WS07** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is adjacent to the existing Housing Settlement Boundary; however access is poor, the land has nature conservation implications and is a Special Landscape Area. In addition the site would be remote from the town's facilities and services.

Bury St Edmunds West and Westley

- G.1.16 **SS11** This site has been promoted for an hotel, restaurant and petrol station use. The site is not accessible by a range of different modes of transport and is therefore considered inappropriate for development.
- G.1.17 **SS6** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The Core Strategy requires that a buffer remains between Westley and the strategic area of growth from the west of Bury. Development of this land would be contrary to the Core Strategy as it would lead to Westley being consumed by Bury St Edmunds.
- G.1.18 **SS40** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is not accessible by a range of different modes of transport with the A14 to the south and a golf course to the north and east. The site has been promoted for employment use. The size of this land would mean that the employment use would be of strategic significance. The Core Strategy allocated the extension of Suffolk Business Park for the Strategic Employment land for the town. This submission would undermine that aspiration and be contrary to the Core Strategy.
- G.1.19 **SS122** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is considered that better sites exist which were allocated at the Core Strategy to provide the strategic growth of the town. The land is a designated Special Landscape Area.
- G.1.20 **WS56** This site has been promoted for commercial and retail use. The site is not accessible by a range of different modes of transport, access by motor vehicles is limited due to the A14 to the north and the railway line to the south. In addition retail uses on the edge of town would not be considered sustainable or encourage the viability of the town centre and this site is therefore considered inappropriate for development.
- G.1.21 **SS46** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Westley is designated as Countryside and the development of this site would be contrary the policies in the Core Strategy.
- G.1.22 **SS41** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Westley is designated as Countryside and the development of this site would be contrary the policies in the Core Strategy.
- G.1.23 **SS62** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Westley is designated as Countryside and the development of this site would be contrary the policies in the Core Strategy.
- G.1.24 **WS22** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Westley is designated as Countryside and the development of this site would be contrary the policies in the Core Strategy.

Appendix H – Monitoring Programme

Table H.1 - Monitoring Programme

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
1	Effects on improving the health of the population overall and reducing health inequalities	Proportion of population with access to hospital or GP or dentist surgery	% Increase	Periodically	SEBC (DfT accessibility indicators)
		Proportion of journeys to work on foot or by cycle	% Increase	Annual	SEBC
		How do children travel to school?	Non identified	Annual	SEBC
		Obesity in the population		Annual	SEBC (Department of Health indicator 7.01)
		Participation in sport and active recreation	70% of population participants in 30 mins activity, 5 times a week by 2020 <i>Source: The Framework for Sport in England: A Vision for 2020</i>	Annual	SEBC (National Indicator 8)
2	Effects on maintaining and improving levels of education and skills in the population overall	Average point score per student at A and AS level	% Increase	Annual	SEBC
		Proportion of the population with no qualifications	% Increase	Annual	SEBC
3	Effects on reducing crime and anti-social activity	Crime rate per 1000 population	Decrease	Annual	SEBC (Suffolk Speaks, British Crime Survey)
		Fear of Crime	Decrease	Annual	SEBC (Suffolk Speaks, British Crime Survey)
4	Effects on reducing poverty and social exclusion	Proportion of the population who live in wards that rank within the	% Reduce	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		most deprived 10% and 25% of wards in the country			
5	Effects on improving access to key services for all sectors of the population	Percentage of rural households within 15 minutes' walk of an hourly bus service	% Increase	Annual	SEBC
		Proportion of population with access to key local services e.g. GP, post office	% Increase	Annual	SEBC
6	Effects on offering everybody the opportunity for rewarding and satisfying employment	Unemployment rate – (%) unemployed persons	% Reduce	Annual	SEBC
7	Effects on meeting the housing requirements of the whole community	Homelessness Numbers	Reduce	Annual	SEBC
		Annual net dwelling completions	Proposed East of England annual target of housing completions for St Edmundsbury (Policy H1) between 2001 and 2021: 500	Annual	SEBC
		Affordable Housing completions	Policy H3 - Affordable Housing of the Replacement St Edmundsbury Borough Local Plan 2016: 40% affordable housing on: i) sites of 0.5+ ha or 15+ dwellings, in settlements of 3,000+	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
			ii) sites of 0.17+ ha or 5+ dwellings, in settlements of less than 3000		
		Special Needs Housing	Not identified	Annual	SEBC
		Provision for gypsy and traveller pitches	17 pitches by 2011 (The East of England Plan, a target for St Edmundsbury in Policy H4)		SEBC
		Average property price and Housing Affordability	Decrease	Annual	SEBC
8	Effects on improving the quality of where people live and encouraging community participation	% of residents who are happy with their neighbourhood as a place to live	Increase	Periodically	SEBC (Suffolk Speaks Survey)
		Change in amount of accessible natural green space	Increase in the amount of accessible natural green space by 5% by 2010	Periodically	SEBC (Suffolk Biological Records Office)
		Number of people involved in volunteer activities	Increase	Periodically	SEBC (NI 6 'Participation in regular volunteering')
9	Effects on improving water and air quality	Water quality in rivers	Improve	Annual	SEBC (Environment Agency)
		Groundwater quality	Improve	Annual	SEBC (Environment Agency)
		Have annual mean concentrations of any key air pollutants been	Zero exceedances	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		exceeded?			
10	Effects on conserving soil resources and quality	Number and percentage of new dwellings completed on greenfield land	Decrease	Annual	SEBC
		Dwellings per hectare of net developable area	Recommended minimum guideline = 30 dwellings/hectare (PPG3)	Annual	SEBC
		Number of potential and declared contaminated sites returned to beneficial use	Increase	Annual	SEBC
11	Effects on using water and mineral resources efficiently, and re-use and recycle	Recycled aggregate production	Increase	Annual	SEBC
		Daily domestic water use (per capita consumption, litres) for St Edmundsbury	Achieving the equivalent of 3 stars under the Code for Sustainable Homes for water use (105litres/capita/day) is a desirable target for new homes	Annual	SEBC (Audit Commission)
12	Effects on reducing waste	Household and municipal waste produced	Year-on-year reduction	Annual	SEBC
		Tonnage / proportion of household (and municipal) waste recycled, and composted	Year-on-year increase	Annual	SEBC
13	Effects on reducing the effects of traffic on the environment	Traffic volumes in key locations	Decrease	Annual	SEBC
		Percentage of all new residential development taking place in major towns, other towns, and	Increase	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		elsewhere			
		Percentage of journeys to work undertaken by sustainable modes	Increase	Annual	SEBC
		Percentage of schoolchildren travelling to school by sustainable modes	Increase	Annual	SEBC
		Car parking standards (the number of spaces per development)	Decrease	Annual	SEBC
14	Effects on reducing contributions to climate change	Consumption of electricity - Domestic use per consumer and total commercial and industrial use	Decrease	Annual	SEBC (DTI))
		Consumption of gas - Domestic use per consumer and total commercial /industrial use	Decrease	Annual	SEBC (DTI)
		GHG emissions by sector and per capita emissions - proportion and absolute quantity in tonnes per year	To reduce CO ₂ emissions 80% by 2050 from a 1990 baseline figure (national target) <i>Source: UK Climate Change Act 2008</i>	Annual	SEBC (Defra Statistics on CO ₂ emissions for local authority areas)
		Percentage of buildings achieving desired rating against national building standards such as Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent')	Desirable targets: all new dwellings meeting Code level 3 by 2010, Code level 4 by 2013 and Code	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		standard). Compliance with Building Regulations requirements valid at the time	level 6 by 2016		
		1. Percentage of new development which sources a percentage of energy from low carbon or renewable sources: i. Onsite; ii. Offsite.	East of England targets 10% (2010); 17% (2020)	Periodically	SEBC
		Renewable energy generation: installed generating capacity.	Increase	Annual	SEBC
		Number of properties receiving grants to increase energy efficiency in their homes (e.g. from Carbon Emissions Reductions Target Scheme or the Warm Front Scheme)	Increase	Annual	SEBC
		Energy-efficiency and other CO ₂ reduction projects funded through community infrastructure levy and allowable solutions	Increase	Annual	SEBC
15	Effects on reducing vulnerability to climatic events	Flood Risk – Planning applications approved against Environment Agency advice	Compliance with Environment Agency advice	Annual	SEBC
		Properties at risk of flooding from rivers	Decrease/Maintain stable	Annual	SEBC (Environment Agency)

