

Forest Heath District Council and St Edmundsbury Borough Council

**Joint Development Management Policies Document Sustainability
Appraisal**

February 2015

**Incorporating Final Main Modifications Sustainability Appraisal Note
February 2014**

and

Sustainability Appraisal Report October 2012

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1. Introduction

1.1 This Note sets out the findings of the Sustainability Appraisal (SA) of the Proposed Main Modifications to the Joint Development Management Policies Submission document (October 2012), following receipt of the Inspector's report in January 2015 into the examination of the document. A previous version of this SA note was prepared for the draft Post Examination Main Modifications for Consultation, October 2014 and has now been updated. Following the Independent Examination into the soundness of the Joint Development Management Policies Submission Draft, a number of the policies have been modified to address the Inspector's and other comments made during the Examination hearings.

1.2 The Inspector's Report on the Examination into the Joint Development Management Policies Submission document, October 2012, sets out the following main modifications:

- MM1 – Modification to Policy DM2 - Creating Places – Development Principles and Local Distinctiveness
- MM2 – Modification to Policy DM3 – Masterplans
- MM3 – Modification to Policy DM4 – Development Briefs
- MM4 – Modification to Policy DM5 – Development in the Countryside
- MM5 – Modification to Policy DM6 – Flooding and Sustainable Drainage
- MM6 – Modification to Policy DM7 – Sustainable Design and Construction
- MM7 – Deletion of Policy DM8 – Improving Energy Efficiency and Reducing Carbon Dioxide Emissions
- MM8 – Modification to Policy DM9 – Low and Zero Carbon Energy Generation
- MM9 – Modification to Policy DM10 – Infrastructure Services and Telecommunications Development
- MM10 – Modification to Policy DM11 – Impact of Development on Sites of Biodiversity and Geodiversity Importance
- MM11 – Modification to Policy DM12 – Protected Species
- MM12 – Modification to Policy DM13 – Mitigation, Enhancement, Management and Monitoring of Biodiversity
- MM13 – Modification to Policy DM14 – Landscape Features
- MM14 – Modification to Policy DM15 – Safeguarding from Hazards
- MM15 – Modification to Policy DM16 – Listed Buildings
- MM16 – Modification to Policy DM17 – Local Heritage Assets and Buildings Protected by Article 4 Direction
- MM17 – Modification to Policy DM18 – Conservation Areas
- MM18 – Modification to Policy DM19 – New Uses for Historic Buildings
- MM19 – Modification to Policy DM21 – Archaeology
- MM20 – Modification to Policy DM23 – Residential Design
- MM21 – Modification to Policy DM24 – Special Housing Needs
- MM22 – Modification to Policy DM25 – Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage

- MM23 – Modification to Policy DM26 – Extensions to Domestic Gardens in the Countryside
- MM24 – Modification to Policy DM28 – Housing in the Countryside
- MM25 – Modification to Policy DM29 – Residential Use of Redundant Buildings in the Countryside
- MM26 – Modification to Policy DM30 – Appropriate Employment Uses
- MM27 – Modification to Policy DM32 – Business and Domestic Equine Related Activities
- MM28 – Modification to Policy DM33 – Re-Use or Replacement of Buildings in the Countryside
- MM29 – Modification to Policy DM34 – Tourism Development
- MM30 – Modification to Policy DM35 – Proposals within the Town Centre Boundaries
- MM31 – Modification to Policy DM36 – Protection of Local Centres
- MM32 – Modification to Policy DM37 – Public Realm Improvements
- MM33 – Modification to Policy DM38 – Shop Fronts and Advertisements
- MM34 – Modification to Policy DM41 – Community Facilities and Services
- MM35 – Modification to Policy DM42 – Open Space, Sport and Recreation Facilities
- MM36 – Modifications to Policy DM43 – Leisure Facilities
- MM37 – Modifications to Policy DM45 – Transport Assessments and Travel Plans
- MM38 – Modifications to Policy DM46 – Parking Standards
- MM39 - Modifications to Policy DM47 – Development Relating to the Horse Racing Industry
- MM40 – Modifications to Policy DM48 – Development Affecting the Horse Racing Industry
- MM41 – Modification to Policy DM49 – Re-development of Existing Sites Relating to the Horse Racing Industry
- MM42 – Modification to Policy DM50 – Securing the Restoration of Horse Racing Related Historic Assets
- MM43 – Modification to Policy DM51 – Horse Walks
- MM44 - Modification to Policy DM52 – Rural Housing Exception Sites
- MM45 – Modification to Bury St Edmunds Town Centre Map (Policy DM35)
- MM46 – Modification to Haverhill Town Centre Map (Policy DM35)
- MM47 – Modification to Newmarket Town Centre Map (Policy DM35)
- MM48 – Modification to Mildenhall Town Centre Map (Policy DM35)
- MM49 – Modification to Brandon Town Centre Map (Policy DM35)

1.3 The SA of the policies has been undertaken in compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC and builds upon earlier SA work undertaken to inform the Joint Development Management Policies Submission draft document (October 2012).

1.4 This SA note accompanies the Joint Development Management Policies October 2012 Sustainability Appraisal Report which is also part of this document.

2. Approach to Assessment of the Main Modifications

2.1 As stated above, this document sets out revisions to a number of the Joint Development Management policies. The nature of the modifications has been considered in order to establish whether they merit additional or revised assessments from an SA perspective with reference to the results in the SA Report of the Joint Development Management Policies Submission draft document.

Modifications not requiring further assessment

2.2 The following modifications are considered not to require additional SA assessments and a justification is provided for each one below (policy numbers are as printed in the Submission Document, October 2012):

Main Modification number	JDMPD Policy number and title
MM1	DM2 - Creating Places – Development Principles and Local Distinctiveness
MM2	DM3 – Masterplans
MM3	DM4 – Development Briefs
MM7	DM8 – Improving Energy Efficiency and Reducing Carbon Dioxide Emissions
MM12	DM13 – Mitigation, Enhancement, Management and Monitoring of Biodiversity
MM19	DM22 – Enabling Development
MM21	DM24 – Special Housing Needs
MM22	DM25 – Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage
MM23	DM26 – Extensions to Domestic Gardens in the Countryside
MM24	DM28 – Housing in the Countryside
MM25	DM29 – Residential Use of Redundant Buildings in the Countryside
MM26	DM30 – Appropriate Employment Uses
MM28	DM33 – Re-Use or Replacement of Buildings in the Countryside
MM29	DM34 – Tourism Development
MM33	DM38 – Shop Fronts and Advertisements
MM34	DM41 – Community Facilities and Services
MM35	DM42 – Open Space, Sport and Recreation Facilities
MM36	DM43– Leisure Facilities
MM37	DM45 – Transport Assessments and Travel Plans
MM38	DM46 – Parking Standards
MM45	Modification to Bury St Edmunds Town Centre Map (Policy DM35)
MM46	Modification to Haverhill Town Centre Map (Policy DM35)
MM47	Modification to Newmarket Town Centre Map (Policy DM35)
MM48	Modification to Mildenhall Town Centre Map (Policy DM35)
MM49	Modification to Brandon Town Centre Map (Policy DM35)

MM1

Policy DM2 - Creating Places – Development Principles and Local Distinctiveness

The modifications ensure that the policy is consistent with the NPPF and with Policy DM3 Masterplans. The requirement for a landscape/townscape character appraisal has been modified so that, if necessary, it can be applied to proposals that are not the subject of Concept Statements. The SA had identified that this policy will have a positive effect in relation to 11 of the SA objectives. The modifications reinforce the positive effects already identified.

MM2

Policy DM3 – Masterplans

The modifications ensure that the policy is consistent with other policies in the Plan, and meets the requirements of paragraphs 10, 14, 15, and 154, of the NPPF. The SA had already identified that this policy will have positive effects in relation to 12 of the SA objectives. The modifications reinforce the positive effects already identified.

MM3

DM4 – Development Briefs

The modifications ensure that the policy is consistent with other policies in the Plan, and meets the requirements of paragraphs 10, 14, 15, and 154, of the NPPF. The SA had already identified that this policy will have positive effects in relation to 9 of the SA objectives. The modifications strengthen the policy and reinforce the positive effects already identified.

MM7

DM8 – Improving Energy Efficiency and Reducing Carbon Dioxide Emissions

The modification deleting this policy follows the Housing Standards Review and Ministerial Statement of March 2014 that indicates that this policy area will be covered nationally through Building Regulations and that it will not be appropriate for local plans to include such policies. The alternative of not including this policy in the Plan has been assessed (Strategic Environmental Assessment Addendum including Appendix G, October 2013).

MM12

DM13 – Mitigation, Enhancement, Management and Monitoring of Biodiversity

The modifications to the policy were recommended by the Environment Agency to clarify the types of enhancement appropriate. This does not affect the outcome of the SA. The deletion of references to CIL is to ensure compliance with legislation and has no effect on the SA results.

MM19

DM21 – Archaeology

The modification inserts one word, (requested by Suffolk County Council) and adds strength to the criterion making the policy more precise. This change does not require further consideration in this SA note.

MM21

DM24 – Special Housing Needs

The modifications clarify the administrative choices made by the authority on how to deal with planning applications and the Local Plan process. These changes do not require further consideration in this SA note.

MM22

DM25 – Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage

The modifications are to clarify that self-contained annexes are not subordinate to the main dwelling and are for clarification purposes. These changes do not require further consideration in this SA note.

MM23

DM26 – Extensions to Domestic Gardens in the Countryside

The modifications clarify the administrative choices made by the authority on how to deal with planning applications and the Local Plan process. These changes do not require further consideration in this SA note.

MM24

DM28 – Housing in the Countryside

The modifications to the first paragraph of the policy clarify the administrative choices made by the authority on how to deal with planning applications and the Local Plan process. The modifications to the final paragraph clarify the meaning and do not change the thrust of the policy. These changes do not require further consideration in this SA note.

MM25

DM29 – Residential Use of Redundant Buildings in the Countryside

The modification does not change the thrust of the policy which requires evidence under criteria a-d. This has already been assessed by the SA which concluded that no mitigation is required as the criteria aim to minimise the impact of any development on the rural environment/landscapes. These changes do not require further consideration in this SA note.

MM26

DM30 – Appropriate Employment Uses

The modification does not change the thrust of the policy which requires evidence that one or more criteria a-f has been met. This has already been assessed by the SA which concluded that no mitigation is required as the criteria aim to protect allocated and existing employment land. These changes do not require further consideration in this SA note.

MM28

DM33 – Re-Use or Replacement of Buildings in the Countryside

The modifications clarify the administrative choices made by the authority on how to deal with planning applications and the Local Plan process. These changes do not require further consideration in this SA note.

MM29

DM34 – Tourism Development

The modifications clarify the administrative choices made by the authority on how to deal with planning applications and the Local Plan process. These changes do not require further consideration in this SA note.

MM33

DM38 – Shop Fronts and Advertisements

The modification deletes the final sentence and inserts wording in the supporting text to clarify the circumstances where advertisements unrelated to the site can cause unacceptable street clutter and have an adverse impact. The modification is for purposes of clarification and does not adversely impact the positive effects already identified.

MM34

DM41 – Community Facilities and Services

The modifications are a minor alteration replacing the word 'supported' with 'permitted', for consistency across the plan. This modification clarifies the administrative choices made by the authority on how to deal with planning applications. The modification to the final paragraph provides clarity and consistency with the NPPF and CIL legislation and does not impact on the sustainability of the policy.

MM35

DM42 – Open Space, Sport and Recreation Facilities

The modifications are a minor alteration replacing the word 'supported' with 'permitted', for consistency across the plan. This modification clarifies the administrative choices made by the authority on how to deal with planning applications. The modification to the final paragraph provides clarity and consistency with the NPPF and CIL legislation and does not impact on the content or the sustainability of the policy.

MM36

DM43– Leisure Facilities

The modifications to extend the reference of the policy to include 'cultural' facilities, does not change the thrust of the policy. These changes do not require further consideration in this SA note.

MM37

DM45 – Transport Assessments and Travel Plans

The modifications to the text around financial contributions are to ensure compliance with legislation and have no impact on the results. No further assessment is required.

MM38

DM46 – Parking Standards

The modifications are for clarification and relate to administrative choices made by the Local Authority on how to deal with planning applications. No further assessment is required.

MM45, MM46, MM47, MM48, MM49

Modifications to Bury St Edmunds, Haverhill, Newmarket, Mildenhall and Brandon Town Centre Maps

The modifications amend the policy maps to reflect designation of the Primary Shopping Area and Primary Shopping Frontage modified through the Bury and Haverhill Vision 2031 local plans. There is a minor extension to Bury St Edmunds Town Centre boundary to the north, to include an area pre-dominantly occupied by main town centre uses, in accordance with the NPPF. The Primary Shopping Frontages within Bury St Edmunds and Haverhill Primary Shopping Areas are shown, to be consistent with the Policies Map book (although are not required to apply policies in the Joint Development Management document). In addition, the modifications include the Primary Shopping Areas for Newmarket, Mildenhall and Brandon. The key and title have been amended accordingly. These changes do not impact on the SA results and no further assessment is required.

3. Modifications requiring further assessment

3.1 SA re-assessments have been undertaken for the following policies;

- DM5 – Development in the Countryside (Modification MM4)
- DM6 – Flooding and Sustainable Drainage (Modification MM5)
- DM7 – Sustainable Design and Construction (Modification MM6)
- DM9 – Low and Zero Carbon Energy Generation (Modification MM8)
- DM10 – Infrastructure Services and Telecommunications Development (Modification MM9)
- DM11 – Impact of Development on Sites of Biodiversity and Geodiversity Importance (Modification MM10)
- DM12 – Protected Species (Modification MM11)
- DM14 – Landscape Features (Modification MM13)
- DM15 – Safeguarding from Hazards (Modification MM14)
- DM16 – Listed Buildings (Modification MM15)
- DM17 – Local Heritage Assets and Building Protected by an Article 4 Direction (Modification MM16)
- DM18 – Conservation Areas (Modification MM17)
- DM19 – New Uses for Historic Buildings (Modification MM18)
- DM22 – Enabling Development (Modification MM19)
- DM23 – Residential Design (Modification MM20)
- DM32 – Business and Equine Related Activities (Modification MM27)
- DM35 – Proposals within the Town Centre Boundaries (Modification MM30)
- DM36 – Protection of Local Centres (Modification MM31)
- DM37 – Public Realm Improvements (Modification MM32)
- DM47 – Development Relating to the Horse Racing Industry (Modification MM39)
- DM48 – Development Affecting the Horse Racing Industry (Modification MM40)
- DM49 – Re-development of Existing Sites Relating to the Horse Racing Industry (Modification MM41)
- DM51 – Horse Walks (Modification MM43)
- DM52 – Rural Housing Exception Sites (Modification MM44)

3.2 Main Modifications MM7 and MM42 propose the deletion of Policies:

- DM8 – Improving Energy Efficiency and Reducing Carbon Dioxide Emissions, and
- DM50 – Securing the Restoration of Horse Racing Related Historic Assets

The SA effects of not including these policies in the Joint Development Management Policies document were assessed in the Addendum Summary Appraisal of Alternative Options (October 2013), and it is therefore unnecessary to re-assess them. However, they have been re-visited in the light of the other modifications proposed, so are included in the Modification Assessment section that follows.

3.3 The focus of the re-assessments is on the implications of the proposed modifications to the policies. In addition, the implications resulting from the changes made to the policies are also considered together with other relevant

additional modifications in terms of the overall sustainability performance of the relevant policies.

3.4 It should be noted that although re-assessments have been undertaken for each individual policy, they have also taken into consideration all other policies that remain unchanged in the Joint Development Management Policies document.

3.5 The assessment methodology utilised in the re-assessments is that described in section 2 Approach and Methodology of the SA Report of the Joint Development Management Policies Submission Document October 2012, which forms part of this document.

Modification Assessments

3.6 Modifications to Policy DM5 – Development in the Countryside

3.6.1 The modifications are to ensure that the policy is consistent with meeting the requirements of paragraph 28 of the NPPF in relation to economic growth in rural areas, and in particular introduces leisure activities and tourism, focussing on proposals for economic growth, business and enterprise. They also include a minor change in wording suggested by Suffolk County Council.

Modification MM4

DM5 – Development in the Countryside

Re-order the policy, delete and insert the following wording:

Areas designated as countryside will be protected from unsustainable development. ~~Any new sustainable development that recognises the intrinsic character and beauty of the countryside will be permitted where:~~ A new or extended building will be permitted, in accordance with other policies within this DPD, where it is for:

~~a) there is a justification for the development to be located in the countryside, including a demonstration of the sustainability of the proposal;~~

~~b) it will not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a);~~

~~c) there will be no significant detrimental impact on the historic environment, visual amenity of the landscape or nature conservation and biodiversity interests; and~~

~~d) there will be no significant adverse impact on the local highway network.~~

a) purposes directly related to agriculture or forestry;

b) affordable housing for local needs in accordance with other policy;

c) development relating to equine related activities and the horse racing industry;

d) essential small scale facilities for outdoor sport or recreation or other uses of land which preserve the openness, appearance and character of the countryside, leisure activities, and new tourism facilities;

e) a dwelling for a key worker essential to the operation of agriculture, forestry or a commercial equine-related business in accordance with the requirements of Policy DM26;

f) small scale residential development of a small undeveloped plot in accordance with Policy DM27; or

g) the replacement of an existing dwelling on a one for one basis where it can be demonstrated that:

i) the proposed replacement dwelling respects the scale and floor area of the existing dwelling, and,

ii) the curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to Policy DM25.

~~A new or extended building will normally be permitted, in accordance with other policies within this DPD, where it is for:~~

~~e) purposes directly related to agriculture or forestry;~~

~~f) affordable housing for local needs in accordance with other policy;~~

~~g) development relating to the horse racing industry in accordance with other policy;~~

~~h) essential small scale facilities for outdoor sport or recreation or other uses of land which preserve the openness, appearance and character of the countryside;~~

~~i) a dwelling for a key worker essential to the operation of agriculture, forestry or a commercial equine related business in accordance with the requirements of Policy DM27;~~

~~j) small scale residential development of a small undeveloped plot, in accordance with policy DM28 of the DPD; or~~

~~k) the replacement of an existing dwelling on a one for one basis where it can be demonstrated that:~~

~~i) the proposed replacement dwelling respects the scale and floor area of the existing dwelling, and,~~

~~ii) the curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to Policy DM26.~~

Proposals for economic growth and expansion of all types of business and enterprise that recognises the intrinsic character and beauty of the countryside will be permitted where:

- it will not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a);
- there will be no significant detrimental impact on the historic environment, character and visual amenity of the landscape or nature conservation and biodiversity interests; and
- there will be no significant adverse impact on the local highway network.

Policy assessment summary – St Edmundsbury

3.6.2 Although the policy allows for specific development, any potential negative effects are neutralised by strict criteria to ensure there is no significant detrimental impact on the quality and local distinctiveness of biodiversity (SA objective 16) and landscapes and townscapes (SA objective 18). Additional positive effects were identified in relation to the potential that the development of equine related facilities can offer in terms of economic development and indigenous investment (SA objectives 19 and 22). The overall assessment is that the policy is still mostly neutral and no further mitigation is necessary.

Policy assessment summary – Forest Heath

3.6.3 Positive effects of the development of equine related activities, leisure and tourism facilities in terms of rural employment opportunities, economic development and tourism attractions (SA objectives 7, 8, and 12) were identified. Although the policy allows for specific development, any potential negative effects are neutralised by strict criteria to ensure there is no significant detrimental impact on biodiversity (SA objective 15) and the rural environment (SA objective 20).

Conclusions

3.6.4 Additional positive effects have been identified and the overall impact of the modifications on Policy DM5 can therefore be considered to be positive.

3.7 Modifications to Policy DM6 – Flooding and Sustainable Drainage

3.7.1 The modifications are to make the policy clearer/more precise so to assist in meeting the requirements of paragraph 154 of the NPPF.

Modification MM5

DM6 – Flooding and Sustainable Drainage

Insert the following wording, and amend the policy as follows:

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal, detailing how ~~the proposed development will address the following, both within buildings and open spaces:~~ on-site drainage will be managed so as not to cause or exacerbate flooding elsewhere. Examples include: rainwater harvesting and greywater recycling, and run-off and water management such as Sustainable Urban Drainage Systems (SUDS) or other natural drainage system.

~~Flooding, water recycling (e.g. rainwater harvesting and greywater recycling), and run-off and water management such as Sustainable Urban Drainage Systems (SUDS) or other natural drainage system.~~

Policy assessment summary – St Edmundsbury

3.7.2 Additional positive effects were identified through the modification introducing management measures so as not to cause or exacerbate flooding off-site, which will assist in conserving soil resources, recycling water (where appropriate), reduce contributions to climate change and vulnerability to climatic events (SA objectives 10,11,15 and 15).

Policy assessment summary – Forest Heath

3.7.3 Additional positive effects identified management of measures so as not to cause or exacerbate flooding off-site which will help maintain and protect the district's biodiversity (SA objective 15). Positive effects were also identified in relation to assisting in the adaptation to climate change (SA objective 16).

Conclusions

3.7.4 Additional positive effects have been identified and the overall impact of the modifications on Policy DM6 can therefore be considered to be positive.

3.8 Modifications to Policy DM7 – Sustainable Design and Construction

3.8.1 The modifications are to ensure that the policy is consistent with the findings of the Housing Standards Review and Ministerial Statement 13 March 2014, and follows advice from the Environment Agency and Anglian Water to assist in meeting the requirements of paragraphs 7, 14, 21, 93, 94, 95, 97, and 99 of the NPPF. The policy is supported by the addition of background information in the supporting text (see Annex D, Additional Modification AM11) some of which was previously included as text supporting Policy DM8 (which it is now proposed to delete).

Modification MM6

DM7 – Sustainable Design and Construction

Insert and delete the following in Policy DM7:

All proposals for new development including the re-use or conversion of existing buildings will be expected to adhere to broad principles of sustainable design and construction and optimise energy efficiency through the use of design, layout, orientation, materials, insulation, and construction techniques.

In particular, proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed to ensure that either:

- water consumption is no more than 110 litres per person per day (including external water use) as calculated using the government's (September 2009) Water Efficiency Calculator or such standard that replaces it, or
- no water fitting exceeds the values set out in Table 1 below (or any other fittings specification that government issues to supersede this).

~~All proposals for new residential development will be required to meet the following full Code for Sustainable Homes standards or an equivalent standard where appropriate. These requirements will not come into effect until successive updates to Part L of the Building Regulations become mandatory:~~

- ~~• at least Code level 3 is currently required.~~
- ~~• at least Code level 4 will be required for all new homes once updates to part L come into effect, (currently scheduled for 2013).~~

~~All new non-residential developments over 1000 square metres will be required to achieve the BREEAM "Very Good" standard or equivalent until 2013 when development will be required to meet BREEAM "Excellent" standard or equivalent unless it can be demonstrated that one or more of the following conditions apply: New non-residential developments below this threshold will also be encouraged to meet this standard.~~

- It is not possible to meet one or more of the mandatory credits for an Excellent rating due to constraints inherent within the site. In this case development will be expected to accrue the equivalent number of credits

- by targeting other issues while achieving an overall Very Good rating.
- The cost of achieving an Excellent rating can be demonstrated to compromise the viability of the development. In this case applicants will be expected to agree with the Council whether the target should be relaxed, or whether cost savings could be achieved in another aspect of the development.

All new developments will be expected to include details in the Design and Access statement (or separate energy statement) of how it is proposed that the site will meet the energy standards set out within national Building Regulations. In particular, any areas in which the proposed energy strategy might conflict with other requirements set out in the Plan should be identified and proposals for resolving this conflict outlined.