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
16	Effects on conserving and enhancing biodiversity and geodiversity	Change in number and area of designated ecological sites	No net loss	Annual	SEBC
		Condition of CWS	Improve	Periodically	SEBC (new National Indicator 197)
		Reported condition of ecological SSSIs	Meet the Public Service Agreement targets	Periodically	SEBC (Natural England)
		Achievement of Habitat and Species Action Plan targets	Compliance	Periodically	SEBC
		Development proposals affecting BAP habitats outside protected areas	Zero	Annual	SEBC
		Reported condition of geological SSSIs and RIGSS	Improve	Periodically	SEBC
17	Effects on conserving and enhancing areas of historical and archaeological importance	Number of listed buildings and buildings at risk	Decrease	Annual	SEBC (English Heritage)
		Area of historic parks and gardens	No net loss	Annual	SEBC (English Heritage)
		Number and area of Conservation Areas (CAs) and Article 4 directions	No net loss	Annual	SEBC (English Heritage)
		Number of Conservation Area Appraisals (CAAs) completed and enhancement schemes (in conservation areas) implemented	Increase	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		Number of Scheduled Ancient Monuments (SAMs) damaged as a result of development	Zero	Annual	SEBC (English Heritage)
		Percentage of development permissions with conditions requiring archaeological investigations prior to or during development	Not identified	Annual	SEBC
18	Effects on conserving and enhancing the quality and local distinctiveness of landscapes and townscapes	Number and percentage of new dwellings completed on previously developed land	Borough target of 40% from SEBC Replacement Local Plan PPG3: 60% on brownfield	Annual	SEBC
		Number of vacant dwellings	Decrease	Annual	SEBC
		Landscape condition specified in landscape character assessments	No reduction in quality or character	Periodically	SEBC (Suffolk Landscape Character Assessment)
19	Effects on achieving sustainable levels of prosperity and economic growth throughout the plan area	Take-up of URBAN employment floorspace (completions)	To maintain a supply of available land where appropriate and to encourage year-on-year employment development	Annual	SEBC
		Take-up of RURAL employment floorspace (completions)	To maintain a supply of available land where appropriate	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		Employment permissions and allocations (URBAN)	None identified	Annual	SEBC
		Employment permissions and allocations (RURAL)	None identified	Annual	SEBC
20	Effects on revitalising town centres	% Vacant units in town centres	Not exceed the national average	Annual	SEBC
21	Effects on encouraging efficient patterns of movement in support of economic growth	Number of developments where a travel plan is submitted or is a condition of development	Increase	Annual	SEBC
		Percentage of journeys to work undertaken by sustainable mode	Increase	Annual	SEBC
		Number of farmers markets and farm shops	Increase	Annual	SEBC
22	Effects on encouraging and accommodating both indigenous and inward investment	Employment land availability (URBAN)	To maintain a supply of available land where appropriate	Annual	SEBC
		Employment land availability (RURAL)	To maintain a supply of available land where appropriate	Annual	SEBC

Appendix I – Bury St Edmunds Vision Policies Assessed, 2013

- I.1.1 The section below indicates the changes made to the Policies of the Bury St Edmunds Vision 2031 Submission Draft (March 2013 version) as a result of the document update after the 2012 consultation. The deleted text is ~~struck through~~ and new additions are underlined. The SA report was updated accordingly, reflecting the changes made in the policies' assessment in Section 6 of the main report.

Final Bury St Edmunds Vision 2031 policy changes

Policy BV1 Presumption in Favour of Sustainable Development

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Note: This policy has been published by the Planning Inspectorate and is required to be included in all Local Plans.

POLICY ~~BV2~~ BV4: HOUSING DEVELOPMENT WITHIN BURY ST EDMUNDS

Within the housing settlement boundary for Bury St Edmunds (defined on the Policies Proposal Map) planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling will be permitted where it is not contrary to other planning policies.

POLICY ~~BV3~~ BV2: STRATEGIC SITE – NORTH WEST BURY ST EDMUNDS

76.5 Ha of land at north-west Bury St Edmunds is ~~identified on the Proposals Map to meet~~ allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.

Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement

POLICY ~~BV4~~ BV3: STRATEGIC SITE – MORETON HALL BURY ST EDMUNDS

~~34.1 Ha of land at Moreton Hall Bury St Edmunds is identified on the Proposals Map to meet allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.~~

~~Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement~~

POLICY ~~BV5~~ BV4: STRATEGIC SITE – WEST BURY ST EDMUNDS

~~54.3 Ha of land at West Bury St Edmunds is identified on the Proposals Map to meet allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement. This allocation includes a site for the provision of a sub-regional health campus (relocation of West Suffolk Hospital).~~

~~Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement.~~

POLICY ~~BV6~~ BV5: STRATEGIC SITE – NORTH EAST BURY ST EDMUNDS

~~66.5 Ha of land at north-east Bury St Edmunds is identified on the Proposals Map to meet allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.~~

~~Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement~~

POLICY ~~BV7~~ BV6: STRATEGIC SITE – SOUTH EAST BURY ST EDMUNDS

~~70 Ha of land at south-east Bury St Edmunds is identified on the Proposals Map to meet allocated for development in accordance with the provisions of Policy CS11 of the Core Strategy and is identified on the Concept Statement.~~

~~Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement~~

POLICY BV7: VINEFIELDS FARM, BURY ST EDMUNDS

~~3.5ha of land at Vinefields Farm, Bury St Edmunds is allocated for:~~

- ~~i) housing (75 dwellings); and~~
- ~~ii) recreational open space.~~

~~Applications for planning permission will be required to comply with the adopted masterplan for the site.~~

POLICY BV8: STATION HILL DEVELOPMENT AREA - BURY ST EDMUNDS

~~The site bounded by Out Northgate, Tayfen Road and the Ipswich - Cambridge railway line is allocated for redevelopment that should seek to deliver the following: suitable for mixed development and is allocated for:~~

- a) residential **(300 units indicative)**;
- b) offices and other B1 employment;
- c) leisure uses;
- d) small scale retail uses to serve local needs;
- e) parking ancillary to these uses and to supplement the requirements of the railway station;
- f) an improved public transport interchange; and
- g) strategic landscaping and public realm improvements.

Small scale retail development shall be interpreted as units not exceeding 150 sq. metres in net floor area.

The amount of land available for development, phasing arrangements, location of uses, access arrangements, design and landscaping will be informed by a masterplan for the site.

Applications for planning permission will only be considered once the masterplan has been adopted as a ~~Supplementary Planning Document~~ by the local planning authority. The developer will be expected to prepare the masterplan which should be prepared in accordance with the content of the adopted concept statement for the site.

The rail sidings are identified in the Suffolk Minerals Local Plan as a strategic site for the handling of minerals. Permission Proposals for development which limits the use of the rail sidings will not be granted until satisfactory alternative provision is made or it has been demonstrated that there is no demand for rail sidings in the area.

POLICY BV9: TAYFEN ROAD – BURY ST EDMUNDS

Land at Tayfen Road, Bury St Edmunds, identified on the ~~Proposals~~ Policies Map, is allocated for redevelopment that should seek to deliver the following:

- i) retail warehousing floorspace;
- ii) foodstore;
- iii) leisure uses;
- iv) residential **(150 units indicative)**; and
- v) strategic landscaping and public realm improvements.

The amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by the masterplan for the site.

Applications for planning permission will only be considered once the masterplan, or any significant amendments to it has been adopted by the local planning authority. The developer will be expected to prepare the masterplan which should be prepared in accordance with the content of the adopted concept statement for the site.

POLICY BV10: HOUSING ON BROWNFIELD SITES - BURY ST EDMUNDS

The following brownfield sites are allocated for residential development

		Indicative Capacity	Site Area (ha) <u>Gross</u>	
a)	Bury St Edmunds Garden Centre	52 <u>30</u>	1.75	
b)	Land at Jacqueline Close	60 <u>30</u>	2.0	
c)	Hospital Site, Hospital Road	45	1.5	
d)	Shire Hall	66 <u>25</u>	1.3	
e)	Weymed Site	14	0.27	
f)	Land at School Yard	32	0.64	
g)	Almoners Barn, Cullum Road	12	0.24	
Mixed Use Site (including residential)				
h)	Tayfen Road	100	3.8	
i)	Station Hill	300	6.9	
j)	Land at Ram Meadow	85	2.4	
h) k)	Garages and Bus Depot, Cotton Lane	50	0.7	

These sites are identified on the ~~Proposals~~ Policies Map

Please note, allocations reflect situation as at 1 April 2012-2014

Land of Jacqueline Close and the Hospital Site, Hospital Road site will require Development Briefs due to the nature of the sites, their relationships with each other and the importance of creating permeable sites which open themselves up for pedestrians and cyclists.

POLICY BV10: HOUSING ON BROWNFIELD SITES - BURY ST EDMUNDS

The following brownfield sites are allocated for residential development

		Indicative Capacity	Site Area (ha) <u>Gross</u>	
a)	Bury St Edmunds Garden Centre	52 <u>30</u>	1.75	
b)	Land at Jacqueline Close	60 <u>30</u>	2.0	
c)	Hospital Site, Hospital Road	45	1.5	
d)	Shire Hall	66 <u>25</u>	1.3	

e)	Weymed Site	14	0.27	
f)	Land at School Yard	32	0.64	
g)	Almoners Barn, Cullum Road	12	0.24	
Mixed Use Site (including residential)				
h)	Tayfen Road	100	3.8	
i)	Station Hill	300	6.9	
j)	Land at Ram Meadow	85	2.1	
h) k)	Garages and Bus Depot, Cotton Lane	50	0.7	

These sites are identified on the ~~Proposals~~ Policies Map
Please note, allocations reflect situation as at 1 April ~~2012~~ 2014

POLICY BV11: LAND AT RAM MEADOW

3.84 (net) Ha of land at Ram Meadow is allocated for mixed use development which may include residential development and commercial uses, car parking and an access road to Compiegne Way. Numbers and distribution of uses will be informed by a more detailed Development Brief for the site.

The following studies should be undertaken prior to the preparation of the site Development Brief:

- **A transport assessment;**
- **A full site specific ecological survey; and**
- **A site specific flood risk assessment.**

A wildlife management plan should be produced as part of any application for development on the site.

POLICY BV12: NEW AND EXISTING LOCAL CENTRES AND COMMUNITY FACILITIES

Sites for new and Existing local centres are identified allocated at:

- a) Barton Road
- b) Cadogan Road
- c) Glastonbury Road
- d) Hardwick Precinct
- e) Lake Avenue Parade
- f) Moreton Hall
- g) The Parade, Ridley Road
- h) St Olaves Precinct
- i) Stamford Court

Sites for new local centres will be provided at:

- j) **North East Bury St Edmunds strategic site**

- k) Moreton Hall strategic site**
- l) North East Bury St Edmunds strategic site**
- m) South East Bury St Edmunds strategic site**

The locations of the new local centres will be identified through the masterplan process.

New local centres should be well served by public transport and cycle path access and within reasonable walking distance of all parts of the development.

The local planning authority will ~~require new local centres to contain~~ **seek to maintain** a mix of uses **in local centres** which could include:

- i) leisure and recreation;
- ii) health and community facilities;
- iii) small scale retail development, where it can be demonstrated to meet local need (generally not exceeding 150 sq. metres in net floor area unless a larger area is required to meet a demonstrated local shortfall); and
- iv) education.

These sites will be safeguarded from other forms of development.

POLICY BV13: STRATEGIC SITE – EXTENSION TO SUFFOLK BUSINESS PARK, MORETON HALL, BURY ST EDMUNDS

68.28 ha of land East of Suffolk Business Park, Bury St Edmunds (but excluding the Rougham Industrial Estate General Employment Area) is allocated for Employment Uses (Use Classes B1 and B8).

This is a long term allocation, development of which is likely to extend beyond this Plan period. Prior to the commencement of development, a relief road linking Bedingfeld Way with the A14 Rookery Crossroads **must be completed and available for use** in accordance with Core Strategy Policies CS11 and CS14. ~~must be completed and available for use.~~

The amount of land available for development, location of uses, access arrangements, phasing of development, linkages to the airfield site, design and landscaping have been informed by a masterplan for the site.

A travel plan should be prepared and implemented to reduce dependency on access to the business park by the private car.

Developers will be expected to enter into a legal obligation to implement relevant sections of the road, drainage and service infrastructure in advance of business units on the site being occupied.

An investigation of the extent and quality of the mineral resource at the site will be required prior to any planning permission being granted to enable a judgement to be reached on the case for prior extraction of the mineral to avoid sterilisation.

POLICY BV14: GENERAL EMPLOYMENT AREAS – BURY ST EDMUNDS

The following areas are designated as General Employment Areas

		Use class
a)	Anglian Lane	(B1,B8)
b)	Barton Road	(B1,B8)
c)	Blenheim Park	(B1,B2,B8)
d)	British Sugar, Hollow Road	(B1,B2,B8)
e)	Suffolk Business Park	(B1,B8)
f)	Chapel Pond Hill	(B1,B2,B8)
g)	Eastern Way	(B1,B2,B8)
h)	Enterprise Park, Etna Road	(B1,B8)
i)	Mildenhall Road	(B1,B2,B8)
j)	Moreton Hall	(B1,B2,B8)
k)	Northern Way	(B1,B2,B8)
l)	Western Way	(B1,B2,B8)
m)	Greene King, Friars Lane	(B1,B2,B8)
n)	Rougham	(B1,B2,B8)

Within the General Employment Areas, the following land is available for development as of 1 April 2012:

Anglian Lane	0.40
Blenheim Park	1.27 0.77
Suffolk Business Park*	6.24 5.51
Chapel Pond Hill	0.88
Eastern Way	0.78 0.20
Mildenhall Road	3.6 4.29
Northern Way	0.34
TOTAL AREA AVAILABLE	13.54 12.34

* Development at Suffolk Business Park will comprise the following:

- a) light industrial, research and office use;
- b) units for new and small firms involved in high technology and related activities; and
- c) extensive landscaping, particularly around the perimeter of the site.

Note: References to Classes B1, B2 and B8 are as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Policy BV15: ALTERNATIVE BUSINESS DEVELOPMENT WITHIN GENERAL EMPLOYMENT AREAS

Within the following General Employment Areas, opportunities for the redevelopment or re-use of sites and buildings for alternative commercial business/mixed activities which do not necessarily fit neatly into B Use Classes will be considered favourably where they;

- a) do not conflict with policies elsewhere within the Development Plan;
- b) seek to maximise the sites' potential for economic growth and/or support the continued operation of the existing businesses and industrial activities; and
- c) do not generate potential conflict with existing or proposed general industrial (Use Class B2) activities.

~~Such development should not result in the potential for future conflict with existing or proposed general industrial (Use Class B2) activities.)~~

a)	Barton Road
b)	Blenheim Park
c)	British Sugar, Hollow Road
d)	Eastern Way
e)	Mildenhall Road
f)	Northern Way
g)	Western Way

POLICY BV16: BRITISH SUGAR LAGOONS

The local planning authority will encourage the long-term ~~restoration~~ improvement of the lagoons, residue beds, spoil and landscaped areas of the British Sugar site, as identified on the ~~Proposals Policies Map, should they no longer be necessary for the operational requirements of the factory.~~ Other than uses associated with the factory. ~~Appropriate forms of after~~ alternative use such as suitable recreation and nature conservation uses will be considered across the site. The area adjoining the River Lark forms an important link in the creation of the 'Lark Valley Green Corridor' (identified in the Green Infrastructure Study). Any development should include the safe and secure provision of this corridor.

As well as the above uses, the land south of Compiegne Way is appropriate for a ~~modest amount of~~ employment (B2 General Industrial) uses.

The amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a ~~masterplan~~ development brief for the site ~~prepared by the landowner.~~ Applications for planning permission will only be considered once the ~~masterplan~~ development brief has been adopted as a ~~Supplementary Planning Document~~ by the local planning authority. ~~The landowner will be expected to prepare the masterplan.~~

POLICY BV17: BURY ST EDMUNDS RETAIL PARK

A site is identified on the ~~proposals~~ Policies Map bounded by Bedingfeld Way and the A14 and including Greyfriars Road, as the St Edmundsbury Retail Park.