~~The submission of Code for Sustainable Homes or BREEAM pre-assessment reports (as appropriate), will be required to demonstrate compliance. Conditions will be attached to planning permissions requiring submission of final Code certificates and post-construction BREEAM certificates (as appropriate), and such conditions will not be discharged until compliance has been satisfactorily demonstrated.~~

~~Opportunities for the delivery of new development which surpasses the requirements outlined above will be identified for specific sites in Area Action Plans, or Concept Statements, and shall subsequently be incorporated into Masterplans or Development Briefs as appropriate.~~

<u>Water Fitting</u>	<u>National Base Level</u>
<u>WC</u>	<u>6/4 litres dual flush or 4.5 litres single flush</u>
<u>Shower</u>	<u>10 l/min</u>
<u>Bath</u>	<u>185 litres</u>
<u>Basin Taps</u>	<u>6 l/min</u>
<u>Sink Taps</u>	<u>8 l/min</u>
<u>Dishwasher</u>	<u>1.25 l/place setting</u>
<u>Washing Machine</u>	<u>8.17 l/kilogram</u>

Table 1: fittings-based specification from DCLG (2014) Housing Standards Review: Approved Document G: Requirement G2 Water efficiency

Policy assessment summary – St Edmundsbury

3.8.2 Additional positive effects were identified in relation to the specific examples of water efficiency measures which helped to strengthen SA objective 11 in relation to the use of water resources.

Policy assessment summary – Forest Heath

3.8.3 Further positive effects were identified in relation to SA objective 16, adapting to climate change, as the modifications around design, layout, and water efficiency will assist with this. Additional positive effects were identified in

relation to SA objective 19 as the modifications around water efficiency measures will help to ensure a sustainable supply of water.

Conclusions

3.8.4 Additional positive effects have been identified and the overall impact of the modifications on Policy DM7 can therefore be considered to be positive.

3.9 Modifications to Policy DM8 – Improving Energy Efficiency and Reducing Carbon Dioxide Emissions

3.9.1 The modification deleting this policy follows the Housing Standards Review and Ministerial Statement of March 2014 that indicates that this policy area will be covered nationally through Building Regulations and that it will not be appropriate for local plans to include such policies.

Modification MM7

Delete Policy DM8 Improving Energy Efficiency and Reducing Carbon Dioxide Emissions, and re-number subsequent policies:

~~Policy DM8 – Improving Energy Efficiency and Reducing Carbon Dioxide Emissions~~

~~All proposals for new development including the re-use or conversion of existing buildings will be expected to maximise energy efficiency through the use of design, layout, orientation, materials, insulation, and construction techniques and, where feasible and viable, improve on the standards set in the version of the Building Regulations Part L current at the time of submission.~~

~~All 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 CO₂ emissions in all buildings after compliance with the current / prevailing version of Building Regulations Part L (until such time as zero carbon standards are required under Part L) has been demonstrated, unless it can be demonstrated to the satisfaction of the Local Planning Authority that this level is not viable. This should be achieved by following the 'carbon compliance' elements of the Energy Hierarchy, i.e. a combination of energy efficient measures, directly connected heat (heat source not necessarily on site) and incorporation of on-site low carbon and renewable technologies.~~

~~Planning approval will be dependent on the provision of an energy statement informed by preliminary calculations under the Standard Assessment Procedure and National Calculation Method or such methodologies as replace these, unless it can be demonstrated to the satisfaction of the Local Planning Authority that a more appropriate methodology should be used.~~

~~Conditions will be attached to planning permissions requiring submission of as-built Building Control Compliance documentation showing the Target Emission Rate (TER) and Dwelling Emission Rate (DER) / Building Emission Rate (BER), or such other metrics as replace these.~~

~~There may be opportunities for the delivery of new development which surpasses the requirement outlined above and the Local Planning Authority will identify such sites through Area Action Plans and Concept Statements, and which shall subsequently be incorporated into Masterplans or Development Briefs.~~

~~*Note: Information, advice and supporting guidance will be provided by guidance leaflets on the planning pages of the councils' websites.*~~

Policy assessment summary – St Edmundsbury

3.9.2 The SA effects of not including this policy in the Joint Development Management Policies document were assessed in the Addendum Summary Appraisal of Alternative Options (October 2013). The Addendum (Appendix H) highlighted that the impact of not having this policy, and relying on the policies in the 2010 adopted Core Strategy, were largely neutral, with the exception of negative effects on SA objectives 11 (use of water and mineral resources efficiently) and 14 (to reduce contributions to climate change).

Policy assessment summary – Forest Heath

3.9.3 The SA effects of not including this policy in the Joint Development Management Policies document were assessed in the Addendum Summary Appraisal of Alternative Options (October 2013). The Addendum (Appendix H) highlighted that the impact of not having this policy, and relying on the policies in the 2010 adopted Core Strategy, were largely neutral, with the exception of negative effects on SA objectives 14 (maintain low levels of pollution), 17 (mitigate greenhouse gas emissions) and encourage environmentally friendly energy uses.

Conclusions

3.9.4 Overall, the policy scores from the addendum indicated that the effects would be neutral, with some negative effects identified in the previous assessment. However, more recent guidance which supports reliance on national policy and Building Regulations will allow proposals to be considered against the most current standards and will result in positive effects.

3.10 Modifications to Policy DM9 – Low and Zero Carbon Energy Generation

3.10.1 The modification is to ensure that the policy is consistent with paragraph 98 of the NPPF in relation to proposals in nature conservation sites or within or visible from Conservations Areas or other heritage assets not having to produce an assessment of alternative locations.

Modification MM8

Renumber policy, and in the final part of the policy delete criterion g):

DM98 Low and Zero Carbon Energy Generation

In the case of proposals in nature conservation sites, or within or visible from Conservation Areas or other heritage assets, the developer or operator must be able to demonstrate to the satisfaction of the Local Planning Authority that:

~~g) there is no suitable alternative location outside the designated area that would enable development to be sited and designed with the least harm; and:~~

h) the proposal represents the highest standards of siting and design appropriate to the location.

Policy assessment summary – St Edmundsbury

3. 10.2 The effects of the modification on the SA objectives are mainly neutral, but with the re-assessment indicating some slightly negative scores. Whilst the policy does not require sequential justification for proposals in nature conservation areas, the preference for development to be sited in locations outside of these areas is included in the supporting text introduced as an Additional Modification (see Annex D, AM13). In addition, the policy does require an appraisal of impact of any scheme on the environment, and mitigation compensation measures where appropriate.

Policy assessment summary – Forest Heath

3. 10.3 The effects of the modification on the SA objectives are mainly neutral, but with the re-assessment indicating some slightly negative scores. Whilst the policy does not require sequential justification for proposals in nature conservation areas, the preference for development to be sited in locations outside of these areas is included in the supporting text introduced as an Additional Modification (see Annex D, AM13). In addition, the policy does require an appraisal of impact of any scheme on the environment, and mitigation compensation measures where appropriate.

Conclusions

3. 10.4 The changes introduced through the modifications to DM9 result in slightly more negative scores. There is some potential impact around maintaining a high quality historic environment and protecting biodiversity. The preference for development to be sited in locations outside of these areas is

included in the supporting text to the policy. No further mitigation measures required.

3.11 Modifications to Policy DM10 – Infrastructure Services and Telecommunications Development

3.11.1 The modifications are to ensure that the policy is consistent with the NPPF in relation to proposals in nature conservation sites or within or visible from Conservation Areas or other heritage assets not having to produce an assessment of alternative locations, and includes wording suggested by Suffolk County Council to assist in meeting the requirements of paragraphs 7, 14, 15, 32, 57, 61 of the NPPF. The requirement for alternative sites to be considered has been added to the supporting text in paragraph 3.27 (see Annex D, Additional Modification AM14).

Modification MM9

Renumber policy, and amend the second paragraph of the policy to read as follows:

DM10 9 Infrastructure Services and Telecommunications Development

Permission for all telecommunication development will ~~normally be granted~~ be permitted where..."

Delete criterion a) as follows and re-number subsequent criteria:

~~a) A full justification has been made to satisfy the local planning authority that there is a need for the proposed development; and~~

renumber criterion d) and the policies set out in this criterion as follows:

~~d) c) there will be no significant detrimental effect upon biodiversity interests in accordance with Policies DM1110, DM1211 and DM1312;~~

Add to the end of d) criterion (i):

"....townscape or upon the setting of heritage assets".

In the fourth paragraph starting "Permission for infrastructure for the connection or supply" in criterion reference d) delete the numbers i), ii) and iii), delete the wording in i), and amend as follows:

Permission for infrastructure for the connection or supply of power to the National Grid, and for telecommunications developments will be granted only where:

d) in the case of proposals in nature conservation sites, or within or visible from Conservation Areas or other heritage assets, the developer or operator can demonstrate to the satisfaction of the Local Planning Authority that ~~there is:~~

~~i) no suitable alternative location outside the designated area that would enable development to be sited and designed with the least harm; and~~

~~ii) the proposal represents the highest standards of siting and design appropriate~~

to the location. ~~and~~

iii) ~~w~~ With regards to full planning permission, if the local planning authority feel considers that a power supply or connection

Add new paragraph to the policy before the final paragraph that starts "Should the need":

Consideration will be given as to whether development will impact on the use of the highway, with particular attention paid to the potential for restrictions on the width of the highway, to the detriment of safety, amenity and/or accessibility.

Policy assessment summary – St Edmundsbury

3. 11.2 The effects of the modification on the SA objectives are neutral. Whilst the policy does not require sequential justification for proposals in nature conservation areas and within Conservation Areas, the policy does require an appraisal of impact of any scheme on the environment, and mitigation measures where appropriate, and the preference for development to be sited in locations outside of these areas is included in the supporting text introduced as an Additional Modification.

Policy assessment summary – Forest Heath

3. 11.3 The effects of the modification on the SA objectives are neutral. Whilst the policy does not require sequential justification for proposals in nature conservation areas and within Conservation Areas, the policy does require an appraisal of impact of any scheme on the environment, and mitigation measures where appropriate, and the preference for development to be sited in locations outside of these areas is included in the supporting text introduced as an Additional Modification.

Conclusions

3. 11.4 The changes introduced through the modifications to DM10 have resulted in minor negative changes in relation to nature conservation sites and Conservation Areas. However the policy requires impacts to be assessed and high standards of design and siting, and development will also be subject to other policies in the Plan and NPPF. No further mitigation is required.

3.12 Modifications to Policy DM11 – Impact on Sites of Biodiversity and Geodiversity Importance

3.12.1 The modifications introduced to the second paragraph are to reflect the terminology used in current legislation, in paragraphs 117 and 118 of the NPPF and the Wildlife and Countryside Act.

3.12.2 Modifications to the third paragraph were recommended by Natural England, to ensure correct references to the protection of SSSIs and the mitigation hierarchy in current legislation. The changes to the policy are clarified by Additional Modifications to the supporting text (see Annex D, AM15 – AM19) which seek to achieve consistency between text and policy wording and provide background information in relation to the mitigation hierarchy.

Modification MM10

Renumber policy, and amend the second paragraph of DM11 to read as follows:

~~DM11~~10 Impact of Development on Sites of Biodiversity and Geodiversity Importance

~~Proposals for development which would have an adverse impact on adversely affect the integrity of areas of international nature conservation or geological importance, as indicated on the Proposals Policies Map, will be determined in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended). not be permitted unless there are imperative reasons of overriding national public interest and that there is no alternative solution.~~

Delete the third paragraph of DM11 and replace with the following text:

~~Development which would have an adverse impact on national, county and locally designated sites will not be permitted unless the need for the development clearly outweighs the importance of the nature conservation or geological value of the site.~~

~~Proposed development likely to result in adverse effects to a SSSI will not be permitted unless the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.~~

~~Proposals which would result in significant harm to biodiversity, having appropriate regard to the 'mitigation hierarchy', will not be permitted.~~

Delete the fourth paragraph of ~~DM11~~10:

~~In considering development proposals which may give rise to serious or irreversible environmental damage to important biodiversity or geodiversity interests, the Local Planning Authority will apply the precautionary principle.~~

Policy assessment summary – St Edmundsbury

3.12.3 The correct references to SSSIs, the mitigation hierarchy and current legislation strengthen the policy and has further positive effects on SA objective 16 in relation to helping to ensure the long term protection of a quality rural landscape.

Policy assessment summary – Forest Heath

3.12.4 The correct references to SSSIs, the mitigation hierarchy and current legislation strengthen the policy and has further positive effects on SA objective 15 in relation to helping to ensure the long term protection of a quality rural landscape.

Conclusions

3.12.5 The changes introduced through the modifications to DM11 have not resulted in any changes to the policy assessment.

3.13 Modifications to Policy DM12 – Protected Species

3.13.1 The modifications are to reflect the terminology used in current legislation and consistency with the mitigation hierarchy as set out in the British Standard 42020:2013.

Modification MM11

Renumber policy, and amend Policy DM12 to read as follows:

DM1211 Protected Species

Development which would have an adverse impact on species protected by the Conservation of Habitats and Species Regulations (2010 (as amended)), the Wildlife and Countryside Act (1981), the Protection of Badgers Act (1992), and listed in the Suffolk Biodiversity Action Plan, or subsequent legislation, will not be permitted unless there is no alternative and the local planning authority is satisfied that suitable measures have been taken to:

- ~~a) facilitate the survival of the protected species;~~
- ~~b) a) reduce disturbance to a minimum; and~~
- ~~b) (i) maintain the population identified on site; or~~
- e) (ii) provide adequate alternative habitats to sustain at least the current levels of population.

Where appropriate, the local planning authority will use planning conditions and/or planning obligations to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.

Note: Developers should take into account separate legislation, Acts, regulations, case law, planning guidance and any subsequent replacement Supplementary Planning Documents and laws preventing interference with protected species, and should be aware of the need to undertake relevant assessments, studies and surveys as required prior to the submission of a planning and related applications.

Policy assessment summary – St Edmundsbury

3.13.2 The correct references to the mitigation hierarchy and current legislation ensure clarity but the effects of the modification on the SA objectives are neutral. The policy has already been assessed as having positive effects in relation to five of the SA objectives.

Policy assessment summary – Forest Heath

3.13.3 The correct references to the mitigation hierarchy and current legislation ensure clarity but the effects of the modification on the SA objectives are neutral. The policy has already been assessed as having positive effects in relation to seven of the SA objectives.

Conclusions

3.13.4 The changes introduced through the modifications to DM12 have not resulted in any changes to the policy assessment.

3.14 Modifications to Policy DM14 – Landscape Features

3.14.1 The modifications include references to the Brecks and Stour Valley as examples of valued landscapes. The wording has been amended to the fourth paragraph to provide increased balance and flexibility to the policy in relation to the preservation of gaps between settlements, and an Additional Modification introduces supporting text (see Annex D, Additional Modification AM22) that gives further clarification of the contribution made by gaps in the landscape.

Modification MM13

Renumber policy, and amend the second and final paragraphs of the policy to read as follows:

~~DM14~~13 Landscape Features

Areas of particular landscape sensitivity, including Special Landscape Areas (as defined on the ~~proposed~~ Policies maps) have been identified. These areas, and other valued landscapes such as The Brecks and the Stour Valley (subject of a management and delivery plan through the Dedham Vale AONB and Stour Valley Project) have, by reason of their landform, historic landscape importance and/or condition, a very limited capacity to absorb change without a significant material effect on their character and/or condition. However, individual proposals within or adjacent to these areas will be assessed based on their specific landscape and visual impact.

Amend the fourth paragraph of the policy to read as follows:

All development proposals should demonstrate that their location, scale, design and materials will protect, and where possible enhance the character of the landscape, including the setting of settlements, the significance of gaps between them and the nocturnal character of the landscape. ~~Gaps between settlements and their settings and the nocturnal character of the landscape, must be maintained.....~~

Where this is not possible development will not normally be permitted.

Policy assessment summary – St Edmundsbury

3.14.2 The specific references to the valued landscapes of the Brecks and Stour Valley will help to strengthen the distinctiveness of these areas. The assessment has identified additional positive effects in relation to SA objective 18, conserving and enhancing the quality and local distinctiveness of landscapes and townscapes.

Policy assessment summary – Forest Heath

3.14.3 Whilst the specific references to the valued landscapes of the Brecks and Stour Valley will help to strengthen the distinctiveness of these areas, no further

positive effects have been identified through this modification, as the SA objective 20, maintaining a high quality rural environment, already scored very positively in the original assessment.

Conclusions

3.14.4 The changes introduced through the modifications to DM14 have resulted in further positive effects for St Edmundsbury, but have not resulted in any changes to the policy assessment for Forest Heath.

3.15 Modifications to Policy DM15 – Safeguarding from Hazards

3.15.1 The modifications are as a result of the Environment Agency's request for an additional policy. The modification provides clarity on the plan's consistency with paragraph 110 of the NPPF, in relation to the deterioration to air or water quality and minimising pollution and adverse effects on the local and natural environment. The policy is further strengthened with additional supporting text introduced as an Additional Modification (see Annex D, Additional Modification AM23).

Modification MM14

Renumber policy, and add to title and to the beginning of the policy:

DM15 14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Proposals for all new developments should minimise all emissions and other forms of pollution (including light and noise pollution), and ensure no deterioration to either air or water quality. All applications for development where the existence of, or potential for creation of pollution is suspected must contain sufficient information to enable the Planning Authority to make a full assessment of potential hazards.

Development will not be permitted where, individually or cumulatively, there are likely to be unacceptable impacts arising from the development on:

- The natural environment, general amenity and the tranquility of the wider rural area;
- Health and safety of the public;
- Air quality;
- Surface and groundwater quality;
- Land quality and condition; or
- Compliance with statutory environmental quality standards.

.....continue with policy wording as existing.

Policy assessment summary – St Edmundsbury

3.15.2 The modifications have resulted in some further positive effects in the assessment, due to the detail on minimising adverse impacts which will ensure improvements in air and water quality (SA objective 9), soil quality (SA objective 10) and enhancing the quality of landscapes (18).

Policy assessment summary – Forest Heath

3.15.3 Further positive effects were identified in relation to SA objective 14 as the detail on minimising adverse impacts will help to ensure improvements in water and air quality.

Conclusions

3.15.4 Additional positive effects have been identified and the overall impact of the modifications on Policy DM15 can therefore be considered to be positive.

3.16 Modifications to Policy DM16 – Listed Buildings

3.16.1 The modifications align the policy more closely with the approach advocated in paragraphs 128, 129, 133 and 134 of the NPPF to conserve and enhance the historic environment. They also include minor alterations to the wording of the policy for consistency across the Plan.

Modification MM15

Renumber policy, amend and add new criterion (a), renumber subsequent criteria, and add two new paragraphs to the end of the policy as follows:

~~DM16~~15 Listed Buildings

Proposals to alter, extend or change the use of a listed building, or development affecting its setting, will ~~only~~ be permitted where they ~~would~~:

a) demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;

a) ~~b)~~ contribute to

~~b) c)~~ are not be detrimental to the buildings' character or any architectural, archaeological, artistic or historic features

e) ~~d)~~ are be of an appropriate scale,

.....

f) ~~g)~~ respect not harm the setting of the listed building

All development proposals should provide a clear justification for the works, especially if these works would harm the listed building or its setting, so that the harm can be weighed against any public benefits.

The level of detail of any supporting information should be proportionate to the importance of the building, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

Policy assessment summary – St Edmundsbury

3.16.2 Positive effects on conserving areas of historical and archaeological importance, and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes were identified. The policy allows for specific works to listed buildings within strict criteria to ensure there is no significant detrimental impact on heritage assets and aligns the policy with policy on heritage assets as set out in the NPPF. The overall assessment is that the modified policy results in no change to the assessment, so it remains slightly positive and no further mitigation is necessary.

Policy assessment summary – Forest Heath

3.16.3 Positive effects on ensuring the unique character and population of the District, improving the range of tourist attractions in the District, maintaining a high quality rural environment and safeguarding the heritage of the District for future generations were identified. The policy allows for specific works to listed buildings within strict criteria to ensure there is no significant detrimental impact on heritage assets and aligns the policy with policy on heritage assets as set out in the NPPF. The overall assessment is that the modified policy results in no change to the assessment, so it remains slightly positive and no further mitigation is necessary.

Conclusions

3.16.4 No additional positive or negative effects have been identified and the overall impact of the modifications on Policy DM16 can therefore be considered to be neutral.

3.17 Modifications to Policy DM17 – Local Heritage Assets and Building Protected by an Article 4 Direction

3.17.1 The modifications align the policy more closely with the approach advocated in paragraphs 128, 129, 133 and 134 of the NPPF to conserve and enhance the historic environment. They also include minor alterations to wording for consistency across the Plan.

Modification MM16

Renumber policy, delete and add the following:

DM1716 Local Heritage Assets and Buildings Protected by Article 4 Direction

Proposals for the demolition, extension or alteration of buildings identified as being Local Heritage Assets, or protected by an Article 4 direction or subsequent legislation, will ~~only be supported~~ permitted where they:

~~a) do not have a significantly detrimental effect upon the historic fabric, design, materials, elevational treatment and ornamentation of the original building;~~

a) demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance.

b) respect the historic fabric, design, materials, elevational treatment and ornamentation of the original building;

~~b) c) will not entail an unacceptable level of loss, damage or covering of original features; and~~

~~e) d) have regard to will not have a significantly adverse impact upon the setting, plot layout and boundary features; or~~

~~d) the contribution made by any new development on the site to its surroundings, particularly with regard to the character and appearance of the wider area, outweighs any harm to, or arising from the loss of, the building.~~

e) In the case of works which would cause harm to a Local Heritage Asset or building protected by an Article 4 direction or its setting, clear justification for the works must be provided so that the harm can be weighed against any public benefits

The level of detail of any supporting information should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

Policy assessment summary – St Edmundsbury

3.17.2 Positive effects on conserving areas of historical and archaeological importance, and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes were identified. The policy allows for specific works to Local Heritage Assets and buildings protected by Article 4 Direction within strict criteria to ensure there is no significant detrimental impact on such buildings and aligns the policy with policy on heritage assets as set out in the NPPF. The overall assessment is that the modified policy results in no change to the assessment, so it remains slightly positive and no further mitigation is necessary.

Policy assessment summary – Forest Heath

3.17.3 Positive effects on ensuring the unique character and population of the District, improving the range of tourist attractions in the District, maintaining a high quality rural environment and safeguarding the heritage of the District for future generations were identified. The policy allows for specific works to Local Heritage Assets and buildings protected by Article 4 Direction within strict criteria to ensure there is no significant detrimental impact on such buildings and aligns the policy with policy on heritage assets as set out in the NPPF. The overall assessment is that the modified policy results in no change to the assessment, so it remains slightly positive and no further mitigation is necessary.

Conclusions

3.17.4 No additional positive or negative effects have been identified and the overall impact of the modifications on Policy DM17 can therefore be considered to be neutral.

3.18 Modifications to Policy DM18 – Conservation Areas

3.18.1 The modifications comprise minor alterations to the wording of the policy for consistency across the Plan, and to align the policy more closely with the approach advocated in paragraphs 128, 129, 133 and 134 of the NPPF to conserve and enhance the historic environment. They also avoid tautology concerning local heritage assets with the subject of Policy DM17. Additional supporting text introduced as an Additional Modification (see Annex D, Additional Modification AM24) includes background information on Conservation Area Appraisals and their role.

Modification MM17

Renumber policy, and change "must" to "should" in the first sentence, amend criterion (g), delete final paragraph and add two new paragraphs as follows:

~~DM18~~17 Conservation Areas

Proposals for development within, adjacent to or visible from a Conservation Area ~~must~~ should:.....

g) demonstrate a clear understanding of the significance of the Conservation Area and/or its setting, alongside an assessment of the potential impact of the proposal on that significance. ~~Where a Conservation Area Appraisal and Management Plan is adopted, the proposal~~ should ~~must~~ demonstrate how the key characteristics of the character area have been addressed.

~~Development proposals will not be permitted where this would harm the architectural or historic value of a locally listed building, or a previously unidentified heritage asset or their setting. The local planning authority will, as far as is possible, resist any proposals for the demolition of any building or structure of local interest, or previously unidentified heritage asset, unless they comply with criteria i, ii and iii of the Policy.~~

All development proposals should provide a clear justification for the works, especially if these works would harm the significance of a Conservation Area or its setting, so that the harm can be weighed against any public benefits.

The level of detail of any supporting information should be proportionate to the importance of an area, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

Policy assessment summary – St Edmundsbury

3.18.2 Positive effects on conserving areas of historical and archaeological

importance, and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes were identified. The policy allows for development within Conservation Areas within strict criteria to ensure the special qualities of Conservation Areas are preserved or enhanced, and aligns the policy with policy on heritage assets as set out in the NPPF. The overall assessment is that the modified policy results in no change to the assessment, so it remains slightly positive and no further mitigation is necessary.