In addition to the policies elsewhere in this Plan, proposals for all retail floorspace on ~~this these sites~~ will be judged against the following criteria:

- a) The need for the proposal;
- b) That a sequential approach has been adopted in selecting the site demonstrating that all potential suitable, viable and available sites have been evaluated; and
- c) The impact of the proposal on the vitality and viability of Bury St Edmunds Town Centre and local centres, including the cumulative impact of recently completed developments and unimplemented planning permissions, taking into account the results of a shopping impact study and/or an environmental assessment; and
- ~~d) That the site is accessible by a choice of means of transport.~~

~~POLICY BV18: ON-SITE LOW CARBON ENERGY TARGET~~

~~Opportunities for large scale low carbon energy generation are limited in Bury St Edmunds. In order to deliver energy generation and CO2 reductions, and maximise the economic, social and environmental benefits that this will bring, the Council expects new development to play its part. Accordingly, developments in 'district heating network opportunity areas' and developments over 10 dwellings will be required to emit a maximum of 6 kilograms of CO2 per square meter per year (kgCO2(eg) m2/year), where feasible and viable.~~

~~POLICY BV19~~ POLICY BV18 – District heating network opportunity areas

It is recommended that new development in a district heating network opportunity area should, where feasible and financially viable, contribute to the establishment of a strategic district heating network(s) in suitable locations. Accordingly:

1. Development of all sizes should seek to make use of available heat, biomass and waste heat.
2. Strategic development sites should consider installing a district heating network to serve the site unless it can be shown not to be feasible or viable. The network should connect to or be compatible with connection to a strategic network at a future date.
3. Other new developments should connect to any available district heating networks unless it can be shown not to be feasible or viable. Where a district heating network does not yet exist, applicants should demonstrate that the heating and cooling equipment installed does not conflict with future connection to a strategic network.

4. New development should be designed to maximise the opportunities to accommodate a district heating solution, considering density, mix of use, layout and phasing.
5. Where investment or development is being undertaken into or adjacent to an anchor load identified in the heat map, full consideration should be given to the potential contribution that the building can have within a district heating network.

POLICY BV20 POLICY BV19 – Community Infrastructure Levy and Allowable Solutions

Money raised through the CIL and, in future, from Allowable Solutions (~~levied as part of the Building Regulations~~) may be required to contribute towards the development of the strategic district heating networks identified in the ‘Investigating Decentralised Energy in Bury St Edmunds’ study. energy efficiency and carbon dioxide reduction projects identified by the Council in future. It may also contribute towards the development of the strategic district heating networks. Further details will be set out in the forthcoming CIL Charging Protocol and a future Allowable Solutions SPD. It may also be spent on other CO2 reduction priorities identified by the Council in the future.

POLICY BV24 POLICY BV20 : LAND WEST OF ROUGHAM ROAD HILL

15 Ha of land to the west of Rougham Road Hill is allocated for outdoor recreational use and associated facilities. The amount of land and distribution of uses will be informed by a detailed Development Brief that shall have regard to the following requirements:

- a) the area of land taken for buildings and hard landscaping shall be kept to the minimum required to make open space recreational uses viable;
- b) buildings should be located adjoining Rougham Hill;
- c) a cycle route and footpath shall be provided linking Rougham Hill and cycle route 51; and
- d) development should not have a detrimental impact on the setting of the Bury St Edmunds town centre conservation area in accordance with Policy BV27.

POLICY BV22 POLICY BV21: ROUGHAM AIRFIELD

Land at Rougham Airfield, as identified on the Proposals Policies Map, is safeguarded for:

- airfield uses;
- sporting and recreational uses; and
- showground and outdoor events.

Proposals for new buildings on the site associated with these uses will be conditioned so that they cannot be brought into use until the Eastern Relief Road (Core Strategy Policies CS11 and CS14) is constructed.

POLICY BV23 POLICY BV22 : ALLOTMENTS

Proposals that will result in the loss of allotments will not be allowed unless:

- a) it can be demonstrated that there is no local demand for the allotment; or

b) suitable mitigation can be identified and made available.

Any replacement provision should take account of the needs of the locality, accessibility and suitability.

Sites for the provision of additional allotments will be identified, where appropriate, in Masterplans and Development Briefs.

~~POLICY BV24~~ POLICY BV23: WEST SUFFOLK HOSPITAL AND ST NICHOLAS' HOSPICE

Within the site shown on the ~~Proposals~~ Policies Map at Hardwick Lane, Bury St Edmunds (known as the Hospital Site), support will be given for the provision of new buildings and extension of existing premises for health care and associated uses where:

- a) efficient use of land is maximised;
- b) additional and adequate car parking is provided;
- c) a travel plan to reduce dependency on access to the Hospital Site by the private motor car is prepared and implemented; and
- d) the proposal would not have an unacceptable impact on the amenity of the hospital site and the surrounding area.

~~POLICY BV25~~ POLICY BV24: WEST SUFFOLK COLLEGE

Within the site shown on the ~~Proposals~~ Policies Map at Out Risbygate (known as the College Site), permission for the expansion of educational premises and associated uses will be permitted where:

- a) the proposal would not have an unacceptable impact on the amenity of the college site and the surrounding area;
- b) the travel plan to reduce dependency on access to the college site by the private motor car is updated as necessary and implemented; ~~and~~
- c) additional car parking is provided; and
- d) the wooded area referred to as the Copse in the masterplan and identified on the Policies Map shall be retained and protected from development

The amount of land available for development, location of uses, access arrangements design and landscaping has been informed by a masterplan for the site. Applications for planning permission will be required to adhere to the requirements of the masterplan.

~~POLICY BV26~~ POLICY BV25 : SAFEGUARDING EDUCATIONAL ESTABLISHMENTS

Existing and proposed schools and educational establishments will be safeguarded for educational and community use. Development will be considered favourably where: ~~not be permitted unless:~~

- i) the development is for buildings and/or facilities ancillary to, or enhancing the educational or community use; or
- ii) the facility which would be lost as a result of the proposed development would be replaced by an establishment of an equivalent or better quality, in a suitable location; or

iii) there is clear evidence through a quantified and documented assessment that now, and in the future, the site will no longer be needed for its current purpose and there is no community need for the site.

POLICY BV27 POLICY BV26: CONSERVING THE SETTING AND VIEWS FROM THE HISTORIC CORE

The council will seek to preserve or enhance the townscape and landscape setting of the Bury St Edmunds Town Centre Conservation Area. Special care will be taken to ensure that views from and into this historic centre remains unspoilt with particular regard to the vista along Abbeygate Street and from the water meadows of the Lark and Linnet.

Policy BV28 Policy BV27 Green Infrastructure in Bury St Edmunds

In and around the town of Bury St Edmunds the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced, which includes the creation of new habitats, through the implementation of the St Edmundsbury Green Infrastructure Strategy.

Opportunities to extend the coverage and connectivity of the strategic green infrastructure network should be undertaken in association with new development, where appropriate.

Green Infrastructure projects will:

a) Enhance the character of the Green Infrastructure Action Zones identified in the Green Infrastructure Strategy;

b) enhance and extend, where practical, the wetland landscape character of the urban River Lark and River Linnet;

c) provide new community parklands on the strategic growth areas in the town, the areas for which will be determined at the concept and masterplan stage; and

d) connect multifunctional green infrastructure routes/corridors in the town to existing and future green spaces.

The council will work with its partners to develop the green infrastructure network and implement proposed network improvements including those set out in the Green Infrastructure Strategy.

Planning permission for development that would harm the Green Infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.

POLICY BV29 POLICY BV28 BURY ST EDMUNDS TOWN CENTRE MASTERPLAN

A detailed masterplan will be prepared for Bury St Edmunds town centre to provide the context for the future development of the central area and provide the framework for individual development proposals to come forward.

The masterplan will also address:

- town centre traffic management, including car parking;
- the quality of the environment;
- art and the public realm; and
- town centre uses.

Applications for planning permission for sites, other than already identified for development in this Plan, and which would have a strategic impact on the development of the masterplan will only be considered once the masterplan has been adopted as planning guidance by the local planning authority following public consultation.

Appendix J – Changes made to draft policies as a result of 2012 SA recommendations on the Preferred Options Draft Policies

Table J.1 - Changes made to Bury St Edmunds Vision 2031 Submission draft policies as a result of Sustainability Appraisal recommendations on the Preferred Options draft policies

Preferred Options draft Policy number	SA Recommended Change	Change made to Submission draft and reasoning
Policy BV1 housing development within Bury St Edmunds	None identified	N/A
Policy BV2 strategic site – North West Bury St Edmunds	None identified	N/A
Policy BV3 strategic site – Moreton Hall Bury St Edmunds	None identified	N/A
Policy BV4 strategic site – West Bury St Edmunds	None identified	N/A
Policy BV5 strategic site – North East Bury St Edmunds	None identified	N/A
Policy BV6 strategic site – South East Bury St Edmunds	None identified	N/A
Policy BV7 Vinefields Farm	None identified	N/A
Policy BV8 Station Hill	The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental feature of the SSSI and any potential adverse effects should be mitigated. The policy supporting text should also specify which environmental constraints should be considered, including water quality.	TBC
Policy BV9 Tayfen Road	The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental and heritage features, including the SSSI and SM and any potential adverse effects should be mitigated.	Text inserted to say “The design and development of the site should be sympathetic to any surrounding sensitive environmental and heritage features, and ensure any potential adverse effects are mitigated.”
Policy BV10 Housing on brownfield sites	The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental and heritage features, including the SSSI, SAM and Area of Archaeological Importance and nearby listed buildings and any potential adverse effects should be mitigated.	Text inserted to say “The design and development of the site should be sympathetic to any surrounding sensitive environmental and heritage features, and ensure any potential adverse effects are mitigated.”
	The supporting text should consider that flood mitigation measures in advance of development of the site where necessary.	Text inserted to say “Where sites are located in areas of potential flood risk flood mitigation measures should be undertaken in advance of the development taking place.”
Policy BV11 Land at Ram Meadow	The supporting text should consider that flood mitigation measures in	Text inserted to say “Any necessary flood, water quality or

Comment [OP1]: Ann-Marie, it looks like the recommendations to this policy were overlooked – please provide a response.

	<p>advance of development of the site where necessary.</p> <p>The supporting text should consider water quality and mitigating potential negative effects on water availability in advance of the development of the site where necessary.</p>	<p>water availability mitigation measures should be undertaken in advance of the development taking place.”</p>
Policy BV12 New and existing local centres and community facilities	<p>The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental and heritage features, including the SSSI, Local Nature Reserve and nearby listed buildings and any potential adverse effects should be mitigated.</p>	<p>Text inserted to say “The design and development of new local centre sites should be sympathetic to any sensitive environmental and heritage features and any potential adverse effects should be mitigated.”</p>
Policy BV13 Strategic site – Extension to Suffolk Business Park	<p>The supporting policy text should consider the design and development of new sites so that they are sympathetic to the sensitive heritage features and any potential adverse effects should be mitigated.</p>	<p>Text inserted to say “The design and development of the site should be sympathetic to any sensitive heritage features and any potential adverse effects should be mitigated.”</p>
Policy BV14 General Employment Areas	<p>The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental and heritage features, including the SSSI, Local Nature Reserve and nearby listed buildings and any potential adverse effects should be mitigated.</p>	<p>Text inserted to say “The design of new development within these sites should be sympathetic to any sensitive environmental and heritage features and any potential adverse effects should be mitigated.”</p>
Policy BV15 Alternative Business Development within General Employment Areas	<p>The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental features, including the SSSI and any potential adverse effects should be mitigated.</p> <p>The supporting policy text should consider water quality and mitigating potential negative effects on water availability in advance of the development of the site where necessary.</p>	<p>Text inserted to say “The design and redevelopment of employment sites should be sympathetic to sensitive environmental features and any potential adverse effects mitigated. Any necessary water quality or water availability mitigation measures should be undertaken in advance of the development taking place.”</p>
Policy BV16 British Sugar Lagoons	<p>The supporting text should consider that flood mitigation measures in advance of development of the site where necessary.</p> <p>The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental and heritage features, including the SSSI and SM and any potential adverse effects should be mitigated.</p>	<p>Text inserted to say “The design of new development within this area should be sympathetic to any sensitive environmental and heritage features and any potential adverse effects should be mitigated. Flood mitigation measures should be undertaken in advance of the development taking place where necessary.”</p>
Policy BV17 Bury St Edmunds Retail Park	<p>The policy should consider the design and development of new sites so that they are sympathetic to the sensitive heritage features and any potential adverse effects should be mitigated.</p>	<p>Text inserted to say “The future design and development of the site should be sympathetic to any sensitive heritage features and any potential adverse effects should be mitigated. Any</p>

	The policy supporting text should include water quality and mitigating potential negative effects on water availability.	necessary water quality or water availability mitigation measures should be undertaken in advance of the development taking place”
Policy BV18 District Heating Network Opportunity Areas	None identified	N/A
Policy BV19 Community Infrastructure Levy and Allowable Solutions	None identified	N/A
Policy BV20 Land West of Rougham Hill	<p>The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental and heritage features, including the SSSI and LNR and any potential adverse effects should be mitigated.</p> <p>The supporting policy text should consider water quality and mitigating potential negative effects on water availability in advance of the development of the site where necessary.</p>	Text inserted to say “The design of any new development within this area should be sympathetic to sensitive environmental and heritage features and any potential adverse effects should be mitigated. Any necessary water quality or water availability mitigation measures should be undertaken in advance of the development taking place”
Policy BV21 Rougham Airfield	The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental features, including the SSSI and any potential adverse effects should be mitigated.	Text inserted to say “Any development in this area should be sympathetic to sensitive environmental features and any potential adverse effects mitigated. Any necessary water quality or water availability mitigation measures should be undertaken in advance of the development taking place”
	The supporting policy text should consider water quality and mitigating potential negative effects on water availability in advance of the development of the site where necessary.	
Policy BV22 Allotments	None identified	N/A
Policy BV23 West Suffolk Hospital and St Nicholas’ Hospice	<p>The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental and heritage features, including the SSSI and any potential adverse effects should be mitigated.</p> <p>The supporting policy text should consider water quality and mitigating potential negative effects on water availability in advance of the development of the site where necessary.</p>	Text inserted to say “The future design and development of the site should be sympathetic to sensitive environmental and heritage features and any potential adverse effects mitigated. Any necessary water quality or water availability mitigation measures should be undertaken in advance of the development taking place”
Policy BV24 West Suffolk College	The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental and heritage features, including the SSSI, and any potential adverse effects should be mitigated.	Text inserted to say “The future design and development of the site should be sympathetic to sensitive environmental and heritage features and any potential adverse effects mitigated.”
Policy BV25 Safeguarding educational establishments	None identified	N/A

Policy BV26 Conserving the setting and views from the historic core	None identified	N/A
Policy BV27 Green Infrastructure in Bury St Edmunds	None identified	N/A
Policy BV28 Bury St Edmunds Town Centre Masterplan	Ecologists and landscape architects should be involved in the development of the site's masterplan to ensure the incorporation of appropriate structural landscape and ecological measures to enhance habitats on site.	The Council has noted these recommendations in terms of the process to be followed

Appendix K – Sustainability Appraisal Consultation Comments, 2012

Table K.1 – Bury St Edmunds Vision 2031 Sustainability Appraisal Responses, March-April 2012