Policy assessment summary – Forest Heath

3.18.3 Positive effects on ensuring the unique character and population of the District, improving the range of tourist attractions in the District, maintaining a high quality rural environment and safeguarding the heritage of the District for future generations were identified. The policy allows for development within Conservation Areas within strict criteria to ensure the special qualities of Conservation Areas are preserved or enhanced, and aligns the policy with policy on heritage assets as set out in the NPPF. The overall assessment is that the modified policy results in no change to the assessment, so it remains slightly positive and no further mitigation is necessary.

Conclusions

3.18.4 No additional positive or negative effects have been identified and the overall impact of the modifications on Policy DM18 can therefore be considered to be neutral.

3.19 Modifications to Policy DM19 – New Uses for Historic Buildings

3.19.1 The modifications comprise minor alterations to the wording of the policy for consistency across the Plan, and to align the policy more closely with the approach advocated in paragraphs 128, 129, 133 and 134 of the NPPF to conserve and enhance the historic environment.

Modification MM18

Renumber policy, amend the first sentence, delete the final paragraph, and add two new paragraphs as follows:

~~DM19~~ DM18 New Uses for Historic Buildings

Permission for the adaptation of a historic building to sustain a new use will be permitted ~~only~~ where the proposal will protect the special significance architectural or historic interest of the building,

~~New use that would bring substantial community benefits, environmental enhancement or include alterations which help to mitigate climate change will be weighed against, and should aim to minimise, any potential harm to the significance of the historic building or its setting.~~

All development proposals should provide a clear justification for the works, especially if these works would harm the significance of a historic building or its setting, so that the harm can be weighed against any public benefits.

The level of detail of any supporting information should be proportionate to the importance of the building, the work proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

Policy assessment summary – St Edmundsbury

3.19.2 Positive effects on conserving areas of historical and archaeological importance, and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes were identified. The policy allows for the adaptation of historic buildings within strict criteria to ensure they are preserved or enhanced, and aligns the policy with policy on heritage assets as set out in the NPPF. Additional positive effects were identified in relation to conserving and where appropriate to enhancing areas of historical and archaeological importance (SA objective 17). The overall assessment is that the modified policy is still slightly positive and no further mitigation is necessary.

Policy assessment summary – Forest Heath

3.19.3 Positive effects on ensuring the unique character and population of the

District, improving the range of tourist attractions in the District, maintaining a high quality rural environment and safeguarding the heritage of the District for future generations were identified. The policy allows for the adaptation of historic buildings within strict criteria to ensure they are preserved or enhanced, and aligns the policy with policy on heritage assets as set out in the NPPF. The overall assessment is that the modified policy results in no change to the assessment, so it remains slightly positive and no further mitigation is necessary.

Conclusions

3.19.4 An additional positive effect has been identified (for one of St Edmundsbury Borough Council's SA objectives) and the overall impact of the modifications on Policy DM19 can therefore be considered to be positive.

3.20 DM21 – Archaeology

3.20.1 The modification (requested by Suffolk County Council), although only inserting one word, adds strength to the criterion making the policy more precise.

Modification MM19

Renumber policy and add "adequate" in criterion c) as follows:

Policy ~~DM21~~20

c) the adequate recording of the heritage asset

Policy assessment summary – St Edmundsbury

3.20.2 Positive effects on conserving areas of historical and archaeological importance, and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes were identified. The policy allows for development on sites of archaeological interest, or of potential archaeological importance subject to compliance with three conditions to ensure that: an assessment and/or evaluation of the archaeological interest or significance is carried out prior to determination of the application; archaeological remains are preserved in situ; and heritage assets are recorded before development commences. The overall assessment is that the modified policy results in no change to the assessment, so it remains slightly positive and no further mitigation is necessary.

Policy assessment summary – Forest Heath

3.20.3 Positive effects on ensuring the unique character and population of the District, improving the range of tourist attractions in the District, maintaining a high quality rural environment and safeguarding the heritage of the District for future generations were identified. The policy allows for development on sites of archaeological interest, or of potential archaeological importance subject to compliance with three conditions to ensure that: an assessment and/or evaluation of the archaeological interest or significance is carried out prior to determination of the application; archaeological remains are preserved in situ; and heritage assets are recorded before development commences. The overall assessment is that the modified policy results in no change to the assessment, so it remains slightly positive and no further mitigation is necessary.

Conclusions

3.20.4 No additional positive or negative effects have been identified and the overall impact of the modifications on Policy DM21 (to be re-numbered DM20) can therefore be considered to be neutral.

3.21 Modifications to Policy DM23 – Residential Design

3.21.1 The modifications are to ensure that the policy is consistent with the NPPF in relation to design standards and includes wording suggested by Suffolk County Council to assist in meeting the requirements of paragraphs 35, 58 and 61 of the NPPF. The policy is strengthened by the inclusion of additional supporting text introduced as Additional Modifications (see Annex D, Additional Modifications AM29 – AM31) that encourage good design through reference to design standards and design review panel.

Modification MM20

Renumber policy, and add to criterion (c) as follows:

DM2322 Residential Design

c) utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate innovative design approach and incorporating a mix of housing and unit sizes that is appropriate for the location.

Delete part and add to criterion (f) as follows:

f) where appropriate, apply innovative highways and parking measures designed to avoid the visual dominance of highways and parking, these elements in the design and layout of new developments, whilst still meeting highway safety standards. and the rigid application of engineering geometry to meet highways design standards.

Add to criterion (h) as follows:

h) ensure appropriate levels of permeability and accessibility favouring sustainable transport routes and consider the needs of pedestrians and cyclists before car users.

Add to criterion (i) as follows:

i) integrate comfortably with surrounding street networks and enable integration into future additional development.

Policy assessment summary – St Edmundsbury

3.21.2 The modifications have resulted in some further positive effects in the assessment, due to the text on incorporating a mix of housing and unit sizes which will assist in meeting the housing requirements of the whole community (SA objective 7). Further positive effects were also identified in relation to SA objective 13, reducing the effects of traffic on the environment, as the modifications help to ensure appropriate levels of permeability favouring sustainable transport routes.

Policy assessment summary – Forest Heath

3.21.3 The modifications have resulted in some further positive effects in the assessment, due to the text on incorporating a mix of housing and unit sizes which will assist in meeting the housing requirements of the whole community (SA objective 1).

Conclusions

3.21.4 Additional positive effects have been identified and the overall impact of the modifications on Policy DM23 can therefore be considered to be positive.

3.22 Modifications to Policy DM32 – Business and Equine Related Activities

3.22.1 The Modifications clarify that the policy relates to development in the countryside. The new criteria (d) required strengthening the policy, and supplementing the criteria on biodiversity and geodiversity, by requiring landscape mitigation measures to be included.

Modification MM27

Add to the Title of DM32; add "in the countryside" in the 1st line; add new criterion (d); and renumber subsequent criteria:

DM32 Business and Domestic Equine Related Activities in the Countryside

Proposals for equestrian development in the countryside, whether domestic or commercial, will be permitted providing they meet the following criteria:

d) landscape mitigation measures are included appropriate to the scale and context of the proposal;

Policy assessment summary – St Edmundsbury

3.22.2 The original assessment identified a negative effect in relation to the impact development could have on the rural environment/landscapes (SA objective 18). The modification to include criteria (d), which requires landscape mitigation measures, has resulted in a neutral impact against this objective.

Policy assessment summary – Forest Heath

3.22.3 The original assessment identified a negative effect in relation to the impact development could have on the rural environment (SA objective 20). The modification to include criteria (d), which requires landscape mitigation measures, has resulted in a neutral impact against this objective.

Conclusions

3.22.4 The negative effect, identified during the original assessment of this policy, has been mitigated by the modification.

3.23 Modifications to Policy DM35 – Proposals within the Town Centre Boundaries

3.23.1 The modifications align the policy more closely with the NPPF definition of main town centre uses, extend the reference of the policy to apply to main town centre uses within and outside the town centre and require a sequential test to be applied. The modifications also set a threshold for retail proposals over a specified threshold. These changes are required to accord with the NPPF. Additional supporting text is introduced as Additional Modifications (see Annex D, Additional Modifications AM46 – AM52) to give clarity and background to the changes proposed.

Modification MM30

Insert and delete as follows:

DM35 Proposals for main town centre uses within the Town Centre Boundaries

Within the town centres, as defined on the policies maps, support will be given, subject to compliance with other policies, to proposals for main town centre uses such as the following:

- i) shopping (Use Class A1);
- ii) financial and professional services (A2);
- iii) food and drink (A3, A4, A5);
- iv) leisure, culture, arts, tourism and more intensive sport and recreation including D2 uses;
- v) business (B1) offices commercial uses;
- ~~vi health facilities and other community uses;~~
- ~~vii~~vi) visitor accommodation; and

in addition to the ~~following~~ main town centre uses above:

- vii) health facilities and other community uses;
- viii) residential, A2 or B1 uses on upper floors.

Proposals for main town centre uses that are not in a defined centre and not in accordance with an up to date Local Plan must apply a sequential approach in selecting the site demonstrating that there are no suitable, viable and available sites in defined centres or edge of centre locations.

Proposals for retail floorspace in excess of 1,000sqm gross outside of Bury St Edmunds, Haverhill and Newmarket town centres and in excess of 300sqm gross outside all other defined centres will require an impact assessment to demonstrate that it will not have a significant adverse impact in accordance with the NPPF.

A balance between retail shops (A1) and non-A1 retail commercial uses (A2, A3, A4 and A5 uses) will be maintained to secure the vitality and viability of the Primary Shopping Areas, albeit with a predominance of shopping uses maintained. The change of use of ground floor A1 units within a Primary

Shopping Area, to other appropriate main town centre uses, will therefore only be permitted if the balance of retail vitality and viability is not likely to be harmed and all of the following criteria are met:

a) *continue as existing*

Policy assessment summary – St Edmundsbury

3.23.2 The clarity around the sequential approach and the encouragement of a broad range of town centre uses have had further positive effects on SA objective 5, improving access to key services and SA objective 8, improving the quality of where people live and encouraging community participation.

Policy assessment summary – Forest Heath

3.23.3 The clarity around the sequential approach has had further positive effects on SA objective 5, improving access to key services for all sectors of the population.

Conclusions

3.23.4 Additional positive effects have been identified and the overall impact of the modifications on Policy DM35 can therefore be considered to be positive.

3.24 Modifications to Policy DM36 – Protection of Local Centres

3.24.1 The modifications give clear guidance on the role and mix of development that should take place in local centres and the locational requirements for new local centres. These changes are required for soundness of the plan and ensure consistency and afford the same level of protection is applied to all local centres across West Suffolk. Additional supporting text is introduced as Additional Modifications (see Annex D, Additional Modifications AM53 – AM55) to give clarity and background to the changes proposed.

Modification MM31

Amend the title and amend as follows:

DM36 Protection of Local Centres

The local planning authority will 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.

In local centres the loss or change of use of shops or services (or premises last used for such purposes) will not be permitted unless it can be demonstrated that the use is no longer viable or that the change of use will not have a detrimental impact on the vitality and viability of the centre.

Proposals for new or extended shops or services within local centres will be ~~supported~~ permitted provided that there is no adverse effect on residential amenity or environmental quality, and subject to compliance with other Policies within this ~~DPD~~ and other adopted local plans.

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.

Note: Proposals for the provision, enhancement or loss of community facilities and services, leisure and recreation, health and education uses will be subject to compliance with other policies within this local plan.

Policy assessment summary – St Edmundsbury

3.24.2 The original assessment identified positive effects in relation to SA objectives 8 - improving the quality of where people live and encouraging community participation, 14 – reducing contributions to climate change and 19 – sustainable levels of growth and prosperity. The modifications do not change the

broad thrust of the policy and no additional positive or negative effects have been identified in the assessment.

Policy assessment summary – Forest Heath

3.24.3 The original assessment identified positive effects in relation to five of the SA objectives. The modifications do not change the broad thrust of the policy and no additional positive or negative effects have been identified in the assessment.

Conclusions

3.24.4 The changes introduced through the modifications to DM36 have not resulted in any changes to the policy assessment.

3.25 Modifications to Policy DM37 – Public Realm Improvements

3.25.1 The modifications align the policy more closely to the NPPF and CIL legislation and extend the policy reference to cover Key Service Centres in response to representations received.

Modification MM32

DM37 – Public Realm Improvements

Amend Policy DM37 as follows:

Proposals for ~~new~~ major development or redevelopment in the towns and Key Service Centres will, where ~~justified~~ reasonable and necessary to the acceptability of the development, be required to provide or contribute towards public realm improvements appropriate to the scale and nature of the proposal.

Proposals in the Primary Shopping Areas should also provide active street frontages to create attractive and safe street environments.

Note: Necessary improvements to the public realm will be identified and schemes and priorities outlined for the towns and key service centres. Where appropriate the local planning authority will secure public realm improvements through the use of conditions and/or planning obligations.

Policy assessment summary – St Edmundsbury

3.25.2 The original assessment identified positive effects in relation to nine of the SA objectives. The modifications do not change the broad thrust of the policy and no additional positive or negative effects have been identified in the assessment.

Policy assessment summary – Forest Heath

3.25.3 The original assessment identified positive effects in relation to four of the SA objectives. The modifications do not change the broad thrust of the policy and no additional positive or negative effects have been identified in the assessment.

Conclusions

3.25.4 The changes introduced through the modifications to DM37 have not resulted in any changes to the policy assessment.

3.26 Modifications to Policy DM47 – Development Relating to the Horse Racing Industry

3.26.1 The modifications are in order to help clarify the policy and assist in its application, including the requirement to demonstrate need, and to give consistency with the NPPF and other policies in the plan. Additional supporting text is introduced as Additional Modifications (see Annex D, Additional Modifications AM71 – AM79) setting out the context and background to the policy.

Modification MM39

DM47 – Development Relating to the Horse Racing Industry

Amend and insert the following:

Development relating to the ~~H~~orse ~~R~~acing ~~I~~ndustry will be permitted provided that:

~~a) there is satisfactory evidence of the need for and scale of the development~~
a) the business viability, functional need for and scale of the proposal;

~~b) it is in keeping with the character and appearance of the distinctive townscape of Newmarket and Exning and the rural character of surrounding areas~~
the development is designed to make a positive contribution to local character and distinctiveness;

~~c) access proposals (including for the movement of horses for training) and the impact of all other movements are acceptable to the local highway authority; and~~

c) the occupation of any residential accommodation is restricted by condition or legal agreement to those directly employed in the day to day operation and management at the horse racing establishment; and

~~d) the occupation of any residential accommodation is restricted by condition or legal agreement to those directly employed in the day to day operation and management at the horse racing establishment.~~

d) access proposals (including for the movement of horses for training) and the impact of all other movements on highway safety and the network capacity for all relevant modes of transport, are acceptable.

Policy assessment summary – St Edmundsbury

3.26.2 As a result of the modifications this policy will apply to the whole plan area. The assessment for St Edmundsbury identified positive effects in relation to employment opportunities and economic growth and indigenous and inward investment (SA objectives 6, 19, 22). Negative effects were identified in relation

to objective 13 as additional traffic movements could be generated. Overall the policy has been assessed as slightly positive with no mitigation required.

Policy assessment summary – Forest Heath

3.26.3 The original assessment identified positive effects in relation to four of the SA objectives. The modifications do not change the broad thrust of the policy and no additional positive or negative effects have been identified in the assessment.

Conclusions

3.26.4 The assessment of Policy DM47 in relation to the St Edmundsbury objectives has assessed the policy as slightly positive with no mitigation required. The changes introduced through the modifications to DM47 have not resulted in any changes to the policy assessment for Forest Heath, which originally assessed the policy as having slightly positive effects overall.

3.27 Modifications to Policy DM48 – Development Affecting the Horse Racing Industry

3.27.1 The modifications provide clarification regarding possible adverse impacts and align the policy more closely with the approach advocated in the NPPF, to weigh harm caused by any development against benefits generated. Additional supporting text is introduced as Additional Modifications (see Annex D, Additional Modifications AM80 – AM82) setting out the context for the policy.

Modification MM40

DM48 – Development Affecting the Horse Racing Industry

Insert the following:

Any development within or around Newmarket which is likely to have a material adverse impact on the operational use of an existing site within the horse racing industry (such as noise, volume of traffic, loss of paddocks or other open space, access and/or servicing requirements), or which would threaten the long term viability of the horse racing industry as a whole, will not be permitted unless the benefits would significantly outweigh the harm to the horse racing industry.

Policy assessment summary – St Edmundsbury

3.27.2 This policy applies specifically to Newmarket and the area around it, and has no impact on St Edmundsbury so therefore does not need to be assessed.

Policy assessment summary – Forest Heath

3.27.3 The original assessment identified positive effects in relation to four of the SA objectives (4, 7, 8, and 24). The modifications do not change the broad thrust of the policy and no additional positive or negative effects have been identified in the assessment.

Conclusions

3.27.4 The changes introduced through the modifications to DM48 have not resulted in any changes to the policy assessment.

3.28 Modifications to Policy DM49 – Re-development of Existing Sites Relating to the Horse Racing Industry

3.28.1 The modifications clarify that the policy is applicable to the 'last legal use' rather than any 'previous use'; and that the change of use away from a racing industry use will only be permitted as part of the plan making process. The modifications align the policy for changes of use within the horse racing industry more closely with the approach advocated in the NPPF to weigh the benefit of a proposal against its impact. They also ensure that any permission granted remains in a use related to the race horse industry. Additional supporting text is introduced as Additional Modifications (see Annex D, Additional Modifications AM83 - AM85) setting out the context for the policy.

Modification MM41

DM49 – Re-development of Existing Sites Relating to the Horse Racing Industry

Amend the policy as follows:

~~The change of use of land and buildings, racehorse training yards, stud farms, racecourses and horse training grounds, including associated residential accommodation, (and buildings/land last lawfully used for such purposes) presently or previously relating to racehorse training yards, stud farms, the racecourses, horse training grounds or other horse racing industry related uses and including the subdivision of the yard or site from its associated residential accommodation), will not be permitted except in exceptional circumstances. to alternative uses directly related to the Horse Racing Industry will only be permitted if satisfactory evidence is provided that the specific benefit to the Horse Racing Industry outweighs the loss of the existing use.~~

~~In exceptional circumstances, alternative uses directly related to the horse racing industry may be accepted and any proposal will need to demonstrate, to the satisfaction of the local planning authority, its specific benefit to the horse racing industry.~~

~~In approving any such proposal the local planning authority would need to be satisfied that there is a greater need for any particular racing related use, rather than continuing in its present use.~~

~~Any approval granted in exceptional circumstances would also be subject to the proposal positively enhancing the character and appearance of the unique heritage of Newmarket.~~

The change of use of racehorse training yards, stud farms, racecourses and horse training grounds, including associated residential accommodation or other uses directly related to the Horse Racing Industry, (and buildings/land last lawfully used for such purposes) to uses not directly related to the Horse Racing Industry will only be permitted if allocated as a proposal in an adopted local plan.

Permission will only be granted for schemes that conserve and/or enhance the character and appearance of the area and, where relevant and necessary, conditions will be imposed removing permitted development rights to prevent further changes of use.

Policy assessment summary – St Edmundsbury

3.28.2 As a result of the modifications this policy will apply to the whole plan area. Negative effects were identified in relation to SA objective 13, as additional traffic movements could be generated. Overall the policy has been assessed as mainly neutral with no mitigation required.

Policy assessment summary – Forest Heath

3.28.3 The original assessment identified positive effects in relation to six of the SA objectives. Under the reassessment two of these objectives (7 and 8) are neutral in terms of offering opportunities for employment as new uses approved will be uses directly associated with the HRI.

Conclusions

3.28.4 The assessment of Policy DM49 in relation to the St Edmundsbury objectives has assessed the policy as mainly neutral with no mitigation required. The changes introduced through the modifications to DM49 have resulted in changes to the policy assessment for Forest Heath but overall it is still slightly positive with no mitigation required.

3.29 Modifications to Policy DM50 – Securing the Restoration of Horse Racing Related Historic Assets

3.29.1 The modification is to delete the policy to avoid conflict with English Heritage guidance '*Enabling Development and the Conservation of Significant Places*' (2008).

Modification MM42

Delete policy as follows:

~~Policy DM50 – Securing the Restoration of Horse Racing Related Historic Assets~~

~~The release of land for 'enabling' development to secure the restoration and return to racing use of a historic yard, will not be permitted unless all the following criteria can be met:~~

- ~~a) the development is located within (or adjacent to) a settlement boundary;~~
- ~~b) the historic asset is identified as a Listed Building at risk within the up to date 'Suffolk Local Planning Authorities Historic Buildings at Risk Register', English Heritage Heritage at Risk Register or an adopted Conservation Area Appraisal;~~
- ~~c) if the land in question is paddock land, the enabling development will need to demonstrate that the benefit of restoring the listed building significantly outweighs the loss of paddock land;~~
- ~~d) that it will secure the re-establishment of a historic racing yard with an appropriate and enforceable legal mechanism; and'~~
- ~~e) that it satisfies, where appropriate, all the criteria set out in Policy DM22 – 'Enabling Development'. Where there is evidence that a listed building has been wilfully neglected to capitalise on this policy, since 2010, enabling development to restore a historic site will not be permitted. The Council will use its listed building enforcement powers to ensure the condition and fabric of existing historic yards are not neglected.~~

Policy assessment summary – St Edmundsbury

3.29.2 Policy DM50 applies specifically to Forest Heath at the submission stage, so therefore the loss of the policy in relation to St Edmundsbury does not need to be assessed.

Policy assessment summary – Forest Heath

3.29.3 The SA effects of not including this policy in the Joint Development Management Policies document were assessed in the Addendum Summary Appraisal of Alternative Options (October 2013). The Addendum (Appendix H) highlighted that the impact of not having this policy, and relying on the policies in the 2010 adopted Core Strategy, were largely neutral, with the exception of

negative effects on SA objectives 4 (ensuring the unique character and population of the district are addressed), 24 (to safeguard Forest Heaths heritage for future generations).

Conclusions

3.29.4 Overall, the negative policy scores in the addendum assessment reflect on the effect on the ability of the district to protect horse racing heritage assets. However, this was taken into consideration during the preparation of the modifications and the protection of these assets will be secured using a combination of the other modified horse racing policies and Policy DM22 Enabling Development.

3.30 DM51 – Horse Walks

3.30.1 The modification is a minor alteration / word change to give clarity to the policy; and wording added for consistency with the NPPF and CIL legislation.

Modification MM43

Renumber policy, amend and insert wording as follows:

Policy DM5150 Horse Walks

The District council will encourage the ~~protection~~ retention and improvement of existing horse walks in Newmarket and Exning. It will support the extension or the provision of new facilities by traffic management proposals, parking restrictions, signing, reserving the land for the purpose as part of new development proposals or by direct provision by horse racing interests or by developers through a legal agreement under section 106 of the 1990 Planning Act where necessary to the acceptability of the development.

Policy assessment summary – St Edmundsbury

3.30.2 This policy applies specifically to Newmarket and Exning, has no impact on St Edmundsbury so therefore does not need to be assessed.

Policy assessment summary – Forest Heath

3.30.3 The modifications do not change the broad thrust of the policy and no additional positive or negative effects have been identified in the assessment.

Conclusions

3.30.4 The changes introduced through the modifications to DM51 have not resulted in any changes to the policy assessment.

3.31 Modifications to Policy DM52 – Rural Housing Exception Sites

3.31.1 The modification ensures compliance with paragraph 54 of the NPPF, in the allowance of some market housing to facilitate the provision of additional affordable housing to meet local needs. Additional supporting text has been added as Additional Modifications to clarify that this policy relates only to St Edmundsbury Borough Council (see Annex D, Additional Modifications AM35 – AM37), and give additional information and background to the policy change (four new paragraphs 5.23 – 5.26).

Modification MM44

Delete separate Section 10, the supporting text paragraph 1.01, and Policy DM52, and move to the end of Section 5 – Housing and Homes, re-number the policy, add to the title, add text to first paragraph and add additional paragraph at the end of the of policy as follows:

Policy ~~DM52~~29 Rural Housing Exception Sites in St Edmundsbury

.....will permit rural affordable housing schemes in St Edmundsbury Borough adjoining but outside a Housing Settlement Boundary.....

In exceptional circumstances a small number of market homes will be permitted where demonstrated to be essential to facilitate the delivery of affordable units.

Policy assessment summary – St Edmundsbury

3.31.2 The original policy assessment identified positive effects in relation to two of the SA objectives, 4 - to reduce poverty and social exclusion and 7 - to meet the housing requirements of the whole community. The thrust of the policy has not changed and the reassessment did not result in any further positive or negative scores. The overall policy assessment remains fairly neutral with no mitigation required.

Policy assessment summary – Forest Heath

3.31.3 This policy applies specifically to St Edmundsbury, has no impact on Forest Heath so therefore does not need to be assessed.

Conclusions

3.31.4 The changes introduced through the modifications to DM52 have not resulted in any changes to the policy assessment.

**Joint Development Management Policies Main Modifications – October
2014 Scoping Table**

Joint Development Management Policies Main Modifications – February 2015 Scoping Table

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
MM1	DM2 Creating Places – Development Principles and Local Distinctiveness	<p><i>Insert additional wording; delete criterion (d) and renumber subsequent criteria; delete and insert the following:</i></p> <p>a) recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building <u>and, where necessary, prepare a landscape/townscape character appraisal to demonstrate this;</u>.....</p> <p>d) produce a landscape/townscape character appraisal prior to or as part of any concept statement and/or master plan;.....</p> <p>f) provide, in line with national and detailed local policies (including policies in this DPD Plan),</p> <p>g) incorporate sustainable</p>	<p>Modifications are to ensure that the policy is consistent with the NPPF in relation to paragraphs 10, 118, and 152, and with Policy DM3 Masterplans, as the supporting text in paragraph 3.5 explains that Concept Statements will be prepared by the local planning authority. The requirement for a landscape/townscape character appraisal has been modified so that, if necessary, it can be applied to proposals that are not the subject of Concept Statements.</p>	<p>The assessment of the policy already recognised the positive effects in relation to 9 of the SA objectives. The modifications strengthen the policy in relation to reducing waste (12), conserving and enhancing biodiversity and geodiversity (16), and enhancing the quality and local distinctiveness of townscapes and landscapes (18).</p> <p>No further assessment is required.</p>	<p>The assessment of the policy already recognised the positive effects in relation to 11 of the SA objectives. The modifications strengthen the policy in relation to ensuring the unique character and population of the District (4); safeguarding Forest Heath’s heritage for future generations (24); protecting the District’s vast biodiversity natural capital (15); and reducing waste (25).</p> <p>No further</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>design and construction measures and energy efficiency measures as required by Policies DM7 and DM8 of this DPD <u>Plan</u>;</p> <p>hg) <u>taking mitigation measures into account, not affect adversely:.....</u></p> <p>m) <u>where necessary, incorporate appropriate refuse and recycling facilities, compost bins, water butts and litter and dog waste bins.</u></p>			assessment is required.
MM2	DM3 Masterplans	<p><i>Add the following to the first and third paragraphs:</i></p> <p>Masterplans will be required for proposals (i) on land allocated in Local Plans and the Sites Allocations DPD, where a Concept Statement has been prepared, and (ii) <u>exceptionally</u> any sites which by virtue of size, location or proposed mix of uses is determined <u>justified</u> by the Local Planning Authority to require a masterplanning approach. Masterplans will be</p>	Modifications are to ensure that the policy is consistent with other policies in the Plan, and to be more precise and includes wording agreed with objectors' representatives at the Hearing Sessions to assist in meeting the requirements of paragraphs 10, 14, 15, and 154, of the NPPF.	<p>The assessment of the policy already recognised the positive effects in relation to 13 of the SA objectives. The modifications strengthen the policy in relation to improving the equality of where people live and encouraging community participation (8), enhancing the quality and local distinctiveness of townscapes and landscapes (18).</p> <p>The deletions from criterion (p) are detailed examples of</p>	The assessment of the policy already recognised the positive effects in relation to 12 of the SA objectives. The deletions from criterion (p) are detailed examples of recycling (and waste disposal) that are already covered in the

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>based upon a Concept Statement, <u>where they exist</u>, or content of a Local Plan prepared by the Local Planning Authority.</p> <p>Where appropriate, the masterplan will <u>include an analysis of site conditions, consultation feedback and identification of key design issues, and will set out:</u></p> <p><i>Delete from criterion b) and delete and add to criterion p) as follows:</i></p> <p>b) defined neighbourhoods and development parcels for which separate development briefs will be prepared, including plans to show in detail how the design principles will be implemented;</p> <p>p) provision for domestic waste disposal, storage and collection, a composting unit and water butt per dwelling, <u>and</u> commercial waste and recycling facilities (as appropriate) on non-</p>		<p>recycling (and waste disposal) that are already covered in the more generally expressed requirement of criterion (r). No further assessment is required.</p>	<p>more generally expressed requirement of criterion (r). No further assessment is required.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		residential developments; and litter and dog waste bins on areas of amenity/open space;			
MM3	DM4 Development Briefs	<p><i>Delete and add to the first paragraph, and add a new second paragraph as follows:</i></p> <p>Proposals for development schemes identified <u>Exceptionally a Development Brief will be required for a proposal which is justified by the Local Planning Authority as:</u> being of a size, location or proposed mix of uses and/or of significant local interest, will normally be <u>i) being of a size; and/or</u> <u>ii) in a location; and/or</u> <u>iii) proposing a mix of uses; and/or</u> <u>iv) of significant local interest such as to make this necessary.</u> required to be the subject of a</p> <p>The Development Brief which shall have been through the agreed process of consultation and approved prior to the submission <u>determination of a planning</u></p>	Modifications are to ensure that the policy is consistent with other policies in the Plan, and to be more precise and includes wording agreed with objectors' representatives at the Hearing Sessions to assist in meeting the requirements of paragraphs 10, 14, 15, and 154, of the NPPF.	<p>The assessment of the policy already recognised the positive effects in relation to 12 of the SA objectives. The modifications strengthen the policy in relation to enhancing the quality and local distinctiveness of townscapes and landscapes (18).</p> <p>No further assessment is required.</p>	The assessment of the policy recognised the positive effects in relation to 9 of the SA objectives. The modifications strengthen the policy in relation to reducing poverty and social exclusion (9); increasing the ability for shorter commuting times and more sustainable forms of transport (10). No further assessment is required.

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>application. Development Briefs should accord with the Core Strategy, Infrastructure Delivery Plan, and other policies in this DPD, policy DM2 and with any relevant design guidance, Supplementary Planning Guidance/Documents or DPDs, and other development guidance current at the time the scheme is being prepared7. and where appropriate should identify:</p> <p><u>Where appropriate, the Development Brief will include an analysis of site conditions, consultation feedback and identification of the key design issues and will identify:</u></p> <p><i>Continue with policy criteria a) to l) and Note.</i></p>			
MM4	DM5 Development in the Countryside	<p><i>Re-order the policy, delete and insert the following wording:</i></p> <p>Areas designated as countryside will be protected</p>	Modifications are to ensure that the policy is consistent with meeting the requirements of paragraph 28 of the NPPF in relation to	The assessment of the policy recognised the positive effects in relation to 2 of the SA objectives. The modifications strengthen the policy in relation to offering everybody the opportunity	The assessment of the policy recognised the positive effects in relation to 3 of the SA objectives, and

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>from unsustainable development. Any new sustainable development that recognises the intrinsic character and beauty of the countryside will be permitted where: <u>A new or extended building will be permitted, in accordance with other policies within this DPD, where it is for:</u></p> <p>a) there is a justification for the development to be located in the countryside, including a demonstration of the sustainability of the proposal;</p> <p>b) it will not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a);</p> <p>c) there will be no significant detrimental impact on the historic environment, visual amenity of the landscape or nature conservation and biodiversity interests; and</p> <p>d) there will be no significant adverse impact on the local</p>	<p>economic growth in rural areas, and in particular introduces leisure activities and tourism, focussing on proposals for economic growth, business and enterprise. They also include a minor change in wording suggested by Suffolk County Council.</p>	<p>for rewarding and satisfying employment (6), and achieving sustainable levels of prosperity and economic growth throughout the plan area (19). The SA considered that both these objectives were to be N/A to this policy.</p> <p>The policy will need to be re-assessed.</p>	<p>negative effects in relation to two of the objectives. The modifications strengthen the policy in relation to achieving sustainable levels of prosperity and economic development throughout the plan area (8); and improving the range of tourist attractions in the District (12). The SA considered that objective 8 was to be N/A to this policy, and objective 12 scored negatively.</p> <p>The policy will need to be re-assessed.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>highway network:</p> <p><u>a) purposes directly related to agriculture or forestry;</u></p> <p><u>b) affordable housing for local needs in accordance with other policy;</u></p> <p><u>c) development relating to equine related activities and the horse racing industry;</u></p> <p><u>d) essential small scale facilities for outdoor sport or recreation or other uses of land which preserve the openness, appearance and character of the countryside, leisure activities, and new tourism facilities;</u></p> <p><u>e) a dwelling for a key worker essential to the operation of agriculture, forestry or a commercial equine-related business in accordance with the requirements of Policy DM26;</u></p> <p><u>f) small scale residential development of a small undeveloped plot in</u></p>			

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><u>accordance with Policy DM27; or</u></p> <p><u>g) the replacement of an existing dwelling on a one for one basis where it can be demonstrated that:</u></p> <p><u>i) the proposed replacement dwelling respects the scale and floor area of the existing dwelling, and,</u></p> <p><u>ii) the curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to Policy DM25.</u></p> <p>A new or extended building will normally be permitted, in accordance with other policies within this DPD, where it is for:</p> <p>e) purposes directly related to agriculture or forestry;</p> <p>f) affordable housing for local needs in accordance with</p>			

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>other policy;</p> <p>g) development relating to the horse racing industry in accordance with other policy;</p> <p>h) essential small scale facilities for outdoor sport or recreation or other uses of land which preserve the openness, appearance and character of the countryside;</p> <p>i) a dwelling for a key worker essential to the operation of agriculture, forestry or a commercial equine related business in accordance with the requirements of Policy DM27;</p> <p>j) small scale residential development of a small undeveloped plot, in accordance with policy DM28 of the DPD; or</p> <p>k) the replacement of an existing dwelling on a one for one basis where it can be demonstrated that:</p> <p>i) the proposed replacement</p>			

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>dwelling respects the scale and floor area of the existing dwelling, and,</p> <p>ii) the curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to Policy DM26.</p> <p><u>Proposals for economic growth and expansion of all types of business and enterprise that recognises the intrinsic character and beauty of the countryside will be permitted where:</u></p> <ul style="list-style-type: none"> • <u>it will not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a);</u> • <u>there will be no significant detrimental impact on the historic environment, character and visual amenity of the landscape or nature</u> 			

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><u>conservation and biodiversity interests;</u> and</p> <ul style="list-style-type: none"> • <u>there will be no significant adverse impact on the local highway network.</u> 			
MM5	DM6 Flooding and Sustainable Drainage	<p><i>Insert the following wording, and amend the policy as follows:</i></p> <p>Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal, detailing how the proposed development will address the following, both within buildings and open spaces: <u>on-site drainage will be managed so as not to cause or exacerbate flooding elsewhere. Examples include: rainwater harvesting and greywater recycling, and run-off and water management such as Sustainable Urban Drainage Systems (SUDS) or other natural drainage system.</u></p>	Modifications are to make the policy clearer/more precise so to assist in meeting the requirements of paragraph 154 of the NPPF.	<p>The modification strengthens the policy in relation to using water and mineral resources efficiently , and re-using and recycling where possible (11).</p> <p>The policy will need to be re-assessed.</p>	<p>The modification strengthens the policy in relation to protecting biodiversity natural capital (15) and adapting to the impact of climate change (16).</p> <p>The policy will need to be re-assessed.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>Flooding, water recycling (e.g. rainwater harvesting and greywater recycling), and run-off and water management such as Sustainable Urban Drainage Systems (SUDS) or other natural drainage system.</p>			
MM6	DM7 Sustainable Design and Construction	<p><i>Insert and delete the following in Policy DM7:</i></p> <p>All proposals for new development including the re-use or conversion of existing buildings will be expected to adhere to broad principles of sustainable design and construction <u>and optimise energy efficiency through the use of design, layout, orientation, materials, insulation, and construction techniques.</u></p> <p><u>In particular, proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed to ensure that either:</u></p> <ul style="list-style-type: none"> <u>water consumption is</u> 	<p>Modifications are to ensure that the policy is consistent with the findings of the Housing Standards Review and Ministerial Statement 13 March 2014, and follows advice from the Environment Agency and Anglian Water to assist in meeting the requirements of paragraphs 7, 14, 21, 93, 94, 95, 97, and 99 of the NPPF.</p>	<p>The modifications strengthen the policy in relation to using water and mineral resources efficiently, and re-using and recycling where possible (11).</p> <p>The modified policy is substantially different from the submission draft version and will need to be re-assessed.</p>	<p>The assessment of the policy recognised the positive effects in relation to 7 of the SA objectives. The modifications strengthen the policy in relation to adapting to the impact of climate change (16); and ensuring a sustainable and good quality supply of water (19).</p> <p>The modified policy is substantially different from</p>

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		<p><u>no more than 110 litres per person per day (including external water use) as calculated using the government's (September 2009) Water Efficiency Calculator or such standard that replaces it, or</u></p> <ul style="list-style-type: none"> • <u>no water fitting exceeds the values set out in Table 1 below (or any other fittings specification that government issues to supersede this).</u> <p>All proposals for new residential development will be required to meet the following full Code for Sustainable Homes standards or an equivalent standard where appropriate. These requirements will not come into effect until successive updates to Part L of the Building Regulations become mandatory:</p> <ul style="list-style-type: none"> • <u>at least Code level 3</u> 			<p>the submission draft version and will need to be re-assessed.</p>

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		<p>is currently required.</p> <ul style="list-style-type: none"> at least Code level 4 will be required for all new homes once updates to part L come into effect, (currently scheduled for 2013). <p>All new non-residential developments over 1000 square metres will be required to achieve the BREEAM "Very Good" standard or equivalent until 2013 when development will be required to meet BREEAM "Excellent" standard or equivalent unless it can be demonstrated that one or more of the following conditions apply: New non-residential developments below this threshold will also be encouraged to meet this standard.</p> <ul style="list-style-type: none"> <u>It is not possible to meet one or more of the mandatory credits for an Excellent rating due to constraints inherent within the site. In this case</u> 			

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		<p><u>development will be expected to accrue the equivalent number of credits by targeting other issues while achieving an overall Very Good rating.</u></p> <ul style="list-style-type: none"> • <u>The cost of achieving an Excellent rating can be demonstrated to compromise the viability of the development. In this case applicants will be expected to agree with the Council whether the target should be relaxed, or whether cost savings could be achieved in another aspect of the development.</u> <p><u>All new developments will be expected to include details in the Design and Access statement (or separate energy statement) of how it is proposed that the site will meet the energy standards set out within national Building Regulations. In particular, any areas in which</u></p>			

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		<p><u>the proposed energy strategy might conflict with other requirements set out in the Plan should be identified and proposals for resolving this conflict outlined.</u></p> <p>The submission of Code for Sustainable Homes or BREEAM pre-assessment reports (as appropriate), will be required to demonstrate compliance. Conditions will be attached to planning permissions requiring submission of final Code certificates and post-construction BREEAM certificates (as appropriate), and such conditions will not be discharged until compliance has been satisfactorily demonstrated.</p> <p>Opportunities for the delivery of new development which surpasses the requirements outlined above will be identified for specific sites in Area Action Plans, or Concept Statements, and shall subsequently be incorporated into Masterplans or Development Briefs as</p>			

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		<p>appropriate:</p> <table border="1" data-bbox="651 359 1046 826"> <tr> <td><u>Water Fitting</u></td> <td><u>National Base Level</u></td> </tr> <tr> <td><u>WC</u></td> <td><u>6/4 litres dual flush or 4.5 litres single flush</u></td> </tr> <tr> <td><u>Shower</u></td> <td><u>10 l/min</u></td> </tr> <tr> <td><u>Bath</u></td> <td><u>185 litres</u></td> </tr> <tr> <td><u>Basin Taps</u></td> <td><u>6 l/min</u></td> </tr> <tr> <td><u>Sink Taps</u></td> <td><u>8 l/min</u></td> </tr> <tr> <td><u>Dishwasher</u></td> <td><u>1.25 l/place setting</u></td> </tr> <tr> <td><u>Washing Machine</u></td> <td><u>8.17 l/kilogram</u></td> </tr> </table> <p><u>Table 1: fittings-based specification from DCLG (2013) Housing Standards Review: Illustrative Technical Standards Development by the Working Group</u></p>	<u>Water Fitting</u>	<u>National Base Level</u>	<u>WC</u>	<u>6/4 litres dual flush or 4.5 litres single flush</u>	<u>Shower</u>	<u>10 l/min</u>	<u>Bath</u>	<u>185 litres</u>	<u>Basin Taps</u>	<u>6 l/min</u>	<u>Sink Taps</u>	<u>8 l/min</u>	<u>Dishwasher</u>	<u>1.25 l/place setting</u>	<u>Washing Machine</u>	<u>8.17 l/kilogram</u>			
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MM7	DM8 Improving Energy Efficiency and Reducing Carbon Dioxide Emissions	<p><i>Delete Policy DM8 Improving Energy Efficiency and Reducing Carbon Dioxide Emissions, and re-number subsequent policies:</i></p> <p>Policy DM8 Improving Energy Efficiency and Reducing Carbon Dioxide</p>	The modification deleting this policy follows the Housing Standards Review and Ministerial Statement of March 2014 that indicates that this policy area will be covered nationally through	The alternative of not including this policy in the Plan has been assessed (Strategic Environmental Assessment Addendum including Appendix G, October 2013). No further assessment is required.	The alternative of not including this policy in the Plan has been assessed (Strategic Environmental Assessment Addendum including																

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>Emissions</p> <p>All proposals for new development including the re-use or conversion of existing buildings will be expected to maximise energy efficiency through the use of design, layout, orientation, materials, insulation, and construction techniques and, where feasible and viable, improve on the standards set in the version of the Building Regulations Part L current at the time of submission.</p> <p>All 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 CO2 emissions in all buildings after compliance with the current / prevailing version of Building Regulations Part L (until such time as zero carbon standards are required under Part L) has been demonstrated, unless it can be demonstrated to the satisfaction of the Local</p>	<p>Building Regulations and that it will not be appropriate for local plans to include such policies.</p>		<p>Appendix G, October 2013).</p> <p>No further assessment is required.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>Planning Authority that this level is not viable. This should be achieved by following the 'carbon compliance' elements of the Energy Hierarchy, i.e. a combination of energy efficient measures, directly connected heat (heat source not necessarily on-site) and incorporation of on-site low carbon and renewable technologies.</p> <p>Planning approval will be dependent on the provision of an energy statement informed by preliminary calculations under the Standard Assessment Procedure and National Calculation Method or such methodologies as replace these, unless it can be demonstrated to the satisfaction of the Local Planning Authority that a more appropriate methodology should be used.</p> <p>Conditions will be attached to planning permissions requiring submission of as-</p>			

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>built Building Control Compliance documentation showing the Target Emission Rate (TER) and Dwelling Emission Rate (DER) / Building Emission Rate (BER), or such other metrics as replace these.</p> <p>There may be opportunities for the delivery of new development which surpasses the requirement outlined above and the Local Planning Authority will identify such sites through Area Action Plans and Concept Statements, and which shall subsequently be incorporated into Masterplans or Development Briefs.</p> <p><i>Note: Information, advice and supporting guidance will be provided by guidance leaflets on the planning pages of the councils' websites.</i></p>			
MM8	DM9 Low and Zero Carbon Energy Generation	<i>Renumber policy, and in the final part of the policy delete criterion g):</i>	The modification is to ensure that the policy is consistent with paragraph 98 of the	The modification removes a criterion that is inconsistent with the NPPF.	The modification removes a criterion that is

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>Policy DM98 Low and Zero Carbon Energy Generation</p> <p>In the case of proposals in nature conservation sites, or within or visible from Conservation Areas or other heritage assets, the developer or operator must be able to demonstrate to the satisfaction of the Local Planning Authority that:</p> <p>g) there is no suitable alternative location outside the designated area that would enable development to be sited and designed with the least harm; and</p> <p>h) the proposal represents the highest standards of siting and design appropriate to the location.</p>	<p>NPPF in relation to proposals in nature conservation sites or within or visible from Conservations Areas or other heritage assets not having to produce an assessment of alternative locations.</p>	<p>The policy will need to be re-assessed.</p>	<p>inconsistent with the NPPF.</p> <p>The policy will need to be re-assessed.</p>
MM9	DM10 Infrastructure Services and Telecommunications Development	<p><i>Renumber policy, and amend the second paragraph of the policy to read as follows:</i></p> <p>Policy DM10 9 Infrastructure Services and Telecommunications Development</p>	<p>Modifications are to ensure that the policy is consistent with the NPPF in relation to proposals in nature conservation sites or within or visible from Conservations Areas or other heritage</p>	<p>The modifications remove a criterion that is inconsistent with the NPPF, and introduce a new policy requirement.</p> <p>The policy will need to be re-assessed.</p>	<p>The modifications remove a criterion that is inconsistent with the NPPF, and introduce a new policy requirement.</p>

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		<p>Permission for all telecommunication development will normally be granted <u>be permitted</u> where..."</p> <p><i>Delete criterion a) as follows and re-number subsequent criteria:</i></p> <p>a) A full justification has been made to satisfy the local planning authority that there is a need for the proposed development; and</p> <p><i>renumber criterion d) and the policies set out in this criterion as follows:</i></p> <p>d) c) there will be no significant detrimental effect upon biodiversity interests in accordance with Policies DM1110, DM1211 and DM1312;</p> <p><i>Add to the end of d) criterion (i):</i></p> <p>".....townscape <u>or upon the</u> of heritage assets".</p> <p><i>In the fourth paragraph</i></p>	<p>assets not having to produce an assessment of alternative locations, and includes wording suggested by Suffolk County Council to assist in meeting the requirements of paragraphs 7, 14, 15, 32, 57, 61 of the NPPF.</p>		<p>The policy will need to be re-assessed.</p>

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		<p><i>starting "Permission for infrastructure for the connection or supply" in criterion reference d) delete the numbers i), ii) and iii), delete the wording in i), and amend as follows:</i></p> <p>Permission for infrastructure for the connection or supply of power to the National Grid, and for telecommunications developments will be granted only where:</p> <p>d) in the case of proposals in nature conservation sites, or within or visible from Conservation Areas or other heritage assets, the developer or operator can demonstrate to the satisfaction of the Local Planning Authority that there is:</p> <p>i) no suitable alternative location outside the designated area that would enable development to be sited and designed with the least harm; and</p>			

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		<p>ii) the proposal represents the highest standards of siting and design appropriate to the location. and</p> <p>iii) w With regards to full planning permission, if the local planning authority feel <u>considers</u> that a power supply or connection </p> <p><i>Add new paragraph to the policy before the final paragraph that starts "Should the need":</i></p> <p><u>Consideration will be given as to whether development will impact on the use of the highway, with particular attention paid to the potential for restrictions on the width of the highway, to the detriment of safety, amenity and/or accessibility.</u></p>			
MM10	DM11: Impact of Development on Sites of Biodiversity and Geodiversity Importance	<p><i>Renumber policy, and amend the second paragraph of DM11 to read as follows:</i></p> <p>Policy DM11<u>DM10</u> Impact of Development on Sites of</p>	Modifications to the second paragraph to reflect the terminology used in current legislation, in paragraphs 117 and	The assessment of the policy already recognised the positive effects on conserving and enhancing biodiversity and geodiversity (16) and conserving and enhancing	