Section of document	Consultee Name	Response	How the comment was dealt with
<p>3. Plans, Baseline and Sustainability Issues and Objectives</p>	<p>Suffolk County Council Archaeological Service</p>	<p>Environmental Baseline (and Appendix B, B.1.39-B.1.41, Appendix C Issue 9)</p> <p>There are c.3,900 records recorded in the Suffolk Historic Environment Record within the Borough (which is not referred to in any of the documents). The majority relate to undesignated heritage assets of local and regional significance. Of these, over 500 are in Bury St Edmunds and 100 in Haverhill.</p> <p>Most have been the result of chance findings rather than systematic archaeological investigation and the number of sites continues to rise annually, through investigations relating to new development, research, local interest groups and also as a result of chance finds. A number of sites are potentially of national importance but are not currently designated/scheduled. There is also potential for the discovery of new sites of national importance.</p> <p>The historic settlement core (including the surviving historic meadows in the floodplain of the Rivers Lark and Linnet) is also recorded as an area of archaeological importance (see Bury Vision 2032, Appendix 4). This information should be also added here.</p> <p>In terms of Haverhill (Cultural Heritage, p.28) there is a distinct focus on built heritage, and no mention (or recognition) of the below-ground archaeological remains of medieval and earlier date within the town. This should be addressed in the document.</p> <p>SA Framework Objective 17 p.38 and Appendix C p.44 no. 9. This should also include protection, enhancement and promotion of heritage assets – both designated assets and also local heritage assets. Objective 5. 4.9, p.43. (and Table 4.1) This should be protection, enhancement and promotion of heritage</p>	<p>Text added in line with comments – Appendix B , para B.145 and Appendix C issue 9</p> <p>Text added in line with comments – Appendix B, para B.144 and Appendix C issue 9.</p> <p>Objective 17 of the SA framework states, “To conserve and where appropriate enhance areas of historical and archaeological importance”. This has not been</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>assets – of both local and national importance. The use of the word ‘importance’ could be taken to mean only designated sites (i.e. of national importance) and it should be more explicit in referring to sites and areas of local archaeological significance or interest. Final Objective 5, 4.17 p.44 (equivalent to 4.18 p.42 of Haverhill Sustainability Report)</p> <p>The historic environment and, in particular, reference to below-ground heritage assets of archaeological interest, has been entirely lost. The historic environment is not adequately referenced by the term ‘built up character’ and this should be re-inserted, and made explicit, in the objective.</p>	<p>changed as the SA framework objectives have been used consistently to appraise St Edmundsbury DPDs. The set of the SA objectives was consulted upon during the Scoping Stage of the SA process and was confirmed and agreed at the time.</p> <p>One of the decision-making questions under Objective 17 aims to protect and enhance sites, features and areas of archaeological value in both urban and rural areas.</p>
	Savills on behalf of Countryside Properties	<p>Appendix A should have included updated versions of the following documents; 1 & 2, and 3, 4, 5 & 6 are seemingly missing:</p> <ol style="list-style-type: none"> 1. The recast of the Energy Performance in Building Directive http://www.communities.gov.uk/documents/planningandbuilding/pdf/1301240.pdf 2. The Code for Sustainable Homes: Setting the standard in sustainability for new homes (2010) http://www.communities.gov.uk/publications/planningandbuilding/codesguide 3. Building a Greener Future: policy statement policy - http://www.communities.gov.uk/documents/planningandbuilding/pdf/buildinggreener.pdf. 4. Defining a FABRIC Energy Efficiency Standard for Zero Carbon Homes HTTP://WWW.ZEROCARBONHUB.ORG/BUILDING.ASPX?PAGE=2 5. Carbon Compliance Setting an Appropriate Limit for Zero Carbon New Homes 	<p>Updated Table A.1</p> <p>The Vision Policy BV19 – Community Infrastructure Levy and Allowable Solutions aims to use funding for energy efficiency projects which can be implemented off site to improve the existing housing stock.</p> <p>District heating networks improve</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>http://www.zerocarbonhub.org/resourcefiles/CC_TG_Report_Feb_2011.pdf 6. Allowable Solution for Tomorrow's New Homes – Towards a Workable Framework http://www.zerocarbonhub.org/resourcefiles/Allowable_Solutions_for_Tomorrows_New_Homes_2011.pdf Furthermore, in April 2011, in his budget, the Chancellor stated that the Code for Sustainable Homes level-six (and unregulated emissions) was to be curtailed to level-five. Given the materiality of such policy announcements, this official statement should be noted. The following baseline references are noted recommendations are made in how they might be mitigated through the application of nationally recognised solutions:</p> <p>B.1.26 Classification of 'non decent' could be for reasons of hazardous, in need of repair, lacking modern facilities and a poor degree of thermal comfort. Through the leveraging of Allowable Solutions, greater community good should be created instead of much higher standards being required on-site for new dwellings.</p> <p>B1.52 Domestic electricity use is high and accordingly is best reduced by residents owning and monitoring their usage, and through a dwelling centric approach, i.e. personal upgrades of PV benefitting from FITS will help enable a reduced personal footprint and consequently lessening Bury's impacts too. If connected to a Heat network, the personal benefit of PV would be lost to an ESCO.</p> <p>B.1.53 Average energy consumption by industry has risen and accordingly a mitigation strategy that includes existing buildings being upgraded through the leveraging of Allowable Solutions should be a central plank of Bury's Policy.</p>	<p>energy efficiency at a community level. Private PV installations may not be affordable for many households and would require quite a long payback period. Therefore, overall energy saving benefits are likely to be lower on an individual house approach.</p> <p>Noted. See the response above.</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>B.1.54 Low gas use (and below regional averages) is noted for domestic users, however industrial gas consumption is relatively high. Whilst new homes will have little need for heat, it is apparent that commercial users will benefit from more efficient site located plant. Given that district heat network heat will not be needed or transferred to local new housing, infrastructure upgrades or new systems is better suited to commercial users. Table C.1 – Key sustainability and environmental issues 11, 12 & 13 are primarily best mitigated through the non-domestic building sector.</p>	<p>Energy efficiency and energy savings are required in both domestic and industrial sectors. The Vision document is more focused on domestic users due to its function. Industrial users are covered by the appropriate environmental regulations.</p>
<p>4. Testing the compatibility of the rural vision and SA objectives</p>	<p>Savills on behalf of Countryside Properties</p>	<p>Para. 4.5 suggests that Objective 1 (housing needs) has potential to conflict with various environmental objectives. We do not agree with that assessment, which is over-simplistic. The Regional Strategy is founded on an approach of locating development at Key Centres for Development and Change as they are the locations with the existing infrastructure and services and provide the optimum opportunity to reduce the need to travel by car and reduce greenhouse gas emissions. The Core Strategy is predicated on the same principles and has allocated 6,350 homes to Bury</p>	<p>Comment noted. The SA confirms that allocation of new development in the main towns and larger settlements is sustainable overall and, in particular, in terms of improving accessibility to key services and facilities and reducing the need to travel by car. The compatibility assessment of the Vision objectives is an early stage in the SA process at which early predictions are made so they could be addressed through the Plan policies.</p>
<p>5. Assessment of Concept Plan Options</p>	<p>Savills on behalf of Countryside Properties</p>	<p>We disagree with the appraisal of North West Bury St. Edmunds options and the suggestion that Option 1 performs better than the Preferred option.</p> <p>The Preferred Option would deliver the same network of pedestrian and cycle routes as Option 1. It would also deliver significant public open space. The preferred option leaves the form of separation and nature of the open space between the urban edge and Fornham to further more detailed assessment and community input. We</p>	<p>Comment noted. The level of detail provided for the assessment of the concept plan options was fairly limited and the assessment could pick up only on the main differentiating points.</p> <p>For example, the concept option diagrams suggest that Option 1 would provide more employment</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>suggest therefore at this stage it is not possible to conclude that option 1 would provide a greater level of health benefit than the Preferred Option.</p> <p>In relation to the conclusions on Objectives 2, 6 and 14, these appear to be based on locating the small-scale local employment required by the Core Strategy adjacent to the Northern Way Industrial Estate as opposed to including the employment within the local centre. We can not see that this has significant implications. Both options include the same level of employment provision. If anything, locating the employment to the north of the site reduces its accessibility to residents of the development and hence increases likelihood of travel by car, however, we consider this to be a minor impact. In relation to the conclusions on Objective 8, the preferred option leaves the form of separation to further more detailed assessment and community input. We would suggest therefore at this stage it is not possible to conclude that option 1 would provide a greater area of enhanced local amenity than the preferred option.</p> <p>In relation to the conclusions on Objective 18, there is no difference between the amount of physical 'green' separation between Option 1 and the Preferred Option – the only difference is the nature of the area. It is possible that a landscaped parkland of option 1 [depending on its design philosophy] would have a greater impact if its design were to be a formal parkland. There is very little difference between option 1 and option 2, as the build edge remains in broadly the same location, but in option 2 the edge becomes built development as opposed to a road. The preferred option brings community and commercial facilities together, which is likely to enhance their financial sustainability. It is surprising that this isn't recognised in the sustainability appraisal as a benefit of the Preferred Option.</p>	<p>opportunities on site overall (i.e. as part of the local centre plus employment specific site). This employment site is deemed well accessible (within 800m-1km) by foot, cycling and bus service.</p> <p>Option 1 provided more details regarding design and landscaping of the green space and therefore, it scored higher compared to the other two options.</p> <p>Following the 2012 consultation on the Bury St Edmunds Vision 2031 document and its SA, the Council firmed up their preferred option for the concept plan for this strategic location, taking into account the consultation comments received.</p> <p>The preferred option taken forward aims to create a local hub, where community, commercial, leisure facilities and amenity space are all easily accessible.</p>