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>Biodiversity and Geodiversity Importance</p> <p>Proposals for development which would have an adverse impact on adversely affect the integrity of areas of international nature conservation or geological importance, as indicated on the <u>Proposals Policies Map</u>, will be determined in accordance with the <u>Conservation of Habitats and Species Regulations 2010 (as amended)</u>. not be permitted unless there are imperative reasons of overriding national public interest and that there is no alternative solution.</p> <p><i>Delete the third paragraph of DM11 and replace with the following text:</i></p> <p>Development which would have an adverse impact on national, county and locally designated sites will not be permitted unless the need for the development clearly outweighs the importance of the nature conservation or</p>	<p>118 of the NPPF and the Wildlife and Countryside Act. Modifications to the third paragraph recommended by Natural England, to ensure correct references to the protection of SSSIs and the mitigation hierarchy in current legislation.</p>	<p>the quality and local distinctiveness of landscapes and townscapes. The modifications may strengthen the significance of the positive impacts, through ensuring the correct references to legislation.</p> <p>Further assessment is required.</p>	

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		<p><u>geological value of the site. Proposed development likely to result in adverse effects to a SSSI will not be permitted unless the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.</u></p> <p><u>Proposals which would result in significant harm to biodiversity, having appropriate regard to the 'mitigation hierarchy', will not be permitted.</u></p> <p><i>Delete the fourth paragraph of DM1110:</i></p> <p>In considering development proposals which may give rise to serious or irreversible environmental damage to important biodiversity or geodiversity interests, the Local Planning Authority will apply the precautionary principle.</p>			

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MM11	DM12 Protected Species	<p><i>Renumber policy, and amend Policy DM12 to read as follows:</i></p> <p>Policy DM12<u>11</u> Protected Species</p> <p>Development which would have an adverse impact on species protected by the Conservation of Habitats and Species Regulations (2010 <u>(as amended)</u>), the Wildlife and Countryside Act (1981), the Protection of Badgers Act (1992), and listed in the Suffolk Biodiversity Action Plan, or subsequent legislation, will not be permitted unless there is no alternative and the local planning authority is satisfied that suitable measures have been taken to:</p> <ul style="list-style-type: none"> a) facilitate the survival of the protected species; b) a) reduce disturbance to a minimum; and b) (i) maintain the 	<p>Modifications to reflect the terminology used in current legislation and consistency with the mitigation hierarchy as set out in the British Standard 42020:2013.</p>	<p>The assessment of the policy already recognised the positive effects on conserving and enhancing biodiversity and geodiversity (16). The modifications could strengthen the significance of the positive effects, through ensuring the correct references to the mitigation hierarchy.</p> <p>Further assessment is required.</p>	<p>The assessment of the policy already recognised the positive effects on protecting the districts biodiversity capital (15). The modifications could strengthen the significance of the positive effects, through ensuring the correct references to the mitigation hierarchy.</p> <p>Further assessment is required.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p style="text-align: center;"><u>population identified on site; or</u> e) (ii) provide adequate alternative habitats to sustain at least the current levels of population.</p> <p>Where appropriate, the local planning authority will use planning conditions and/or planning obligations to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.</p> <p><i>Note: Developers should take into account separate legislation, Acts, regulations, case law, planning guidance and any subsequent replacement Supplementary Planning Documents and laws preventing interference with protected species, and should be aware of the need to undertake relevant assessments, studies and</i></p>			

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		<i>surveys as required prior to the submission of a planning and related applications.</i>			
MM12	DM13 Mitigation, Enhancement, Management and Monitoring of Biodiversity	<p><i>Renumber policy, and add the following to the final sentence of the first paragraph:</i></p> <p>Policy DM13<u>12</u> Mitigation, Enhancement, Management and Monitoring of Biodiversity</p> <p>..... For example, such enhancement could include <u>watercourse improvements to benefit biodiversity and improve water quality</u>, habitat creation, wildlife links <u>(including as part of green or blue infrastructure)</u> and building design</p> <p><i>Amend the second paragraph of the policy to read as follows:</i></p> <p>All new development (excluding minor household applications) <u>shown to contribute to recreational disturbance and visitor pressure within the</u></p>	<p>Modifications recommended by the Environment Agency to clarify the types of enhancement appropriate.</p> <p>Modifications to the second paragraph of the policy reflect current CIL regulations in that CIL cannot be used as means of contributing towards the monitoring and managing of effects on biodiversity sites.</p>	<p>The assessment of the policy already recognised the positive impacts on conserving and enhancing biodiversity and geodiversity (16) and 6 additional objectives. The deletion of references to CIL is to ensure compliance with legislation and has no effect on the results.</p> <p>No further assessment is required.</p>	<p>The assessment of the policy already recognised the positive impacts on protecting the Districts biodiversity capital (15) and 7 additional objectives. The deletion of references to CIL is to ensure compliance with legislation and has no effect on the results.</p> <p>No further assessment is required.</p>

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		<p>Breckland SPA and SAC will be required to make appropriate contributions through CIL (or S106 agreements prior to 2014), towards management <u>projects</u> and/or monitoring of visitor pressure and urban effects on key biodiversity sites.</p>			
MM13	DM14 Landscape Features	<p><i>Renumber policy, and amend the second and final paragraphs of the policy to read as follows:</i></p> <p>Policy DM14<u>13</u> Landscape Features</p> <p>Areas of particular landscape sensitivity, including Special Landscape Areas (as defined on the proposal <u>Policies</u> maps) have been identified. These areas, <u>and other valued landscapes such as The Brecks and the Stour Valley (subject of a management and delivery plan through the Dedham Vale AONB and Stour Valley Project)</u> have, by reason of their landform, historic landscape importance and/or</p>	<p>Modifications to include the Brecks and Stour Valley as examples of valued landscapes.</p> <p>Wording amended to the fourth paragraph to provide increased balance and flexibility to the policy in relation to the preservation of gaps between settlements.</p>	<p>The assessment of the policy already recognised the positive impacts on conserving and enhancing biodiversity and geodiversity (16) and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes (18). The additional reference to specific valued landscapes could strengthen the positive impacts.</p> <p>Further assessment is required.</p>	<p>The assessment of the policy already recognised the positive impacts on protecting the Districts biodiversity capital (15) and maintaining a high quality rural environment (20). The additional reference to specific valued landscapes could strengthen the positive impacts.</p>

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		<p>condition, a very limited capacity to absorb change without a significant material effect on their character and/or condition. However, individual proposals within or adjacent to these areas will be assessed based on their specific landscape and visual impact.</p> <p><i>Amend the fourth paragraph of the policy to read as follows:</i></p> <p>All development proposals should demonstrate that their location, scale, design and materials will protect, and where possible enhance the character of the landscape: <u>, including the setting of settlements, the significance of gaps between them and the nocturnal character of the landscape.</u> Gaps between settlements and their settings and the nocturnal character of the landscape, must be maintained.....</p> <p>Where this is not possible development will not</p>			Further assessment is required.

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		normally be permitted.			
MM14	DM15 Safeguarding from Hazards	<p><i>Renumber policy, and add to title and to the beginning of the policy:</i></p> <p>Policy DM15 <u>14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards</u></p> <p><u>Proposals for all new developments should minimise all emissions and other forms of pollution (including light and noise pollution), and ensure no deterioration to either air or water quality. All applications for development where the existence of, or potential for creation of pollution is suspected must contain sufficient information to enable the Planning Authority to make a full assessment of potential hazards.</u></p> <p><u>Development will not be permitted where, individually or cumulatively, there are likely to be unacceptable impacts arising from the</u></p>	Revised wording as a result of the Environment Agency's request for an additional policy. The modification provides clarity on the plan's consistency with paragraph 110 of the NPPF, in relation to the deterioration to air or water quality and minimising pollution and adverse effects on the local and natural environment.	<p>The assessment of the policy already recognised the positive impacts on improving water and air quality (9). The modifications could strengthen the positive effects by providing greater detail on minimising adverse impacts.</p> <p>Further assessment is required.</p>	<p>The assessment of the policy already recognised the positive impacts on maintain low levels of pollution (14). air quality (9). The modifications could strengthen the positive effects by providing greater detail on minimising adverse impacts.</p> <p>Further assessment is required.</p>

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		<p><u>development on:</u></p> <ul style="list-style-type: none"> • <u>The natural environment, general amenity and the tranquility of the wider rural area;</u> • <u>Health and safety of the public;</u> • <u>Air quality;</u> • <u>Surface and groundwater quality;</u> • <u>Land quality and condition; or</u> • <u>Compliance with statutory environmental quality standards.</u> <p><i>.....continue with policy wording as existing.</i></p>			
MM15	DM16 Listed Buildings	<p><i>Renumber policy, amend and add new criterion (a), renumber subsequent criteria, and add two new paragraphs to the end of the policy as follows:</i></p> <p>Policy DM16<u>15</u> Listed Buildings</p> <p>Proposals to alter, extend or change the use of a listed building, or development affecting its setting, will only</p>	<p>The modifications align the policy more closely with the approach advocated in paragraphs 128, 129, 133 and 134 of the NPPF to conserve and enhance the historic environment. Minor alterations to wording for consistency across the plan.</p>	<p>The assessment of the policy already recognised the positive impacts on conserving and where appropriate enhancing areas of historical and archaeological importance (17), and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes (18). The modifications introduce additional criteria to make the policy clearer</p>	<p>The assessment of the policy recognised the positive impacts on ensuring the unique character and population of the District are addressed (4), and safeguarding Forest Heath's heritage for</p>

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		<p>be permitted where they would:</p> <p><u>a) demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;</u></p> <p>a) b) contribute to b) c) are not be detrimental to the buildings' character or any architectural, archaeological, artistic or historic features e) d) are be of an appropriate scale, f) g) respect not harm the setting of the listed building</p> <p><u>All development proposals should provide a clear justification for the works, especially if these works would harm the listed building or its setting, so that the harm can be weighed against any public benefits.</u></p> <p><u>The level of detail of any</u></p>		<p>and in conformity with the NPPF.</p> <p>Further assessment is required.</p>	<p>future generations (24).</p> <p>The modifications introduce additional criteria to make the policy clearer and in conformity with the NPPF.</p> <p>Further assessment is required.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><u>supporting information should be proportionate to the importance of the building, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.</u></p>			
MM16	DM17 Local Heritage Assets and Buildings Protected by Article 4 Direction	<p><i>Renumber policy, delete and add the following:</i></p> <p>Policy DM17<u>16</u> Local Heritage Assets and Buildings Protected by Article 4 Direction</p> <p>Proposals for the demolition, extension or alteration of buildings identified as being Local Heritage Assets, or protected by an Article 4 direction or subsequent legislation, will only be supported <u>permitted</u> where they:</p> <p>a) do not have a significantly detrimental effect upon the historic fabric, design, materials, elevational treatment and ornamentation of the original building;</p>	To align the policy more closely with the approach advocated in paras. 128, 129, 133 and 134 of the NPPF to conserve and enhance the historic environment. Minor alterations to wording for consistency across the plan	<p>The assessment of the policy already recognised the positive impacts on conserving and where appropriate enhancing areas of historical and archaeological importance (17), and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes (18). The modifications introduce additional criteria to make the policy clearer and in conformity with the NPPF.</p> <p>Further assessment is required.</p>	<p>The assessment of the policy recognised the positive impacts on ensuring the unique character and population of the District are addressed (4), and safeguarding Forest Heath’s heritage for future generations (24).</p> <p>The modifications introduce additional criteria to make the policy clearer and in</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><u>a) demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance.</u></p> <p><u>b) respect the historic fabric, design, materials, elevational treatment and ornamentation of the original building;</u></p> <p>b) c) will not entail an unacceptable level of loss, damage or covering of original features; and</p> <p>e) d) have regard to will not have a significantly adverse impact upon the setting, plot layout and boundary features; or</p> <p>d) the contribution made by any new development n the site to its surroundings, particularly with regard to the character and appearance of the wider area., outweighs any harm to, or arising from the loss of, the building.</p>			<p>conformity with the NPPF.</p> <p>Further assessment is required.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><u>e) In the case of works which would cause harm to a Local Heritage Asset or building protected by an Article 4 direction or its setting, clear justification for the works should be provided so that the harm can be weighed against any public benefits</u></p> <p><u>The level of detail of any supporting information should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.</u></p>			
MM17	DM18 Conservation Areas	<p><i>Renumber policy, and change "must" to "should" in the first sentence, amend criterion (g), delete final paragraph and add two new paragraphs as follows:</i></p> <p>Policy DM18<u>17</u> Conservation Areas</p> <p>Proposals for development within, adjacent to or visible from a Conservation Area must <u>should</u>:.....</p>	Minor alterations to wording for consistency across the plan. To align the policy more closely with the approach advocated in paras. 128, 129, 133 and 134 of the NPPF to conserve and enhance the historic environment. To avoid tautology concerning local	The assessment of the policy already recognised the positive impacts on conserving and where appropriate enhancing areas of historical and archaeological importance (17), and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes (18). The modifications introduce additional criteria to make the policy clearer	The assessment of the policy recognised the positive impacts on ensuring the unique character and population of the District are addressed (4), and safeguarding Forest Heath's heritage for

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		<p>g) <u>demonstrate a clear understanding of the significance of the Conservation Area and/or its setting, alongside an assessment of the potential impact of the proposal on that significance.</u> Where a Conservation Area Appraisal and Management Plan is adopted, the proposal should <u>must</u> demonstrate how the key characteristics of the character area have been addressed.</p> <p>.....</p> <p>Development proposals will not be permitted where this would harm the architectural or historic value of a locally listed building, or a previously unidentified heritage asset or their setting. The local planning authority will, as far as is possible, resist any proposals for the demolition of any building or structure of local interest, or previously unidentified heritage asset, unless they comply with criteria i, ii and iii of the</p>	<p>heritage assets with Policy DM17.</p>	<p>and in conformity with the NPPF.</p> <p>Further assessment is required.</p>	<p>future generations (24).</p> <p>The modifications introduce additional criteria to make the policy clearer and in conformity with the NPPF.</p> <p>Further assessment is required.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>Policy:</p> <p><u>All development proposals should provide a clear justification for the works, especially if these works would harm the significance of a Conservation Area or its setting, so that the harm can be weighed against any public benefits.</u></p> <p><u>The level of detail of any supporting information should be proportionate to the importance of an area, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.</u></p>			
MM18	DM19 New Uses for Historic Buildings	<p><i>Renumber policy, amend the first sentence, delete the final paragraph, and add two new paragraphs as follows:</i></p> <p>Policy DM19<u>18</u> New Uses for Historic Buildings</p> <p>Permission for the adaptation of a historic building to sustain a new use will only be permitted only where the</p>	<p>Minor alterations to wording for consistency with the NPPF and other policies in the plan. To align the policy more closely with the approach advocated in paras. 128, 129, 133 and 134 of the NPPF to conserve and enhance the historic</p>	<p>The assessment of the policy already recognised the positive impacts on conserving and where appropriate enhancing areas of historical and archaeological importance (17), and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes (18). The modifications</p>	<p>The assessment of the policy recognised the positive impacts on ensuring the unique character and population of the District are addressed (4), and safeguarding</p>

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		<p>proposal will protect the special <u>significance architectural or historic interest</u> of the building,</p> <p>New use that would bring substantial community benefits, environmental enhancement or include alterations which help to mitigate climate change will be weighed against, and should aim to minimise, any potential harm to the significance of the historic building or its setting.</p> <p><u>All development proposals should provide a clear justification for the works, especially if these works would harm the significance of a historic building or its setting, so that the harm can be weighed against any public benefits.</u></p> <p><u>The level of detail of any supporting information should be proportionate to the importance of the building, the work proposed and sufficient to understand</u></p>	environment	<p>introduce additional criteria to make the policy clearer and in conformity with the NPPF.</p> <p>Further assessment is required.</p>	<p>Forest Heath’s heritage for future generations (24).</p> <p>The modifications introduce additional criteria to make the policy clearer and in conformity with the NPPF.</p> <p>Further assessment is required.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><u>the potential impact of the proposal on its significance and/or setting.</u></p>			
MM19	DM21 Archaeology	<p><i>Renumber policy and add "adequate" in criterion c) as follows:</i></p> <p>Policy DM21<u>20</u></p> <p>c) the <u>adequate</u> recording of the heritage asset </p>	<p>Minor alteration as requested by Suffolk County Council.</p>	<p>The assessment of the policy already recognised the positive impacts on conserving and where appropriate enhancing areas of historical and archaeological importance (17), and conserving and enhancing the quality and local distinctiveness of landscapes and townscapes (18). The modification, although only inserting one word, adds strength to the criterion making the policy more precise.</p> <p>Further assessment is required.</p>	<p>The assessment of the policy recognised the positive impacts on ensuring the unique character and population of the District are addressed (4), improving the range of tourist attractions (12), and safeguarding Forest Heath's heritage for future generations (24). The modification, although only inserting one word, adds strength to the criterion making the policy more precise.</p>

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					Further assessment is required.
MM20	DM23 Residential Design	<p><i>Renumber policy, and add to criterion (c) as follows:</i></p> <p>Policy DM23<u>22</u> Residential Design</p> <p>c) utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, <u>using an appropriate innovative design approach and incorporating a mix of housing and unit sizes that is appropriate for the location.</u></p> <p><i>Delete part and add to criterion (f) as follows:</i></p> <p>f) <u>where appropriate, apply innovative highways and parking measures designed to avoid the visual dominance of highways and parking, these elements in the design and layout of new developments, whilst still meeting highway safety standards. and the rigid application of engineering geometry to meet highways</u></p>	<p>Modifications are to ensure that the policy is consistent with the NPPF in relation to design standards and includes wording suggested by Suffolk County Council to assist in meeting the requirements of paragraphs 35, 58 and 61 of the NPPF.</p>	<p>The assessment of the policy already recognised the positive effects in relation to 11 of the SA objectives. The modifications could strengthen the policy in relation to enhancing local distinctiveness reducing the effects of traffic on the environment</p> <p>Further assessment is required.</p>	<p>The assessment of the policy already recognised the positive effects in relation to 14 of the SA objectives. The modifications could strengthen the policy in relation to enhancing local distinctiveness reducing the effects of traffic on the environment</p> <p>Further assessment is required.</p>

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		<p>design standards.</p> <p><i>Add to criterion (h) as follows:</i></p> <p>h) <u>ensure appropriate levels of permeability and accessibility favouring sustainable transport routes</u> and consider the needs of pedestrians and cyclists before car users.</p> <p><i>Add to criterion (i) as follows:</i></p> <p>i) integrate comfortably with surrounding street networks <u>and enable integration into future additional development.</u></p>			
MM21	DM24 Special Housing Needs	<p><i>Renumber policy, and amend first and final paragraphs as follows:</i></p> <p>Policy DM2423 Special Housing Needs Proposals for new or extensions to existing accommodation for elderly and/or vulnerable people will be supported <u>permitted</u> on sites <u>deemed</u> appropriate for</p>	Modifications made for clarification on the administrative choices made by the authority on how to deal with planning applications and the Local Plan process.	The SA doesn't address the matters covered by these modifications, as they relate to administrative choices made by the Local Authority on how to deal with planning applications. No further assessment is required.	The SA doesn't address the matters covered by these modifications, as they relate to administrative choices made by the Local Authority on

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		<p>residential development <u>by other policies contained within this and other adopted Local Plans</u>, provided that such schemes meet the following criteria:</p> <p>Proposals for extensions to existing specialist accommodation</p> <p>.....will be supported <u>permitted</u> providing a need can be clearly demonstrated</p>			<p>how to deal with planning applications. No further assessment is required.</p>
MM22	DM25 Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage	<p><i>Renumber policy, delete bullet points (i) and (ii) and amend text as follows:</i></p> <p>Policy DM25<u>24</u> Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage</p> <p>In addition to criteria a, b and c, proposals for the alteration or extension of an existing dwelling in the countryside outside of towns and villages with settlement boundaries will also be required to demonstrate that: <u>it is subordinate in scale and proportion to the</u></p>	<p>Modifications are to clarify that self contained annexes are not subordinate to the main dwelling.</p>	<p>The assessment of the policy already recognised the positive effects in relation to meeting the housing requirements of the whole community (7) and improving access to key services for all sectors of the population (5).The modifications are for clarification purposes and do not require any further consideration from an SA perspective.</p>	<p>The assessment of the policy already recognised the positive effects in relation to meeting the housing requirements of the whole community (1) and improving access to key services for all sectors of the population (5).The modifications are for clarification</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><i>original dwelling.</i></p> <p>i) it is subordinate in scale and proportion to the <i>original</i> dwelling; and</p> <p>ii) it would not create or be capable of becoming a separate dwelling.</p> <p><i>Delete bullet point (f) and amend text as follows:</i></p> <p>e) the size of the annexe is the minimum necessary to meet the purpose; <u>and</u></p> <p>f) the annexe is not capable of being used as a separate dwelling; and.</p> <p>g) f) the size, scale, location and design relates satisfactorily to the existing dwelling and its curtilage, and to the wider surrounding area.</p>			<p>purposes and do not require any further consideration from an SA perspective.</p>
MM23	DM26 Extensions to Domestic Gardens within the Countryside	<p><i>Renumber policy, and amend the first paragraph of the policy to read as follows;</i></p> <p>Policy DM26<u>25</u> Extensions to Domestic Gardens within the Countryside</p>	<p>Modifications for clarification on the administrative choices made by the authority on how to deal with planning applications.</p>	<p>The SA doesn't address the matters covered by these modifications, as they relate to administrative choices made by the Local Authority on how to deal with planning applications. No further assessment is required.</p>	<p>The SA doesn't address the matters covered by these modifications, as they relate to</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		Small, unobtrusive extensions of residential curtilages.... may be approved will be permitted where.....			administrative choices made by the Local Authority on how to deal with planning applications. No further assessment is required.
MM24	DM28 Housing in the Countryside	<p><i>Renumber policy, and amend first and final paragraphs as follows:</i></p> <p>Policy DM2827 Housing in the Countryside</p> <p>Proposals for new dwellings may will be permitted in the countryside.....</p> <p>Permission will not be granted where a <u>proposal harms or undermines a visually important gap that is an essential feature contributes to the character and distinctiveness</u> of the rural scene, or where development would have an adverse impact on the environment or highway safety.</p>	<p>Modifications for clarification on the administrative choices made by the authority on how to deal with planning applications.</p> <p>Modification required to introduce more flexibility in accordance with the NPPF and to clarify that it is the 'harm' or 'undermining' of an important gap which could result in the refusal of planning permission.</p>	<p>The SA doesn't address the Modifications for clarification as they relate to administrative choices made by the Local Authority on how to deal with planning applications.</p> <p>The modification around gaps has clarified the meaning and does not change the thrust of the policy. No further assessment is required.</p>	<p>The SA doesn't address the Modifications for clarification as they relate to administrative choices made by the Local Authority on how to deal with planning applications.</p> <p>The modification around gaps has clarified the meaning and does not change the thrust of the policy. No</p>

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					further assessment is required.
MM25	DM29 Residential Use of Redundant Buildings in the Countryside	<p><i>Renumber policy, and amend the first paragraph of the policy to read as follows:</i></p> <p>Policy DM2928 Residential Use of Redundant Buildings in the Countryside</p> <p>Proposals for the conversion of redundant or disused barns or other buildings in the countryside into dwellings will be permitted where there are special circumstances. Satisfactory evidence will also need to be submitted to demonstrate that, where relevant an in addition to other policies in the plan:</p>	Modification for clarification that special circumstances and evidence required are already outlined in criteria a-d.	<p>The modification does not change the thrust of the policy which requires evidence under criteria a-d. This has already been assessed by the SA which concluded that no mitigation is required as the criteria aim to minimise the impact of any development on the rural environment/ landscapes.</p> <p>No further assessment is required.</p>	<p>The modification does not change the thrust of the policy which requires evidence under criteria a-d. This has already been assessed by the SA which concluded that no mitigation is required as the criteria aim to minimise the impact of any development on the rural environment.</p> <p>No further assessment is required.</p>
MM26	DM30 Appropriate Employment Uses	<i>Insert additional text, delete "District and" in criterion (a),</i>	Modifications introduce more	The modification does not change the thrust of the	The modification

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	and Protection of Employment Land and Existing Businesses	<p><i>delete "or" after each criterion, and delete the final sentence:</i></p> <p>Any non-employment use proposed on sites and premises used and/or designated on the policies maps for employment purposes, and that is expected to have an adverse effect on employment generation, will only be permitted where the local planning authority is satisfied that <u>the proposal can demonstrate that it complies with other policies in this and other adopted local plans (particularly Policies DM1 and DM2 in this Plan), and one or more of the following criteria has been met (as appropriate to the site/premises and location):</u></p> <p>a) there is a sufficient supply of alternative and suitable employment land available to meet District and local employment job growth requirements; or</p> <p>b) evidence can be provided that genuine attempts have</p>	<p>flexibility in accordance with paragraph 14 of the NPPF.</p> <p>Deletion of wording in the final paragraph to ensure compliance with the NPPF as contributions could not be justified.</p>	<p>policy which requires evidence that one or more criteria a-f has been met. This has already been assessed by the SA which concluded that no mitigation is required as the criteria aim to protect allocated and existing employment land. No further assessment is required.</p>	<p>does not change the thrust of the policy which requires evidence that one or more criteria a-f has been met. This has already been assessed by the SA which concluded that no mitigation is required. No further assessment is required.</p>

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		<p>been made to sell/let the site in its current use, and that no suitable and viable alternative employment uses can be found in the foreseeable future; or</p> <p>c) the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment site; or</p> <p>d) an alternative use or mix of uses would assist in urban regeneration and offer greater benefits to the community in meeting local business and employment needs; or</p> <p>e) it is for an employment related support facility such as employment training /education, workplace crèche or industrial estate café; or</p> <p>f) an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site.</p> <p>Where appropriate any</p>			

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		approval will be subject to a legal agreement requiring a contribution to improve employment prospects in the District to mitigate the loss of employment sites.			
MM27	DM32 Business and Domestic Equine Related Activities	<p><i>Add to the Title of DM32; add "in the countryside" in the 1st line; add new criterion (d); and renumber subsequent criteria:</i></p> <p>Business and Domestic Equine Related Activities <u>in the Countryside</u></p> <p>Proposals for equestrian development <u>in the countryside</u>, whether domestic or commercial, will be permitted providing they meet the following criteria:</p> <p><u>d) landscape mitigation measures are included appropriate to the scale and context of the proposal;</u></p>	<p>Modifications to clarify that the policy relates to development in the countryside.</p> <p>New criteria (d) required strengthening the policy, and supplementing the criteria on biodiversity and geodiversity, by requiring landscape mitigation measures to be included.</p>	<p>The SA identified potential negative effects on rural/environment/landscape and biodiversity. The modification addresses this by inserting a new criteria d) to ensure that landscape measures are included as appropriate. This could strengthen the policy against objectives 16 and 18.</p> <p>Further assessment is required.</p>	<p>The SA identified potential negative effects on rural environment and biodiversity. The modification addresses this by inserting a new criteria d) to ensure that landscape measures are included as appropriate. This could strengthen the policy against objectives 15 and 20.</p> <p>Further assessment is</p>

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MM28	DM33 Re-Use or Replacement of Buildings in the Countryside	<p><i>Delete and insert the following in the 1st paragraph of DM33, and renumber policy reference in v):</i></p> <p>The re-use, conversion and alteration or extension of buildings in the countryside for the following uses will be considered favourably permitted where proposals comply with other policies in the Core Strategy and in this DPD and other adopted Local Plans:</p> <p>v) residential use, where justified, in accordance with Policy DM2928</p>	Modifications made for clarification on the administrative choices made by the authority on how to deal with planning applications. Minor change to (v) to amend policy numbering.	The SA doesn't address the matters covered by these modifications, as they relate to administrative choices made by the Local Authority on how to deal with planning applications. No further assessment is required.	required. The SA doesn't address the matters covered by these modifications, as they relate to administrative choices made by the Local Authority on how to deal with planning applications. No further assessment is required.
MM29	DM34 Tourism Development	<p><i>Delete the following from the 1st sentence of DM34:</i></p> <p>Planning applications for new tourism facilities, including overnight visitor accommodation, (hotels, bed & breakfast, self catering, holiday lodges, static and touring caravans and tenting fields), or improvements and extension to existing facilities, will normally be</p>	Modifications made for clarification on the administrative choices made by the authority on how to deal with planning applications.	The SA doesn't address the matters covered by these modifications, as they relate to administrative choices made by the Local Authority on how to deal with planning applications. No further assessment is required.	The SA doesn't address the matters covered by these modifications, as they relate to administrative choices made by the Local Authority on how to deal

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		permitted in appropriate locations provided that:			with planning applications. No further assessment is required.
MM30	DM35 Proposals within the Town Centre Boundaries	<p><i>Insert and delete as follows:</i></p> <p>Proposals <u>for main town centre uses</u> within the Town Centre Boundaries</p> <p>Within the town centres, as defined on the policies maps, support will be given, subject to compliance with other policies, to proposals <u>for main town centre uses such as</u> the following:</p> <ul style="list-style-type: none"> i) shopping (Use Class A1); ii) financial and professional services (A2); iii) food and drink (A3, A4, A5); iv) leisure, culture, <u>arts, tourism and more intensive sport and recreation including D2 uses</u>; v) business (B1) <u>offices commercial uses</u>; vi health facilities and other community uses; vii) visitor accommodation; 	To align the policy more closely with the NPPF definition of main town centre uses. To extend the reference of the policy to apply to main town centre uses within and outside the town centre and require a sequential test to be applied. To set a threshold for retail proposals over a specified threshold. These changes are required to accord with the NPPF.	<p>The assessment of the policy already recognised the positive effects in relation to improving access to key services (5), revitalising town centres (20) and achieving economic growth (19). The modifications could strengthen the policy in relation to the above objectives through the proper application of the sequential test which will encourage town centric development.</p> <p>Further assessment is required.</p>	The assessment of the policy already recognised the positive effects in relation to improving access to key services (5), revitalising town centres (11) and achieving economic growth (8). The modifications could strengthen the policy in relation to the above objectives through the proper application of the sequential test which will

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		<p>and</p> <p>in addition to the following <u>main town centre uses above:</u></p> <p><u>vii) health facilities and other community uses;</u> <u>viii) residential, A2 or B1 uses on upper floors.</u></p> <p><u>Proposals for main town centre uses that are not in a defined centre and not in accordance with an up to date Local Plan must apply a sequential approach in selecting the site demonstrating that there are no suitable, viable and available sites in defined centres or edge of centre locations.</u></p> <p><u>Proposals for retail floorspace in excess of 1,000sqm gross outside of Bury St Edmunds, Haverhill and Newmarket town centres and in excess of 300sqm gross outside all other defined centres will require an impact assessment to demonstrate that it will not have a</u></p>			<p>encourage town centric development.</p> <p>Further assessment is required.</p>

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		<p><u>significant adverse impact in accordance with the NPPF.</u></p> <p>A balance between retail shops (A1) and non-A1 retail commercial uses (A2, A3, A4 and A5 uses) will be maintained to secure the vitality and viability of the Primary Shopping Areas, albeit with a predominance of shopping uses maintained. The change of use of ground floor A1 units within a Primary Shopping Area, to other appropriate <u>main</u> town centre uses, will therefore only be permitted if the balance of retail vitality and viability is not likely to be harmed and all of the following criteria are met:</p> <p>a) <i>continue as existing</i></p>			
MM31	DM36 Protection of Local Centres	<p><i>Amend the title and amend as follows:</i></p> <p>Protection of Local Centres</p> <p><u>The local planning authority will seek to maintain a mix of uses in local centres which</u></p>	To give clear guidance on the role and mix of development that should take place in local centres and the locational requirements for new	The assessment of the policy already recognised the positive impacts in relation to three of the SA objectives. The modifications could have increased positive impacts on these objectives through the inclusion of text to ensure	The assessment of the policy already recognised positive impacts in relation to five of the SA objectives. The

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><u>could include:</u></p> <p>i. <u>leisure and recreation;</u></p> <p>ii. <u>health and community facilities;</u></p> <p>iii. <u>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</u></p> <p>iv. <u>education.</u></p> <p>In local centres the loss or change of use of shops or services (<u>or premises last used for such purposes</u>) will not be permitted unless it can be demonstrated that the use is no longer viable or that the change of use will not have a detrimental impact on the vitality and viability of the centre.</p> <p>Proposals for new or extended shops or services within local centres will be <u>supported permitted</u> provided that there is no adverse effect on residential</p>	<p>local centres. These changes are required for soundness of the plan and ensure consistency and afford the same level of protection is applied to all local centres across West Suffolk.</p>	<p>new local centres are well served by public transport and cycle path access.</p> <p>Further assessment is required.</p>	<p>modifications could have increased positive impacts on these objectives through the inclusion of text to ensure new local centres are well served by public transport and cycle path access.</p> <p>Further assessment is required.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>amenity or environmental quality, and subject to compliance with other Policies within this DPD and <u>other adopted- local plans.</u></p> <p><u>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.</u></p> <p><u>Note: Proposals for the provision, enhancement or loss of community facilities and services, leisure and recreation, health and education uses will be subject to compliance with other policies within this local plan.</u></p>			
MM32	DM37 Public Realm Improvements	<p><i>Amend Policy DM37 as follows:</i></p> <p>Proposals for new major development or redevelopment in the towns and <u>Key Service Centres</u> will, where <u>justified reasonable and necessary to the acceptability of the development</u>, be required to</p>	To align the policy more closely to the NPPF and CIL legislation and extend the policy reference to cover Key Service Centres in response to representations received.	The assessment of the policy already recognised positive effects in relation to nine of the SA objectives. The modifications could have further positive impacts on the objectives through the inclusion of Key Service Centres in the policy. Further assessment is	The assessment of the policy already recognised positive effects in relation to four of the SA objectives. The modifications could have further positive

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>provide or contribute towards public realm improvements appropriate to the scale <u>and nature</u> of the proposal.</p> <p>Proposals in the Primary Shopping Areas should also provide active street frontages to create attractive and safe street environments.</p> <p><i>Note: Necessary improvements to the public realm will be identified and schemes and priorities outlined for the towns <u>and key service centres</u>. Where appropriate the local planning authority will secure public realm improvements through the use of conditions and/or planning obligations.</i></p>		required.	<p>impacts on the objectives through the inclusion of Key Service Centres in the policy.</p> <p>Further assessment is required.</p>
MM33	DM38 Shop Fronts and Advertisements	<p><i>Delete final paragraph of policy as follows:</i></p> <p>..... is located, and must not adversely affect amenity and / or public safety.</p> <p>Advertisements unrelated to the site on which they are</p>	To delete the final sentence and insert wording in supporting text to clarify circumstances where advertisements unrelated to the site can cause unacceptable street clutter and have an	The modification is for purposes of clarification and does not adversely impact the positive impacts identified on objectives. No further assessment is required.	The modification is for purposes of clarification and does not adversely impact the positive impacts identified on objectives. No

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		displayed will not normally be permitted.	adverse impact. The final sentence is not necessary to protect against adverse impact as this is already covered by the paragraph above.		further assessment is required.
MM34	DM41 Community Facilities and Services	<p>Delete and insert the following wording to the 1st and 2nd and final paragraphs of DM41:</p> <p>The provision and enhancement of community facilities and services will be supported <u>permitted</u> where they contribute to the quality of community life and the maintenance of sustainable communities.</p> <p>Proposals that will result in the loss of valued facilities or services which support a local community <u>(or premises last used for such purposes)</u> will only be permitted where:</p> <p>Where a local need has been identified <u>Where necessary to the acceptability of the development</u> the local</p>	<p>A minor alteration replacing the word supported with permitted, for consistency across the plan.</p> <p>To give clarity to the policy to assist with application of the policy. For consistency with the NPPF and CIL legislation.</p>	<p>The SA doesn't address the matters covered by the modification to the first paragraph, as it relates to administrative choices made by the Local Authority on how to deal with planning applications.</p> <p>The modifications to the second and final paragraphs are for clarification and do not effect the outcome of the SA. No further assessment is required.</p>	<p>The SA doesn't address the matters covered by the modification to the first paragraph, as it relates to administrative choices made by the Local Authority on how to deal with planning applications.</p> <p>The modifications to the second and final paragraphs are for clarification and do not effect the outcome of the SA. No further</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>planning authority will require developers of residential schemes to enhance existing community buildings, provide new facilities or provide land and a financial contribution towards the cost of these developments <u>proportional to the impact of the proposed development in that area, through the use of conditions and/or planning obligations.</u></p>			<p>assessment is required.</p>
MM35	DM42 Open Space, Sport and Recreation Facilities	<p><i>Delete "supported" and replace with "permitted" in the first paragraph, delete the fourth paragraph, insert a new penultimate paragraph, and amend the final paragraph as follows:</i></p> <p>Proposals for the provision, enhancement and / or expansion of amenity, sport or recreation open space or facilities will be supported <u>permitted</u> subject to compliance with other Policies in the DPD <u>this and other adopted Local Plans</u>.....</p> <p>Developers of new housing</p>	<p>A minor alteration replacing the word supported with permitted, for consistency across the plan. A minor alteration for consistency with local plan terminology used in legislation, and ensuring proposals are considered in relation to the adopted local plan documents. For consistency with the NPPF and CIL legislation.</p>	<p>The SA doesn't address the matters covered by the modifications to the first and final paragraphs, as they relate to administrative choices made by the Local Authority on how to deal with planning applications and local plan terminology.</p> <p>The changes to the penultimate paragraph are to ensure consistency with CIL legislation and do not impact on the sustainability of the policy. No further assessment is required.</p>	<p>The SA doesn't address the matters covered by the modifications to the first and final paragraphs, as they relate to administrative choices made by the Local Authority on how to deal with planning applications and local plan terminology.</p> <p>The changes to</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>will be required to provide open space including play areas, formal sport/recreation areas and amenity areas and where appropriate, indoor sports facilities in accordance with adopted local planning authority standards of provision. Where appropriate and justified, the local planning authority will seek the provision of recreational open space and sports and recreation facilities as part of office, retail and other commercial and mixed development schemes. In addition to on-site and off-site contributions, a contribution may be required for the maintenance of the facility in accordance with adopted local planning authority Guidelines.</p> <p><u>Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open</u></p>			<p>the penultimate paragraph are to ensure consistency with CIL legislation and do not impact on the sustainability of the policy. No further assessment is required.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><u>space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.</u></p> <p>Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout, and be in accordance with other policies in this DPD <u>Plan</u>.</p> <p>.....</p>			
MM36	DM43 Leisure Facilities	<p><i>Add "and cultural" to the title, and in the first and second paragraphs of Policy DM43, and amend criterion (f) as follows:</i></p> <p><u>Leisure and Cultural Facilities</u></p> <p>Planning applications for new leisure <u>or cultural</u> facilities or improvements and</p>	To extend the reference of the policy to apply to cultural facilities as well as leisure facilities. To amend criterion f, to enable other benefits to be taken into account.	The assessment of the policy already recognised positive impacts in relation to eight of the SA objectives. It is not considered that the inclusion of cultural facilities or the amendment to criteria f will have a further impact, as these impacts have already been assessed through the SA. No further assessment is	The assessment of the policy already recognised positive impacts in relation to eight of the SA objectives. It is not considered that the inclusion of

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>extensions to existing facilities, will normally be permitted provided that:</p> <p>Where it can be demonstrated that there is a justifiable need for the leisure or cultural activity to be located within the open countryside and away from any defined settlement the preference will be for the re-use of appropriately located and suitably constructed existing buildings. New buildings and/or infrastructure required to service a particular leisure activity will only be permitted where:</p> <p>f) the commercial benefits in terms of creating sustainable employment <u>the proposal</u> outweigh the loss of open countryside.</p>		required.	cultural facilities or the amendment to criteria f will have a further impact, as these impacts have already been assessed through the SA. No further assessment is required.
MM37	DM45 Transport Assessments and Travel Plans	<p><i>Amend the third paragraph of the policy and reference as follows:</i></p> <p>may also be required to make a financial</p>	Modifications to clarify that contributions will be required to ensure the acceptability of the development.	The modifications to the text around financial contributions are to ensure compliance with legislation and have no impact on the results. No further assessment is	The modifications to the text around financial contributions are to ensure

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>contribution.....</p> <p><u>Where it is necessary to negate the transport impacts of development, developers may also will</u> be required to make a financial contribution, appropriate to the scale of the development, towards the delivery of improvements to transport infrastructure that negates the impact of cumulative development in a given area and / or improves to facilitate access to more <u>substantial sustainable modes of transport modes.</u></p> <p><i>*Indicative thresholds for application of transport assessments..... - Appendix B, DCLG-Department for Transport Guidance March 2007,</i></p>	<p>This ensures compliance with the relevant legislation in relation to planning obligations.</p>	<p>required.</p>	<p>compliance with legislation and have no impact on the results. No further assessment is required.</p>
MM38	DM46 Parking Standards	<p><i>Change "will generally" to "may" in the second paragraph and add wording to this and final paragraph of policy as follows:</i></p> <p>In the town centres and</p>	<p>Modifications made for clarification on the administrative choices made by the authority on how to deal with planning applications.</p>	<p>The SA doesn't address the matters covered by the modifications to the second paragraph, as they relate to administrative choices made by the Local Authority on how to deal with planning</p>	<p>The SA doesn't address the matters covered by these modifications, as they relate</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>other locations with good accessibility to facilities and services, and/or well served by public transport, a reduced level of car parking will generally <u>may</u> be sought in all new development proposals. Proposals for new mixed-use sites will be expected to minimise the provision of car parking where achievable, for example by providing shared use parking, and/or car pooling as part <u>of</u> a Travel Plan.</p> <p>Exceptions may be made to parking standards for economic development proposals in rural areas where satisfactory evidence and justification is included along with the transport assessment and <u>/or</u> travel plan <u>that demonstrates why an exception ought to be made given the nature and location of the specific development proposal.</u></p>	<p>Modification to final paragraph to clarify that the exception should be justified and demonstrated through the transport assessment or travel plan.</p>	<p>applications. No further assessment is required.</p> <p>The modification to the final paragraph clarifies what the satisfactory evidence is and does not materially change the policy. No further assessment is required.</p>	<p>to administrative choices made by the Local Authority on how to deal with planning applications. No further assessment is required.</p> <p>The modification to the final paragraph clarifies what the satisfactory evidence is and does not materially change the policy. No further assessment is required.</p>
MM39	DM47 Development Relating to the Horse Racing	<i>Amend and insert the following:</i>	Modifications to wording in order to help clarify the policy	The policies in Section 9 were previously Forest Heath specific Polices and were not	The assessment of the policy recognised the

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
	Industry	<p>Development relating to the HHorse RRacing IIndustry will permitted provided that:</p> <p>a) there is satisfactory evidence of the need for and scale of the development <u>the business viability, functional need for and scale of the proposal;</u></p> <p>b) it is in keeping with the character and appearance of the distinctive townscape of Newmarket and Exning and the rural character of surrounding areas <u>the development is designed to make a positive contribution to local character and distinctiveness;</u></p> <p>e) access proposals (including for the movement of horses for training) and the impact of all other movements are acceptable to the local highway authority; <u>and</u></p> <p>c) <u>the occupation of any residential accommodation is restricted by condition or legal agreement to those</u></p>	and assist in its application, including the requirement to demonstrate need, and to give consistency with the NPPF and other policies in the plan.	<p>the subject of Sustainability Appraisal.</p> <p>This policy will need to be assessed.</p>	<p>positive effects on ensuring the unique character and population of the District (4), and safeguarding Forest Heath's heritage for future generations (24) as well as 3 other objectives. The modifications broaden the policy so that it applies to both local authority areas, and modify the wording to be in accordance with the NPPF.</p> <p>The modified policy is substantially different from the submission draft version and will need to be re-assessed.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><u>directly employed in the day to day operation and management at the horse racing establishment; and</u></p> <p>d) the occupation of any residential accommodation is restricted by condition or legal agreement to those directly employed in the day to day operation and management at the horse racing establishment.</p> <p><u>d) access proposals (including for the movement of horses for training) and the impact of all other movements on highway safety and the network capacity for all relevant modes of transport, are acceptable.</u></p>			
MM40	DM48 Development Affecting the Horse Racing Industry	<p><i>Insert the following:</i></p> <p>Any development within or around Newmarket which is likely to have a material adverse impact on the operational use of an existing site within the horse racing industry <u>(such as noise, volume of traffic, loss of</u></p>	To provide clarification regarding possible adverse impacts and to align the policy more closely with the approach advocated in the NPPF to weigh harm caused by any development against	<p>The policies in Section 9 were previously Forest Heath specific Policies and were not the subject of Sustainability Appraisal.</p> <p>This policy applies specifically to Newmarket and the area around it, and has no impact on St Edmundsbury and</p>	The assessment of the policy already recognised the positive effects on ensuring the unique character and population of the District (4),

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><u>paddocks or other open space, access and/or servicing requirements</u>), or which would threaten the long term viability of the horse racing industry as a whole, will not be permitted <u>unless the benefits would significantly outweigh the harm to the horse racing industry.</u></p>	benefits generated.	therefore will not need to be assessed.	<p>and safeguarding Forest Heath’s heritage for future generations (24) as well as 2 other objectives. The modifications add clarity (setting out examples), and introduce greater balance in accordance with the NPPF.</p> <p>Further assessment is required.</p>
MM41	DM49 Re-development of Existing Sties Relating to the Horse Racing Industry	<p><i>Amend the policy as follows:</i></p> <p>The change of use of land <u>and buildings, racehorse training yards, stud farms, racecourses and horse training grounds,</u> including associated residential accommodation, (and buildings/land last lawfully used for such purposes) <u>presently or previously</u></p>	<p>To clarify that the policy is applicable to the 'last legal use' rather than any 'previous use'; and that the change of use away from a racing industry use will only be permitted as part of the plan making process.</p> <p>To align the policy for</p>	<p>The policies in Section 9 were previously Forest Heath specific Policies and were not the subject of Sustainability Appraisal.</p> <p>This policy will need to be assessed.</p>	<p>The assessment of the policy already recognised the positive effects on ensuring the unique character and population of the District (4), and safeguarding</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>relating to racehorse training yards, stud farms, the racecourses, horse training grounds or other horse racing industry related uses and including the subdivision of the yard or site from its associated residential accommodation), will not be permitted except in exceptional circumstances. <u>to alternative uses directly related to the Horse Racing Industry will only be permitted if satisfactory evidence is provided that the specific benefit to the Horse Racing Industry outweighs the loss of the existing use.</u></p> <p>In exceptional circumstances, alternative uses directly related to the horse racing industry may be accepted and any proposal will need to demonstrate, to the satisfaction of the local planning authority, its specific benefit to the horse racing industry.</p> <p>In approving any such proposal the local planning</p>	<p>changes of use within the horse racing industry more closely with the approach advocated in the NPPF to weigh the benefit of a proposal against its impact. To ensure that any permission granted remains in a use related to the race horse industry.</p>		<p>Forest Heath's heritage for future generations as well as 4 other objectives. The modifications broaden the policy so that it applies to both local authority areas, and introduces greater balance in accordance with the NPPF.</p> <p>The modified policy is substantially different from the submission draft version and will need to be re-assessed.</p>

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		<p>authority would need to be satisfied that there is a greater need for any particular racing related use, rather than continuing in its present use.</p> <p>Any approval granted in exceptional circumstances would also be subject to the proposal positively enhancing the character and appearance of the unique heritage of Newmarket.</p> <p><u>The change of use of racehorse training yards, stud farms, racecourses and horse training grounds, including associated residential accommodation or other uses directly related to the Horse Racing Industry, (and buildings/land last lawfully used for such purposes) to uses not directly related to the Horse Racing Industry will only be permitted if allocated as a proposal in an adopted local plan.</u></p> <p>Permission will only be</p>			