Section of document	Consultee Name	Response	How the comment was dealt with
	Suffolk County Council Archaeological Service	<p>Assessment of Concept Plan Options We have previously and consistently advised that the five growth areas around Bury St Edmunds should be the subject of archaeological evaluation before a Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and which are currently unknown). We are concerned that the development concept statements are now presented in the Sustainability Appraisal Report, without consideration of our advice, or full and adequate consultation and engagement about historic environment issues (although it is identified as a potential issue in 6.11, p.56-7).</p> <p>Table 6.6 (SA Objective 17) is particularly concerning, as it is indicated that there would be no effect on heritage assets within the growth areas. It remains to be assessed at this stage no systematic archaeological assessment has been undertaken for any of the options.</p> <p>This is also the case for North-East Haverhill (HV3). It is stated that work has already commenced on the concept statement (Haverhill Vision Preferred Options Document, para. 16.5, p.69). In Table 6.6 of the Haverhill Sustainability Report (p.51) it is shown that there would be a slightly negative on the historic environment (Objective 17). As with the strategic growth areas around Bury, this area should be assessed before the concept statement is created. Qualified historic environment consultants should be also involved in the development of the site's masterplan.</p> <p>As a general comment, the Sustainability Appraisal Reports fail to acknowledge the non-designated heritage assets, of which there are many recorded in the Suffolk Historic Environment Record, and also the potential for further heritage assets to exist (of both local and national importance).</p>	<p>All the options have been subject to a concept plan options assessment that covers heritage issues.</p> <p>The recommendation to involve qualified historic environment consultants in the development of the sites masterplans has been set out for the relevant sites.</p> <p>Please refer to the Haverhill Vision document.</p> <p>Noted. See the response to the related comment above.</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>Adequate open space should be identified between any development on the edge of Bury and the surrounding villages to keep the local distinctiveness of these rural centres - through green separation in all the options/chosen options. This is, however, stated in the Core Strategy.</p>	<p>The concept options all incorporate green infrastructure within and around the sites to preserve the distinctiveness of the nearby villages and to create a sense of place.</p>
6. Assessment of policies	Savills on behalf of Countryside Properties	<p>The assessment is overly simplistic and does not appear to consider the effects of this plan, as opposed to the effects of decisions already taken. Nor does it appear to take into account the implications of a “do nothing” scenario. A number of the conclusions drawn in Table 6.6 are inconsistent between the strategic sites.</p> <p>In relation to BV1, the SA implies negative environmental effects relating to water, soil and air, biodiversity, historic assets and valued landscapes. We disagree. Given that the East of England Plan and Core Strategy has already identified the number of new homes required to meet housing needs, the level of water use is not an impact of this plan. The effect of this plan is neutral as without the plan, the level of development at Bury St Edmunds would still take place.</p> <p>In relation to air, locating development at Bury St Edmunds, near to major travel attractors, will reduce the need to travel and hence, if the plan has any effect, the impact is positive. In relation to biodiversity, significant ecological enhancements will take place as part of the North West new community. In terms of historic assets and landscape, the planning system to provides sufficient protection to ensure there is no detrimental impacts. BV18,19 and 20, takes no account of the costs of delivering such infrastructure. Without such an assessment it is not possible to identify whether or not there is likely to be any impact on the delivery of new homes and the impact on new employment provision.</p> <p>North West Bury St. Edmunds (BV2)</p>	<p>Please see Table C.1 Key Sustainability Issues and their Likely Evolution without Bury Vision 2031 for the implications of a ‘do nothing’ scenario.</p> <p>Overall the SA findings do not contract but indeed accord with the comments in relation to the benefits of locating new development in the main towns and larger settlements and a possibility of mitigating potential effects. The role of SA is to identify potential effects so these issues can be addressed early in the process and mitigation measures can be put in place to avoid causing those effects or mitigate them.</p> <p>The SA is based on the assumption that the sheer amount of new development to be delivered over the Plan period is likely to have some effects on the environment. However, it is recognised that new housing and employment is needed for social and</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>The recorded assessment of BV2 against SA Objective 1 is identical to BV5 (North East), yet BV5 is accorded +++ in Table 6.6 and BV2 ++. We consider that BV2 will result in strongly positive impacts on SA Objective 1.</p> <p>We consider that providing new homes to meet needs are a basic human right. We also consider that providing homes for people is likely to lessen crime and anti-social behaviour and hence assessment against SA Objective 3 should be +.</p> <p>The recorded assessment of BV2 against objective 4 is identical to BV5 (North East), yet BV5 is accorded +++ in Table 6.6 and BV2 ++. We consider that BV2 will result in strongly positive impacts on SA Objective 4</p> <p>Objective 7 the appraisal should be +++ for BV2 as it will deliver 900 new homes to meet a range of housing needs</p> <p>The recorded assessment of BV2 against objective 8 is identical to BV5, yet BV5 is accorded +++ in Table 6.6 and BV2 ++. We consider that BV2 will result in strongly positive impacts on SA Objective 8</p> <p>The recorded assessment of BV2 against objective 9 is identical to BV5 and BV4, yet BV4 & 5 are accorded +/- in Table 6.6 and BV2 -. Notwithstanding those differences, we consider that BV2 will result in strongly positive impacts on SA Objective 9 given the location of homes close to jobs and services the impact on air quality will be far less than if development were located elsewhere in the District.</p> <p>The recorded assessment against objective 13 is inconsistent. Assessment of BV2 and BV5 are identical, yet BV5 is accorded ++ in Table 6.6 and BV2 +. There is no apparent reason as to why BV4 is accorded ++ throughout Table F1, yet BV2 is accorded +.</p> <p>With regards Objective 14, we consider that the development will reduce greenhouse gas emissions. If new homes are not provided at Bury St Edmunds, people will live further away yet still travel for the services and jobs that are within the town. This will predominantly be by car. Development at BV2 will therefore reduce contributions to climate change. In relation to Objective 15,</p>	<p>economic reasons and that environmental effects can be avoided or mitigated.</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>development will not increase the risk of flooding elsewhere as measures will be required to ensure this does not happen. It is also unclear why BV5 which scores exactly the same ratings as BV2 is accorded scores of +++, whilst BV2 is rated as + in Table 6.6.</p> <p>Objective 16 – BV2 should be amended to +++; the site currently has very limited ecological value. The development will significantly enhance such value by creating and restoring habitats.</p> <p>Objective 21 – we can not see any difference between BV6 and BV2 in terms of impacts under this objective. They should be accorded the same score in Table 6.6.</p> <p>In terms of commentary at paragraphs 6.29 to 6.32 we consider the assessment against objectives should be re-assessed in light of the above comments.</p> <p>Table 6.11</p> <p>We consider that the cumulative effect on water and air quality needs revising. The strategy results in a more sustainable distribution, reducing the impacts on water and air quality compared to the “do nothing” approach or other alternative strategies.</p> <p>The impact on loss of Greenfield land is likely to be less at urban centres than if development takes place at more remote locations. The form of development at Bury St. Edmunds is likely to be reflect the urban character of the town, compared to development in remote villages where density may well be lower to reflect the more rural character. As a result Greenfield land take at Bury St. Edmunds is, if anything, likely to be less than under other alternative approaches.</p> <p>In terms of climate change, for the reasons already set out, the strategy of accommodating development at Bury St Edmunds will reduce impacts compared to alternative approaches.</p>	
	Suffolk County Council Archaeological Service	As a general comment, the Sustainability Appraisal Reports fail to acknowledge the non-designated heritage assets, of which there are many recorded in the Suffolk Historic Environment Record, and also the potential for further heritage assets to exist (of both local	This is now acknowledged in Appendix B , para B.144 and Appendix C issue 12