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		<p><u>granted for schemes that conserve and/or enhance the character and appearance of the area and, where relevant and necessary, conditions will be imposed removing permitted development rights to prevent further changes of use.</u></p>			
MM42	DM50 Securing the Restoration of Horse Racing Related Historic Assets	<p><i>Delete policy as follows:</i></p> <p>Policy DM50 – Securing the Restoration of Horse Racing Related Historic Assets</p> <p>The release of land for ‘enabling’ development to secure the restoration and return to racing use of a historic yard, will not be permitted unless all the following criteria can be met:</p> <p>a) the development is located within (or adjacent to) a settlement boundary;</p> <p>b) the historic asset is identified as a Listed Building at risk within the up to date ‘Suffolk Local Planning Authorities Historic Buildings at Risk Register’, English</p>	<p>Deletion of policy to avoid conflict with English Heritage guidance ‘<i>Enabling Development and the Conservation of Significant Places</i>’.</p>	<p>The policies in Section 9 were previously Forest Heath specific Policies and were not the subject of Sustainability Appraisal.</p> <p>As the modification is to delete this policy there is no need for an assessment.</p>	<p>The alternative of not including this policy in the Plan has been assessed (Strategic Environmental Assessment Addendum including Appendix G, October 2013).</p> <p>No further assessment is required.</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p>Heritage— Heritage at Risk Register or an adopted Conservation Area Appraisal;</p> <p>e) if the land in question is paddock land, the enabling development will need to demonstrate that the benefit of restoring the listed building significantly outweighs the loss of paddock land;</p> <p>d) that it will secure the re-establishment of a historic racing yard with an appropriate and enforceable legal mechanism; and'</p> <p>e) that it satisfies, where appropriate, all the criteria set out in Policy DM22— 'Enabling Development'. Where there is evidence that a listed building has been wilfully neglected to capitalise on this policy, since 2010, enabling development to restore a historic site will not be permitted. The Council will use its listed building enforcement powers to ensure the condition and</p>			

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		fabric of existing historic yards are not neglected.			
MM43	DM51 Horse Walks	<p><i>Renumber policy, amend and insert wording as follows:</i></p> <p>Policy DM51<u>50</u> Horse Walks</p> <p>The District council will encourage the protection <u>retention</u> and improvement of existing horse walks in Newmarket and Exning. It will support the extension or the provision of new facilities by traffic management proposals, parking restrictions, signing, reserving the land for the purpose as part of new development proposals or by direct provision by horse racing interests or by developers through a legal agreement under section 106 of the 1990 Planning Act <u>where necessary to the acceptability of the development.</u></p>	A minor alteration / word change to give clarity to the policy; and wording added for consistency with the NPPF and CIL legislation.	<p>The policies in Section 9 were previously Forest Heath specific Policies and were not the subject of Sustainability Appraisal.</p> <p>This policy will need to be assessed.</p>	<p>The assessment of the policy recognised the positive effects of the policy on ensuring the unique character and population of the District (4) and safeguarding Forest Heath's heritage for future generations (24). The modifications introduce clarity and greater balance in accordance with the NPPF.</p> <p>Further assessment is required.</p>
MM44	DM52 Rural Housing Exception Sites	<i>Delete separate Section 10, the supporting text paragraph 1.01, and Policy DM52, and move to the end</i>	Modification to ensure compliance with paragraph 54 of the NPPF in the allowance	The assessment of the policy already recognised positive effects in relation to reducing poverty and social exclusion	N/A as policy only applies to St Edmundsbury

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<p><i>of Section 5 – Housing and Homes, re-number the policy, add to the title, add text to first paragraph and add additional paragraph at the end of the of policy as follows:</i></p> <p>Policy DM5229 Rural Housing Exception Sites <u>in St Edmundsbury</u></p> <p>.....will permit rural affordable housing schemes <u>in St Edmundsbury Borough</u> adjoining but outside a Housing Settlement Boundary.....</p> <p><u>In exceptional circumstances a small number of market homes will be permitted where demonstrated to be essential to facilitate the delivery of affordable units.</u></p> <p><i>(Please see Additional Modifications AM31, AM32 and AM33, for new heading Rural Housing Exception Sites in St Edmundsbury, and additional supporting text.)</i></p>	<p>of some market housing to facilitate the provision of additional affordable housing to meet local needs.</p>	<p>(4) and meeting the housing requirements of the whole community (7). The modification to allow some market homes where essential to facilitate the delivery of affordable could have an additional impact. Further assessment is required.</p>	<p>Borough</p>

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
MM45	Bury St Edmunds Town Centre	<i>Minor extension to the Town Centre boundary to the north. Primary Shopping Area shown as an area. Primary Shopping Frontage is included to be consistent with the Policy Map book (St Edmundsbury Vision 2031). Key and title amended accordingly.</i>	<p>Amend maps to reflect designation of the Primary Shopping Area and Primary Shopping Frontage modified through the Bury Vision 2031 local plan.</p> <p>Minor extension to the Town Centre boundary to the north to include an area pre-dominantly occupied by main town centre uses, in accordance with the NPPF.</p> <p>The Primary Shopping Frontage is shown to be consistent with the Policies Map book, although not required to apply policies in the Joint Development Management document. The key and title have been amended accordingly.</p>	Refer to Policy DM35	Refer to Policy DM35
MM46	Haverhill Town Centre	<i>Minor revision to align the northern extent of the Town</i>	Amend maps to reflect designation of	Refer to Policy DM35	Refer to Policy DM35

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
		<i>Centre and Primary Shopping Area boundaries. Primary Shopping Area shown as an area. Primary Shopping Frontage is included to be consistent with the Policy Map book (St Edmundsbury Vision 2031). Key and title amended accordingly.</i>	<p>the Primary Shopping Area and Primary Shopping Frontage modified through the Haverhill Vision 2031 local plan.</p> <p>Minor revision to align the northern extent of the Town Centre and Primary Shopping Area boundaries.</p> <p>The Primary Shopping Frontage is shown to be consistent with the Policies Map book, although not required to apply policies in the Joint Development Management document. The key and title have been amended accordingly.</p>		
MM47	Newmarket Town Centre	<i>New boundary to denote Primary Shopping Area as an area Key and title amended accordingly.</i>	Amend maps to denote the Primary Shopping Area as an area in accordance with the NPPF. Key and title amended accordingly.	Refer to Policy DM35	Refer to Policy DM35
MM48	Mildenhall Town	<i>New boundary to denote</i>	Amend maps to	Refer to Policy DM35	Refer to Policy

Main Modification number	Policy	Details of modification	Changes and reasons for modification	SEBC Sustainability Objectives	FHDC Sustainability Objectives
	Centre	<i>Primary Shopping Area as an area. Key and title amended accordingly.</i>	denote the Primary Shopping Area as an area in accordance with the NPPF. Key and title amended accordingly.		DM35
MM49	Brandon Town Centre	<i>New boundary to denote Primary Shopping Area as an area. Key and title amended accordingly.</i>	Amend maps to denote the Primary Shopping Area as an area in accordance with the NPPF. Key and title amended accordingly.	Refer to Policy DM35	Refer to Policy DM35

Policy Assessment tables – St Edmundsbury

(Please note that the policy numbers have been updated to align with the February 2015 modifications)

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 4 – DM5 - Development in the Countryside

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0 +		+	+	+	+		<u>N/A-Development of equine related activities, leisure and tourism facilities can offer opportunities for employment in the countryside.</u>
7. To meet the housing requirements of the whole community	0							Policy restricts development in the countryside but allows for rural needs.
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A

13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	+ 0		+ 0	+ 0	+ 0	+ 0		Restricting development in the countryside will help protect the Borough's natural capital. <u>Although the policy allows for specific development, the potential negative effects are neutralised by strict criteria to ensure there is no significant detrimental impact on biodiversity interests.</u>
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+ 0		+0	+0	+0	+0		Restricting development in the countryside will help protect the character of the Borough. <u>Although the policy allows for specific development, the potential negative effects are neutralised by strict criteria to ensure there is no significant detrimental impact on the quality and local distinctiveness of landscapes and townscapes.</u>
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0 ±		±	±	±	±		<u>N/A Development of equine related activities, leisure and tourism facilities can offer greater opportunities to achieve sustainable levels of prosperity and economic development throughout the plan area.</u>
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0 ±		±	±	±	±		<u>N/A Policy allows development of equine related activities, and leisure and tourism facilities that can encourage and accommodate indigenous and inward investment.</u>
Total	23 + 20 19 0	Nil	2 3 + 2 0	2 3 + 2 0	2 3 + 2 0	2 3 + 2 0	Nil	Policy is mostly neutral
Mitigation: Policy is mostly neutral and no further mitigation is necessary.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 5-DM6 – Flooding and Sustainable Drainage

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0±		±	±	±	±		<u>N/A Policy requires management measures so as not to cause or exacerbate flooding off-site that will help to conserve soil resources.</u>
11. To use water and mineral resources efficiently, and re-use and recycle where possible	++		++	++	++	++		Application of SUDs can encourage re-use of water. Policy requires <u>management measures so as not to cause or exacerbate flooding off-site that will help to re-cycle water where</u>

								appropriate..
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0±		±	±	±	±		<u>N/A Policy requires management measures that will help to reduce contributions to climate change.</u>
15. To reduce vulnerability to climatic events	++		++	++	++	++		The policy requires that proposals for new development should address flood risk and water management, and is specific about the incorporation of SUDS or other forms of natural surface water drainage. <u>Policy requires management measures that will help reduce vulnerability to climatic events.</u>
16. To conserve and enhance biodiversity and geodiversity	+		+	+	+	+		Policy seeks to protect biodiversity vulnerable to flooding. Some SUDs systems also provide habitat for biodiversity.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	<u>2 ++</u> 3 + 19 <u>17</u> 0		<u>2 ++</u> 3+	<u>2 ++</u> 3+	<u>2 ++</u> 3+	<u>2 ++</u> 3+		Slightly positive
Mitigation: No further mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 6-DM7 – Sustainable Design and Construction

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	+		+	+	+	+		Policy should improve the quality of the buildings in which people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	<u>++</u>		<u>++</u>	<u>++</u>	<u>++</u>	<u>++</u>		Policy should improve mineral resource efficiency and promote recycling. <u>Policy requires water efficiency measures and will help to ensure re-use and recycling.</u>
12. To reduce waste	+		+	+	+	+		Sustainable design and construction should encourage appropriate waste recycling measures.

13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	++		++	++	++	++		The policy is dedicated to the promotion of climate change measures in the design and construction of new development.
15. To reduce vulnerability to climatic events		+	+	+	+	+		Sustainable design and construction will incorporate appropriate SUDS that will help to reduce the impact that climate change may have on the Borough. <u>Good design, and appropriate layout, orientation, materials, insulation and construction techniques can assist in reducing vulnerability to climatic events.</u>
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	4 2++ 3 2+ 17 0	1 +	4 2++ 4 3+	4 2++ 4 3+	4 2++ 4 3+	4 2++ 4 3+	Nil	Slightly Positive
Mitigation: No mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 8-DM8 – Low and Zero Carbon Energy Generation

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
								Comments
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		Policy should encourage more efficient use of mineral resources.

12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	++		++	++	++	++		Renewable energy provision can help reduce greenhouse gas emissions.
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0 =		=	=	=	=		Renewable energy schemes could have an adverse impact on biodiversity. <u>The need for a sequential justification for proposals in nature conservation areas has been removed;</u> however, <u>the policy requires an appraisal of impact of any scheme on the environment, and mitigation compensation measures where appropriate.</u>
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0 =		=	=	=	=		<u>N/A-The need for sequential justification for proposals within or visible from conservation areas or other heritage sites has been removed, however, the policy requires an appraisal of impact of any scheme on the environment, and mitigation compensation measures where appropriate.</u>
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							Renewable energy schemes could have an adverse effect on the rural environment. For this reason, an impact appraisal will be required for any proposal: <u>together with mitigation measures to reduce the visual impact where appropriate.</u>
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 20 18 0 2-	Nil	1++ 1+ <u>2-</u>	1++ 1+ <u>2-</u>	1++ 1+ <u>2-</u>	1++ 1+ <u>2-</u>	Nil	Slightly positive

Mitigation: Some potential impact around maintaining a high quality rural-historic environment and protecting biodiversity. ~~The policy includes criteria to protect biodiversity interests and the character and appearance of the countryside.~~ The preference for locations outside of these areas is included in the supporting text to the policy. No further mitigation measures required.

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Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 9 DM9 – Infrastructure Services and Telecommunications Development

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
								Comments
SA Objectives								
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion		+	+	+	+	+		Better communications could help reduce social exclusion.
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Better communications may enable more employment (working from home etc).
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where	0							N/A

possible								
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment		+	+	+	+	+		Telecommunications development could reduce the need to travel.
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0 -		=	=	=	=		Development could have an adverse effect on biodiversity. <u>The need for a sequential justification for proposals in nature conservation areas has been removed; however, the policy requires an appraisal of impact of any schemes and mitigation compensation measures where appropriate.</u>
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0 -		=	=	=	=		N/A <u>The need for sequential justification for proposals within or visible from conservation areas or other heritage sites has been removed, however, the policy requires an appraisal of impact of any scheme on the environment, and mitigation compensation measures where appropriate.</u>
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							Proposals could have a potential negative impact on townscapes and landscapes. For this reason <u>Whilst the policy does not require sequential justification the policy it seeks the highest standards of siting and design and mitigation measures where appropriate.</u>
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Better communications may enable greater economic development.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	+		+	+	+	+		Policy could reduce the need to travel and as a consequence facilitate economic growth.
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		The policy could improve telecommunications and as a consequence encourage inward investment.
Total	1+ 46 14 0 2-	5 +	6+ 2-	6+ 2-	6+ 2-	6+ 2-	Nil	Slightly positive
Mitigation: <u>Some potential impact around maintaining a high quality historic environment and protecting biodiversity. The policy includes criteria to prevent development which will cause adverse effects on biodiversity or the rural environment and character of the Borough, therefore The preference for locations outside of these areas is included in the supporting text to the policy. No further mitigation needed.</u>								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 10 DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
								Comments
SA Objectives								
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Protecting and enhancing sites of biodiversity and geodiversity importance can improve the quality of the environments in which people live.
9. To improve water and air quality		+	+	+	+	+		Wildlife sites in combination with SUDs and other measures contribute to improved water quality.
10. To conserve soil resources and quality	+		+	+	+	+		Policy should safeguard soil resources and quality, particularly where there is biodiversity and/or geodiversity value.
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the	0							N/A

environment								
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events		+	+	+	+	+		Protection of native areas of wildlife sites will help to counteract the potential impacts on biodiversity that may be associated with climatic change/events.
16. To conserve and enhance biodiversity and geodiversity	++		++	++	++	++		The policy seeks to protect the Borough's vast biodiversity and geodiversity interest. <u>The references to the mitigation hierarchy should help ensure the long term protection of a quality rural landscape.</u>
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The policy should safeguard against inappropriate development and maintain a quality rural environment.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth		+	+	+	+	+		Access associated with natural areas and wildlife corridors could contribute to sustainable movement patterns.
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 2+ 15 0	4+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive
Mitigation: Policy is slightly positive. No further mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 11-DM11 - Protected Species

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Protecting rare species and biodiversity can improve the quality of the environments in which people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality		+	+	+	+	+		The policy should conserve soil resources particularly where there is biodiversity interest.
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A

15. To reduce vulnerability to climatic events		+	+	+	+	+		Protection of species is important to ensure long term survival in the face of climatic events.
16. To conserve and enhance biodiversity and geodiversity	++		++	++	++	++		Policy seeks to protect areas of Biodiversity value.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Protected species contribute to the local distinctiveness of the Borough.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 17 0	3+	1++ 4+	1++ 4+	1++ 4+	1++ 4+	Nil	Slightly positive
Mitigation: Slightly positive, no further mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 13-DM13 – Landscape Features

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A

16. To conserve and enhance biodiversity and geodiversity	++		++	++	++	++		Landscape features help maintain and improve biodiversity.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+±		+±	+±	+±	+±		Landscape features make up part of the character and distinctiveness of the District. <u>The specific reference to the valued landscapes of the Brecks and Stour Valley will help to strengthen the distinctiveness of these areas</u>
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	4±++ 1+ 20	Nil	4±+ + 1+	4±+ + 1+	4±++ 1+	4±++ 1+	Nil	Slightly positive
Mitigation: <u>Slightly positive.</u> No further mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 14 DM14 – Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
								Comments
SA Objectives								
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	<u>++</u>	<u>++</u>	<u>++</u>	<u>++</u>	<u>++</u>	<u>++</u>		Policy requires remediation in certain circumstances that could result in a net decrease in pollution levels and an improvement in water quality. <u>The detail on minimising adverse impacts will ensure improvements in water and air quality.</u>
10. To conserve soil	0	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>	<u>+</u>		N/A The list of unacceptable impacts includes

resources and quality	±								<u>land quality and condition which will assist in preserving soil quality.</u>
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0								N/A
12. To reduce waste	0								N/A
13. To reduce the effects of traffic on the environment	0								N/A
14. To reduce contributions to climate change	0								N/A
15. To reduce vulnerability to climatic events	0								N/A
16. To conserve and enhance biodiversity and geodiversity	0								N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0								N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0 ±	±	±	±	±	±			<u>N/A The list of unacceptable impacts includes the natural environment and tranquillity of the wider rural area which will assist in enhancing the quality of landscapes.</u>
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0								N/A
20. To revitalise town centres	0								N/A
21. To encourage efficient patterns of movement in support of economic growth	0								N/A
22. To encourage and accommodate both indigenous and inward investment	0								N/A
Total	24 19 0	1++ 2+	1++ 2+	1++ 2+	1++ 2+	1++ 2+	Nil		<u>Mostly neutral-Slightly positive</u>
Mitigation: <u>Slightly positive.</u> No mitigation required.									

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

DM16 DM15 Listed Buildings

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
								Comments
SA Objectives								
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A

16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	++		++	++	++	++		The policy aims to protect and enhance historical buildings.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The policy aims to protect and enhance historical buildings that form an important part of <u>the townscapes and landscapes in the borough.</u>
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive
Mitigation: None required								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 16- DM16 Buildings of Local Architectural or Historic Significance or Local Heritage Assets and Buildings Protected by Article 4 Direction

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A

16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	++		++	++	++	++		Policy seeks to protect and enhance historical buildings.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Policy seeks to protect and enhance historical buildings that contribute to the distinctiveness of townscapes and <u>landscapes</u> .
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive
Mitigation: No further mitigation required								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 17- DM17 Conservation Areas and Buildings of Local Importance

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A

16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	++		++	++	++	++		Policy seeks to protect and enhance conservation areas and the historic buildings within them <u>which are areas of historical, and often archaeological importance.</u>
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++		++	++	++	++		Policy seeks to protect and enhance conservation areas and the historic buildings within them <u>which contribute to the quality and local distinctiveness of landscapes and townscapes.</u>
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2 ++ 20 0	Nil	2++	2++	2++	2++	Nil	Slightly positive
Mitigation: No further mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 18-DM18 New Uses for Historic Buildings

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
								Comments
SA Objectives								
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where	<u>++</u>		<u>++</u>	<u>++</u>	<u>++</u>	<u>++</u>		Policy seeks to preserve <u>conserve</u> and

appropriate enhance areas of historical and archaeological importance								enhance historic buildings.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Policy seeks to preserve <u>conserve</u> and enhance historic buildings that contribute to local distinctiveness and <u>of landscapes and townscapes</u> .
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	<u>2</u> <u>1</u> <u>+</u> <u>1</u> <u>++</u> <u>20</u> <u>0</u>	Nil	<u>2</u> <u>1</u> <u>+</u> <u>1</u> <u>++</u>	<u>2</u> <u>1</u> <u>+</u> <u>1</u> <u>++</u>	<u>2</u> <u>1</u> <u>+</u> <u>1</u> <u>++</u>	<u>2</u> <u>1</u> <u>+</u> <u>1</u> <u>++</u>	Nil	Mainly neutral
Mitigation: No further mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 20- DM20 – Archaeology

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A

15. To reduce vulnerability to climatic events	0								N/A
16. To conserve and enhance biodiversity and geodiversity	0								N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	++		++	++	++	++			Policy seeks to protect sites of architectural <u>archaeological</u> interest.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+			Archaeology forms part of the character and distinctiveness of our landscapes and townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0								N/A
20. To revitalise town centres	0								N/A
21. To encourage efficient patterns of movement in support of economic growth	0								N/A
22. To encourage and accommodate both indigenous and inward investment	0								N/A
Total	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive
Mitigation: No further mitigation required.									

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy ~~DM23~~ DM22 – Residential Design

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
								Comments
SA Objectives								
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Good design can help reduce crime and anti-social behaviour.
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Good design can improve access to services and amenities.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0 ±		±	±	±	±		<u>N/A-Incorporating a mix of housing and unit sizes will assist in meeting the housing requirements of the whole community.</u>
8. To improve the quality of where people live and to encourage community participation	+		+	+	+	+		Policy should bring about improvements in the quality of living accommodation.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where	+		+	+	+	+		Good residential design will bring about improvements in the resource efficiency of buildings and the construction process and increase the rates of recycling.

possible								
12. To reduce waste	+		+	+	+	+		Good residential design and construction should encourage appropriate waste recycling measures.
13. To reduce the effects of traffic on the environment	++		++	++	++	++		Good residential design can improve access to sustainable transport modes and reduce the impact of vehicles on the environment. The policy seeks to avoid the dominance of highways and parking on the environment <u>and ensure appropriate levels of permeability favouring sustainable transport routes.</u>
14. To reduce contributions to climate change	+		+	+	+	+		The incorporation of sustainable construction techniques into the design of new residential development can help to mitigate against greenhouse gas emissions.
15. To reduce vulnerability to climatic events	+		+	+	+	+		Sustainable residential design and construction will incorporate appropriate SUDS that will help to reduce the impact that climate change may have on the Borough.
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	+		+	+	+	+		Policy seeks to utilise characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Good design can conserve and enhance the local distinctiveness of landscapes and townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres		+	+	+	+	+		Good design can improve the appearance of town centres and as a consequence revitalise them.
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	<u>1++</u> 9 + 44 <u>10</u> 0	<u>1++</u> 2+	<u>1++</u> 11+	<u>1++</u> 11+	<u>1++</u> 11+	<u>1++</u> 11+	Nil	Generally positive

Mitigation: Generally positive. No further mitigation required.

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 52-DM29 Rural Housing Exception Sites in St Edmundsbury

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	++		++	++	++	++		The policy could provide for those currently unable to access the housing market.
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	++		++	++	++	++		The policy seeks to provide housing to meet identified and local need.
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of	0							N/A

historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2 ++ 20 0	Nil	2 ++	2++	2 ++	2 ++	Nil	Mainly neutral
Mitigation: No further mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 30-DM32 – Business and Domestic Equine Related Activities in the Countryside

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion		+	+	+	+	+		Development could create jobs.
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		Equine development could create employment.
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A

15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	-		-	-	-	-		Equine development could have a minor adverse effect on biodiversity.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	- 0		-	-	-	-		Development could have a minor adverse effect on the rural environment/landscapes. The criteria on landscape mitigation measures will ensure a neutral impact.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Equine development could create employment.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	+		+	+	+	+		Policy could encourage inward investment.
Total	2+ 2 1- 16 <u>17</u> 0	2+	4+ 2-	4+ 2-	4+ 2-	4+ 2-	Nil	Slightly positive
Mitigation: Potential negative effects on rural environment/landscape and biodiversity are mitigated through criteria in the <u>modified</u> policy. No further mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 33-DM35 - Proposals for main town centre uses within the Town Centre Boundaries

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	++		++	++	++	++		Policy should improve access to services in town centres. <u>The clarity around the sequential approach will ensure that town centric development is encouraged wherever possible which should improve access to services in town centres.</u>
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0±		±	±	±	±		N/A- <u>The encouragement of the broad scope of main town centre uses, which includes arts, tourism, intensive sport and recreation, will provide further opportunities for community participation.</u>
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use	0							N/A

and recycle where possible									
12. To reduce waste	0							N/A	
13. To reduce the effects of traffic on the environment	0							N/A	
14. To reduce contributions to climate change	0							N/A	
15. To reduce vulnerability to climatic events	0							N/A	
16. To conserve and enhance biodiversity and geodiversity	0							N/A	
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A	
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Policy seeks to conserve and enhance the quality and distinctiveness of townscapes.	
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+		+	+	+	+		Policy defines town centre boundaries as areas for certain types of economic growth.	
20. To revitalise town centres	++		++	++	++	++		Policy is aimed at increasing the vitality and viability of town centres.	
21. To encourage efficient patterns of movement in support of economic growth	0							N/A	
22. To encourage and accommodate both indigenous and inward investment	0							N/A	
Total	4 <u>2++</u> 3+ 17 48 0	Nil	4 <u>2++</u> 3+	4 <u>2++</u> 3+	4 <u>2++</u> 3+	4 <u>2++</u> 3+	4 <u>2++</u> 3+	Nil	Slightly positive
Mitigation: Slightly positive.									