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>and national importance).</p> <p>Adequate open space should be identified between any development on the edge of Bury and the surrounding villages to keep the local distinctiveness of these rural centres - through green separation in all the options/chosen options. This is, however, stated in the Core Strategy.</p>	<p>The Core strategy has recognised the importance of open space in providing separation between new development on the edge of Bury and the setting of adjacent villages. The concept statements support this requirement.</p> <p>The Sustainability Appraisal process acknowledges the importance of open space as important for improving quality life and providing a separation between settlements under:</p> <p>SA Objective 8: To improve the quality of where people live and encourage community participation</p> <p>SA Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>
8. Monitoring	Savills on behalf of Countryside Properties	<p>Table H.1 - Monitoring Programme</p> <p>14. Effects on reducing contributions to climate change _Consumption of electricity & gas - Domestic use for new homes will be less per consumer given that the Homes will comply with CSH 3. Given that “Desirable targets (subject to viability as noted earlier)” are set for CSH & BREEAM beyond 2013 the respective impacts might be decreased further compared to the benchmarks set out in B1.52 and B.1.54. Given that commercial and industrial emissions and impacts are significantly higher as noted in B1.53, it is sensible for non-domestic existing buildings to mitigate their climate change footprint through an upgrading and monitoring programme. In</p>	<p>Noted. The monitoring indicators for SA objectives 14 have been updated to include the compliance with Building Regulations requirements valid at the time; and Energy-efficiency and other CO₂ reduction projects funded through community infrastructure levy and allowable solutions.</p> <p>The updated Vision document aims to direct Allowable Solutions funding to</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>addition the upgrading of existing homes would provide a holistic reduction in emissions.</p> <p>Through the leverage of Allowable Solutions contributions the upgrade of all building typologies makes more sense than waiting (due to the significant funding and landownership gaps) to invest in district heat networks which is noted in Policies BV18, BV19 and BV20.</p> <p>_It is noted there is a “Desirable targets to increase the percentage of buildings achieving desired rating against national building standards such as Code for Sustainable Homes or BREEAM (‘Very Good’/‘Excellent’ standard).</p> <p>It is apparent that both assessment tools have limited life spans given the ‘Building a Greener Future: policy statement’, according a monitoring programme should be undertaken based on the nationally recognised and mandated Approved Documents of Building Regulations.</p> <p>_Percentage of new development which sources a percentage of energy from low carbon or renewable sources:</p> <p>i. As noted earlier carbon mitigation should be controlled through the Building Regulations for ‘Onsite’ matters, which will provide an increase in the percentage of new development with smaller footprints.</p> <p>ii. The mitigation of ‘Offsite’ aspects should be controlled through the Allowable Solutions mechanism.</p> <p>_Renewable energy generation is the least cost effective way of abating carbon; therefore we strongly recommend in accordance with Government Policy that a Fabric First approach to development is undertaken. Thereafter Allowable Solutions should be instigated to leverage wider community improvements.</p>	<p>deliver wider community improvements, giving developers a degree of flexibility in the ways of complying with the Building Regulations requirements.</p>
9. Conclusions	Savills on behalf of Countryside Properties	Recognition is long overdue that the 2016 policy trajectories for dwellings and Non-Domestic Buildings 2019 is completely unattainable and that, far from giving certainty, it is now more likely to create commercial uncertainty and to delay investment	The updated Vision document does not include on site renewable energy targets, but instead supports strategic district heating networks and the use

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>decisions, because the requirements at that date now seem less, rather than more, clear. In particular, the failure of Government to come to a decision on the future of FEES, Carbon Compliance and Allowable Solutions and to indicate the price of carbon is having a serious effect on the ability of a market in carbon to grow. The 2016 date always was an abstract milestone that sought to preempt EU timetables and it is now time to put it back to 2020.</p> <p>The complexity of the three part policy has always been problematic for Countryside, where it has made no sense to require on-site energy provision where a dwelling-centric approach is the most sensible solution.</p> <p>Developers should be required to construct fabric to high energy performance standards and then to mitigate remaining carbon via a levy i.e. Allowable Solutions that can be applied to more effective, larger-scale carbon mitigation. The end game of all policy should be carbon mitigation and broader sustainable solutions, not adherence to performance targets that may not mitigate carbon. According we support the application of national standards through Approved Documents as set out in the Building Regulations.</p>	<p>of Allowable Solutions and Community Infrastructure Levy to fund carbon reduction projects in the Borough.</p>
	Natural England	<p>The Sustainability Appraisal has not identified negative impacts on any national or European designated conservation sites although a number of site allocations are within close proximity to a number of these statutory sites. Whilst we welcome recognition that future development should protect, maintain and enhance the natural environment we believe Section 14 of the Plan should be strengthened to ensure development proposals seek to minimise impacts on biodiversity and provide net gains where possible. This can be achieved by ensuring planning permission is refused if significant harm to biodiversity cannot be avoided, mitigated or compensated for (Section 11 of the NPPF provides further detail). (See attached letter)</p>	<p>SA objective 16 -To conserve and enhance biodiversity and geodiversity considers conservation sites as part of the assessment.</p> <p>The updated Vision document incorporates the SA recommendations to incorporate high standards of design and be sympathetic to any sensitive environmental features and any potential adverse effects mitigated where relevant.</p> <p>The updated Vision document is</p>

Section of document	Consultee Name	Response	How the comment was dealt with
			aligned with the NPPF.
Appendix A Relevant Plans and Policies and Key Sustainability Themes	Suffolk County Council Archaeological Service	<p>Appendix A. Relevant plans and policies. PPGs 15 and 16 were replaced by PPS 5 Planning for the Historic Environment in 2010, and recently by the National Planning Policy Framework. The Ancient Monuments and Archaeological Areas Act 1979 should be cited in this section. The Regional Research Framework, Research and Archaeology Revisited: A Revised framework for the East of England, East Anglian Archaeology, Occasional Papers 24, (2011) should be also cited in this section.</p>	The Policy section has been updated to reflect current guidance.
Appendix C key Sustainability Issues	Suffolk County Council Archaeological Service	<p>Appendix C, Key Issue 9, p.44 The historic settlement core (including the surviving historic meadows in the floodplain of the Rivers Lark and Linnet) is also recorded as an area of archaeological importance (see Bury Vision 2032, Appendix 4). This information should be added. In terms of implications and opportunities, this should also include protection, enhancement and promotion of heritage assets – both designated assets and also local heritage assets (not designated).</p>	Noted and addressed as explained above.
	Natural England	<p>Habitats Regulations Assessment We are generally satisfied with the methodology and assessment presented in the report and believe this is in line with the requirements of the Conservation (of Habitats and Species) Regulations 2010. The HRA considers the potential negative effects of increased recreational pressure, associated with increases in housing as a result of the Plan, on areas of Breckland SPA. Whilst we do not disagree with the conclusion that any increase in visitor numbers is unlikely to result in a significant effect we would suggest that consideration is also given to the mitigating effects of alternative strategic and local green infrastructure which the Plan is promoting through development. The provision of sufficient high quality</p>	Noted. The Vision document and concept plans for strategic sites aim to enhance the provision and linkage of green infrastructure throughout the area.

Section of document	Consultee Name	Response	How the comment was dealt with
		accessible green space is a crucial factor in diverting additional recreational pressure away from more sensitive sites, including European sites and also SSSIs and other sensitive areas. You should refer to our response to the Core Strategy for further comments on specific policies and sites. (See attached letter)	

Atkins is an international Design, Engineering & Management Consultancy. Our clients choose Atkins to plan, design and enable their major projects across a wide range of disciplines both in the UK and overseas.

We are the largest engineering consultancy in the UK and the largest multi-disciplinary consultancy in Europe. Our unrivalled reputation rests on the skills of the 15,000 specialists within the organisation.

Our clients are varied and include governments, local and regional authorities, funding agencies and commercial and industrial enterprises. We help our clients to realise their objectives by developing and delivering practical solutions, adding value to their businesses through the application of our experience, innovative thinking and state-of-the-art technology.

Atkins Limited
Woodcote Grove
Epsom, U.K.
KT18 5BW

Contact: Cristina West
Telephone number: +44 (0) 1372 756931
Fax number: +44 (0) 1372 756608

Email: cristina.west@atkinglobal.com
Web address: www.atkinglobal.com/environment

info@atkinglobal.com
www.atkinglobal.com

info@atkinglobal.com
www.atkinglobal.com