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 34-DM36 Protection of Local Centres

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
								Comments
SA Objectives								
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Supports services in designated local centres.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0 +		+	+	+	+		N/A <u>The mix of uses sought in local centres could improve the quality of centres and encourage community participation in activities.</u>
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change		+	+	+	+	+		Provision of more services in local centres reduces need for travel. <u>New local centres should be well served by public transport , cycle path and foot access which will improve access and reduce the number of longer trips to alternative locations.</u>
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and	0							N/A

enhance biodiversity and geodiversity								
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Policy supports certain types of economic development (retail) in local centres.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1 + 19 <u>18</u> 0	2+	3+	3+	3+	3+	Nil	Slightly positive.
Mitigation: Slightly positive, no further mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

DM37 Public Realm Improvements ~~Improving Town-Centre Streets~~

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Active street frontages and good design can create attractive and safe street environments.
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Public realm improvements can improve access to key services in town centres <u>and in key service centres.</u>
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		People both live and work in town centres <u>and in key service centres.</u>
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment		+	+	+	+	+		Town centre streets can be improved such that the impact of traffic on the environment is reduced.

14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	+		+	+	+	+		Improving the public realm will enhance the historic setting of town centres.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The policy can improve and enhance the quality and distinctiveness of townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Attractive town centres can encourage inward investment.
20. To revitalise town centres	++		++	++	++	++		Improvements to the public realm will improve the vitality and viability of the Town Centres.
21. To encourage efficient patterns of movement in support of economic growth	0							
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		Improvements to the public realm can encourage inward investment.
Total	1++ 2+ 13 0	6 +	1++ 8+	1++ 8+	1++ 8+	1++ 8+	Nil	Slightly positive
Mitigation: No further mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

DM47 Development Relating to the Horse Racing Industry

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	+	+	+		Policy supports the HRI which provides employment opportunities.
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment		-	-	-	-	-		Policy may result in additional traffic movements.
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where	0							N/A

appropriate enhance areas of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Policy supports the HRI which contributes to achieving sustainable levels of prosperity and economic growth.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		Policy encourages and accommodates investment in the HRI.
Total	1 + 18 0	3 + 1 -	3 + 1 -	3 + 1 -	3 + 1 -	3 + 1 -	Nil	Slightly positive
Mitigation: No mitigation required.								

St Edmundsbury

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

DM49 Re-development of Existing Sites Relating to the Horse Racing Industry

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment		-	-	-	-	-		Policy may result in additional traffic movements.
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A

Total	21 0	1 -	1 -	1 -	1 -	1 -		Mainly neutral
Mitigation: No mitigation required.								

Policy Assessment tables – Forest Heath

(Please note that the policy numbers have been updated to align with the October 2014 modifications)

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 4 – DM5 - Development in the Countryside

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							Policy restricts development in the countryside but allows for rural needs.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Restricting development in the countryside will help protect the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	<u>0+</u>							<u>N/A Development of equine related activities, leisure and tourism facilities can offer opportunities for employment in the countryside.</u>
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	<u>0+</u>							<u>N/A Development of equine related activities, leisure and tourism facilities can offer greater opportunities to achieve sustainable levels of prosperity and economic development throughout the plan area.</u>
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A

12. To improve the range of tourist attractions in the District		- ±	- ±	- ±	- ±	- ±		Policy could restrict development of tourist attractions in the countryside. However, the policy does permit development in exceptional circumstances. Policy specifically refers to new tourism facilities that preserve the openness, appearance and character of the countryside as sustainable development that will be permitted (subject to complying with other policies in the plan) which may assist in improving the range of tourist attractions in the District.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	+0		+0	+0	+0	+0		Restricting development in the countryside will help protect the District's natural capital. Although the policy allows for specific development the potential negative effects are neutralised by strict criteria to ensure there is no significant detrimental impact on biodiversity interests.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	+		+	+	+	+		Restricting development in the countryside will help maintain the rural environment. Although the policy allows for specific development the potential negative effects are neutralised by strict criteria to ensure there is no significant detrimental impact on the rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'		-	-	-	-	-		Policy potentially allows development on greenfield land but only in exceptional circumstances and where there is clear justification for the proposal.

22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	34 + 20 19 0	21 - 1 +	3 + 21 - 10	3 + 21 - - 10	3 + 21 - 10	3 + 21 - 10	Nil	Mostly neutral.
Mitigation: Policy is mostly neutral. No further mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 5-DM6 – Flooding and Sustainable Drainage

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise	0							N/A

pollution impact of American military aircraft								
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	++		++	++	++	++		Policy seeks to protect biodiversity vulnerable to flooding. SUDs systems also provide habitat for biodiversity. <u>Policy requires management measures so as not to cause or exacerbate flooding off-site that will help to maintain and protect the District's biodiversity.</u>
16. To adapt to the impact climate change will have on Forest Heath	++		++	++	++	++		The policy requires that proposals for new development should address flood risk and water management, and is specific about the incorporation of SUDS or other forms of natural surface water drainage. <u>Policy requires management measures that will help adapt to the impact of climate change.</u>
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							
Total	2 + 2 ++ 23 0	Nil	2 + 2 ++	2 + 2 ++	2 + 2 ++	2 + 2 ++	Nil	Slightly positive.
Mitigation: No mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 6 ~~DM7~~ – Sustainable Design and Construction

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town	0							N/A

centres								
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	+		+	+	+	+		Sustainable construction measures will help reduce some types of pollution.
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath		++	++	++	++	++		Sustainable design and construction will incorporate appropriate SUDS that will help to reduce the impact that climate change may have in the District. <u>Good design, and appropriate layout, orientation, materials, insulation and construction techniques can assist in adapting to the impacts of climate change.</u>
17. To mitigate greenhouse gas emissions arising from activities in the District	++		++	++	++	++		The policy is dedicated to the promotion of climate change measures in the design and construction of new development.
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	++		++	++	++	++		Sustainability measures will include improving efficiency of water usage, (including re-use and recycling). <u>Policy requires water efficiency measures that will help to ensure a sustainable supply of water.</u>
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	+		+	+	+	+		These will form part of the sustainable construction of new development.
23. To increase the rate of improvement to the energy efficiency of buildings in the District	++		++	++	++	++		Policy seeks to maximise energy efficiency in new development.
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	+		+	+	+	+		Sustainable design and construction should

								encourage appropriate waste recycling measures.
Total	23 ++ 43 + 18 0	1 +±	24 ++ 53 +	24 ++ 53 +	24 ++ 53 +	24 ++ 53 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 8 DM8 – Low and Zero Carbon Energy Generation

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of	0							N/A

transport								
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	+		+	+	+	+		Renewable energy provision can help reduce levels of pollution. In respect of wind turbines, current standards to prevent excessive noise will be applied.
15. To protect the Districts vast biodiversity natural capital	± ±		±	±	±	±		Renewable energy schemes could have an adverse impact on biodiversity. <u>The need for a sequential justification for proposals in nature conservation areas has been removed; however, the policy requires an appraisal of impact of any scheme on the environment, and mitigation compensation measures where appropriate.</u>
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	++		++	++	++	++		Renewable energy provision can help reduce greenhouse gas emissions.
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							Renewable energy schemes could have an adverse effect on the rural environment. For this reason, an impact appraisal will be required for any proposal- <u>together with mitigation measures to reduce the visual impact where appropriate.</u> .
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	++		++	++	++	++		Policy supports renewable energy production.
23. To increase the rate of improvement to the energy efficiency of	0							N/A

buildings in the District								
24. To safeguard Forest Heath's heritage for future generations	0 -		=	=	=	=		<u>N/A-The need for sequential justification for proposals within or visible from conservation areas or other heritage sites has been removed, however, the policy requires an appraisal of impact of any scheme on the environment, and mitigation compensation measures where appropriate.</u>
25. To reduce waste	0							N/A
Total	2++ 1 + 22 <u>20</u> 0 <u>2-</u>	Nil	2++ 1 + <u>2-</u>	2++ 1 + <u>2-</u>	2++ 1 + <u>2-</u>	2++ 1 + <u>2-</u>	Nil	Slightly positive.
Mitigation: Some potential impact around maintaining a high quality rural -historic environment and protecting biodiversity. The policy includes criteria to protect biodiversity interests and the character and appearance of the countryside. The preference for locations outside of these areas is included in the supporting text to the policy. No further mitigation measures required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 9 DM9 – Infrastructure Services and Telecommunications Development

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	-		-	-	-	-		Telecommunications masts have the potential to adversely affect the character of the District. <u>Whilst the policy does not require sequential justification</u> F for proposals in Special Landscape Areas, nature conservations sites or visible from conservation areas, the policy it requires a landscape and visual assessment and seeks the highest standards of siting and design, and mitigation measures where appropriate. in addition to the achievement of 'least visual harm'.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space		-	-	-	-	-		Development could be on publicly accessible open space.
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Better communications may enable more employment (working from home etc).
8. To achieve sustainable levels of prosperity and economic development		+	+	+	+	+		Better communications may enable greater economic development.

throughout the plan area								
9. To reduce poverty and social exclusion		+	+	+	+	+		Better communications could help reduce social exclusion.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0		=	=	=	=		Development could have an adverse effect on biodiversity. <u>The need for a sequential justification for proposals in nature conservation areas has been removed; however, the policy requires an appraisal of impact of any schemes on the environment, and mitigation compensation measures where appropriate.</u>
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							Development could have a potential negative impact on the rural environment. <u>Whilst the policy does not require sequential justification for proposals in Special Landscape Areas, nature conservation sites or visible from conservation areas, the policy it requires a landscape and visual assessment and seeks the highest standards of siting and design and mitigation measures where appropriate. in addition to the achievement of 'least visual harm'.</u>
21. To maximise the redevelopment of	0							N/A

'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'								
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0 =		=	=	=	=		<u>N/A The need for sequential justification for proposals within or visible from conservation areas or other heritage sites has been removed, however, the policy requires an appraisal of impact of any scheme on the environment, and mitigation compensation measures where appropriate.</u>
25. To reduce waste	0							N/A
Total	1-3 - 20 18 0	3 + 1 -	3 + 2 4 -	3 + 2 4 -	3 + 2 4 -	3 + 2 4 -	Nil	Slightly negative.
Mitigation: <u>Some potential impact around maintaining a high quality historic environment and protecting biodiversity. The policy includes criteria to prevent development which will cause adverse effects on biodiversity or the rural environment and character of the District, therefore The preference for locations outside of these areas is included in the supporting text to the policy. No further mitigation needed.</u>								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 10 DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Sites of biodiversity and geodiversity importance form part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	+		+	+	+	+		Policy will help to protect open space, particularly that which has biodiversity and geodiversity interest.
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Biodiversity and geodiversity assets can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A

15. To protect the District's vast biodiversity natural capital	++		++	++	++	++		The policy seeks to protect the District's vast biodiversity and natural capital. The references to the mitigation hierarchy should help ensure the long term protection of a quality rural landscape.
16. To adapt to the impact climate change will have on Forest Heath		+	+	+	+	+		Protection of native areas of wildlife sites will help to counteract the potential impacts on biodiversity that may be associated with climatic change/events.
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water		+	+	+	+	+		Wildlife sites in combination with SUDs and other measures contribute to improved water quality.
20. To maintain a high quality rural environment	+		+	+	+	+		The policy should safeguard against inappropriate development and maintain a quality rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Sites of biodiversity and geodiversity interest form part of the District's heritage.
25. To reduce waste	0							N/A
Total	1++ 5+ 17 0	2+	1++ 7+	1++ 7+	1++ 7+	1++ 7+	Nil	Slightly positive
Mitigation: Policy is slightly positive, no further mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 11-DM11 - Protected Species

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Protected species contribute to the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	+		+	+	+	+		Policy will prevent loss of open space, particularly where there is a biodiversity interest.
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Protected species can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	++		++	++	++	++		Policy seeks to protect areas of biodiversity interest and allow them to flourish.
16. To adapt to the impact climate change will have on Forest Heath		+	+	+	+	+		Protection of species is important to ensure long term survival in the face of climatic events.

17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	+		+	+	+	+		Protected species and biodiversity interests contribute to a high quality rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Protected species and areas of biodiversity value form part of the District's heritage.
25. To reduce waste	0							N/A
Total	1++ 5+ 18 0	1+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive.
Mitigation: Slightly positive, no further mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 13-DM13 – Landscape Features

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Landscape features make up part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Landscape features can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts	++		++	++	++	++		Landscape features help maintain and

vast biodiversity natural capital								improve biodiversity.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	+		+	+	+	+		Watercourses are landscape features.
20. To maintain a high quality rural environment	++		++	++	++	++		Landscape features are an important part of the rural environment. <u>The specific references to the valued landscapes of the Brecks and Stour Valley will help to strengthen the distinctiveness of these areas.</u>
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	+		+	+	+	+		Policy seeks to protect areas of acute landscape sensitivity.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Landscape features are part of Forest Heath's heritage.
25. To reduce waste	0							N/A
Total	2++ 5+ 18 0	Nil	2++ 5+	2++ 5+	2++ 5+	2++ 5+	Nil	Mainly positive.
Mitigation: Policy only has positive or neutral outcomes, no mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 14 DM14 - Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A

14. To maintain low levels of all other pollution which are present in Forest Heath	++	++	++	++	++	++		Policy requires remediation in certain circumstances that could result in a net decrease in pollution levels. <u>The detail on minimising adverse impacts will ensure improvements in water and air quality.</u>
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	+		+	+	+	+		This policy can maintain a high quality rural, (and urban), environment by prohibiting inappropriate development. <u>The list of unacceptable impacts includes the natural environment and tranquillity of the wider rural area which will assist in enhancing the quality of landscapes.</u>
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1 + 23 0	1 +	2 +	2 +	2 +	2 +	Nil	Mostly neutral
Mitigation: No mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

DM16 DM15 Listed Buildings

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Listed buildings form part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Listed buildings can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas	0							N/A

emissions arising from activities in the District								
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		Policy seeks to maintain listed buildings which in turn can contribute to maintaining a high quality rural, (and urban), environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		Listed buildings form part of the District's heritage.
25. To reduce waste	0							N/A
Total	2++ 21 0	2 +	2++ 2+	2++ 2+	2++ 2+	2++ 2+	Nil	Slightly positive.
Mitigation: No mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

~~Policy 16~~ DM16 Buildings of Local Architectural or Historic Significance or Local Heritage Assets and Buildings Protected by Article 4 Direction

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
								Comments
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							NA
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Buildings of local architectural or historic significance form part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Buildings of local architectural or historic significance can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all	0							N/A

other pollution which are present in Forest Heath								
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		Policy seeks to maintain buildings of local architectural or historic significance which in turn can contribute to maintaining a high quality rural, (and urban), environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		Buildings of local architectural or historic significance form part of the District's heritage.
25. To reduce waste	0							N/A
Total	2 ++ 21 0	2 +	2 ++ 2+	2++ 2+	2++ 2+	2++ 2+	Nil	Slightly positive
Mitigation: No mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 17- ~~DM17~~ Conservation Areas and Buildings of Local Importance

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Conservation areas and buildings of local importance form part <u>are essential components</u> of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	+		+	+	+	+		<u>Policy protects</u> o Open spaces <u>important to the character of the within, adjacent to or visible from</u> conservation areas <u>being protected</u> .
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the		+	+	+	+	+		Maintaining and enhancing the conservation areas in the

District								District can improve its attractiveness to tourists.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		Maintaining and enhancing the conservation areas and buildings of local importance within the District can in turn contribute to maintaining a high quality rural, (and urban), environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		The policy will help safeguard the District's heritage.
25. To reduce waste	0							N/A
Total	2++ 1 + 20 0	2 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 18-DM18 New Uses for Historic Buildings

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Historic buildings form part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Maintaining and enhancing Historic buildings can improve the attractiveness of the District to tourists.
13. To mitigate the noise pollution impact of	0							N/A

American military aircraft								
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		Maintaining and enhancing Historic buildings can in turn help to maintain a high quality rural, (and urban), environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		The policy will help safeguard the District's heritage.
25. To reduce waste	0							N/A
Total	2 + 21 0	2 +	4 +	4 +	4 +	4 +	Nil	Slightly positive
Mitigation: No mitigation required								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

DM21 DM20 – Archaeology

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Archaeology forms part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Archaeological features can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A

14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		Archaeology is part of the District's heritage.
25. To reduce waste	0							N/A
Total	2++ 22 0	1 +	2++ 1 +	2++ 1 +	2++ 1 +	2++ 1 +	Nil	Slightly positive.
Mitigation: No further mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy ~~DM23~~ DM22 – Residential Design

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0±		±	±	±	±		N/A <u>Incorporating a mix of housing and unit sizes will assist in meeting the housing requirements of the whole community.</u>
2. To reduce anti-social activities		+	+	+	+	+		Good design can help reduce crime and anti-social behaviour.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		The Policy seeks to utilise the characteristics of the locality to create buildings and places that have a strong sense of place and distinctiveness.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Good design will improve access to services and amenities.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		Good design and lay-out will improve access to sustainable modes of transport.
11. To revitalise town centres		+	+	+	+	+		Good design can improve the appearance of town centres and

								as a consequence revitalise them.
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	+		+	+	+	+		Sustainable residential design and construction will incorporate appropriate SUDS that will help to reduce the impact that climate change may have on the District.
17. To mitigate greenhouse gas emissions arising from activities in the District	+		+	+	+	+		The incorporation of sustainable construction techniques into the design of new residential development can help to mitigate against greenhouse gas emissions.
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		The policy seeks to improve access to sustainable modes of transport <u>and ensure appropriate levels of permeability favouring sustainable transport routes.</u>
19. To ensure a sustainable and good quality supply of water	+		+	+	+	+		Good residential design will incorporate sustainability measures which can improve efficiency of water usage, (including re-use and recycling).
20. To maintain a high quality rural environment	+		+	+	+	+		Policy seeks residential design based on an analysis of existing buildings, landscape or typography.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	+		+	+	+	+		These will form part of the sustainable construction of new development.
23. To increase the rate of improvement to the energy efficiency of buildings in the District	+		+	+	+	+		Good residential design will incorporate sustainable construction techniques and measures to improve the energy efficiency of buildings.
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		The policy seeks to utilise characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness.
25. To reduce waste	+		+	+	+	+		Sustainable residential design and construction should encourage appropriate waste

								recycling measures.
Total	12 13 + 14 <u>10</u> 0	2 +	14 <u>15+</u>	14 <u>15+</u>	14 <u>15+</u>	14 <u>15+</u>		Mostly positive
Mitigation: No mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 30-DM32 – Business and Domestic Equine Related Activities in the Countryside

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		Equine development could create employment.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Equine development could create employment.
9. To reduce poverty and social exclusion		+	+	+	+	+		Development could create jobs.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Equine related development could be a tourist attraction.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A

14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	-		-	-	-	-		Equine development could have a minor adverse effect on biodiversity.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	- 0		-	-	-	-		Development could have a minor adverse effect on the rural environment. <u>The criteria on landscape mitigation measures will ensure a neutral impact.</u>
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	2 + 21 - 19 1 8 0	2 +	4 + 2 -	4 + 2 -	4 + 2 -	4 + 2 -	Nil	Slightly positive.
Mitigation: Potential negative effects on rural environment and biodiversity are mitigated through criteria in the <u>modified policy</u> . No further mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

~~Policy 33-DM35 - Proposals for main town centre uses within the Town Centre Boundaries~~

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	<u>++</u>		<u>++</u>	<u>++</u>	<u>++</u>	<u>++</u>		<u>Policy should improve access to services in town centres. The clarity around the sequential approach will ensure that town centric development is encouraged wherever possible which should improve access to services in town centres.</u>
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	+		+	+	+	+		Policy defines town centre boundaries as areas for certain types of economic growth.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	++		++	++	++	++		Policy is aimed at increasing the vitality and viability of town centres.
12. To improve the range of tourist attractions in the	0							N/A

District								
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport		+	+	+	+	+		Town centres can act as a focus for public transport provision.
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		Defining town centres allows certain types of development to be directed to them, thus preserving the rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	+		+	+	+	+		Retail development will be directed towards identified town centres, where development is more likely to be on brownfield land.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	4 2++ 3+ 19 0	2 +	4 2++ 5+	4 2++ 5+	4 2++ 5+	4 2++ 5+	Nil	Slightly positive.
Mitigation: Policy is slightly positive.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 34-DM36 Protection of Local Centres

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Supports services in designated local centres.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Policy supports certain types of economic development (retail) in local centres.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath		+	+	+	+	+		Provision of more services in local centres reduces need for travel. <u>New local centres should be well served by public transport, cycle path and foot access which will improve</u>

								<u>access and reduce the number of longer trips to alternative locations.</u>
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District		+	+	+	+	+		Provision of more services in local centres reduces need for travel.
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	+		+	+	+	+		Development in local centres is likely to be on brownfield land.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	2 + 20 0	3 +	5 +	5 +	5 +	5 +	Nil	Slightly positive.
Mitigation: Policy is slightly positive, no mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

DM37 Public Realm Improvements Improving Town-Centre Streets

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities		+	+	+	+	+		Active street frontages good design can create attractive and safe street environments.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Public realm improvements can improve access to key services in town centres <u>and in key service centres.</u>
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Attractive town centres can encourage inward investment.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	++		++	++	++	++		Improvements to the public realm will improve the vitality and viability of the Town Centres.
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts	0							N/A

vast biodiversity natural capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1 ++ 21 0	3 +	1 ++ 3 +	1++ 3 +	1++ 3+	1++ 3+	Nil	Slightly positive
Mitigation: No further mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 45 DM47 - Development Relating to the Horse Racing Industry

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	+		+	+	+	+		Provides for provision of accommodation for HRI, (Horse Racing Industry), workers.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		The HRI is part of the unique character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Policy supports the HRI which provides employment opportunities.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Policy supports the economic development of the HRI.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of	0							N/A

American military aircraft								
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		The HRI is part of the District's heritage and this policy seeks to protect it.
25. To reduce waste	0							N/A
Total	2++ 1 + 20 0	2 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 46 DM48 – Development Affecting the Horse Racing Industry

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		The HRI is part of the unique character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Policy supports the HRI which provides employment opportunities.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Policy supports the economic development of the HRI.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise	0							N/A

pollution impact of American military aircraft								
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		The HRI is part of the District's heritage and this policy seeks to protect it.
25. To reduce waste	0							N/A
Total	2++ 21 0	2+	2++ 2+	2++ 2+	2++ 2+	2++ 2+	Nil	Slightly positive.
Mitigation: No mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 47-DM49 – Redevelopment of existing sites relating to the Horse Racing Industry

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							
2. To reduce anti-social activities	0							
3. To maintain and improve levels of education and skills in the population overall	0							
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Policy seeks to protect the HRI from harm. The HRI is an important part of the character of the District.
5. To improve access to key services for all sectors of the population	0							
6. To prevent further loss of publicly accessible open space	0							
7. To offer everybody the opportunity for rewarding and satisfying employment	<u>0</u>	+	+	+	+	+		Policy seeks to protect the HRI from harm. The HRI is an important provider of employment. <u>However, the policy is neutral in terms of offering opportunities for employment as new uses approved will be uses directly associated with the HRI.</u>
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	<u>0</u>	+	+	+	+	+		Policy seeks to protect the HRI which is an important for economic development in the South of the District. <u>However, the policy is neutral in terms of offering opportunities for employment as new uses approved will be uses directly associated with the HRI.</u>
9. To reduce poverty and	0							

social exclusion								
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							
11. To revitalise town centres	0							
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Redevelopment of a site for an appropriate HRI related use may create a tourist attraction.
13. To mitigate the noise pollution impact of American military aircraft	0							
14. To maintain low levels of all other pollution which are present in Forest Heath	0							
15. To protect the Districts vast biodiversity natural capital	0							
16. To adapt to the impact climate change will have on Forest Heath	0							
17. To mitigate greenhouse gas emissions arising from activities in the District	0							
18. To improve the availability and access to sustainable modes of transport	0							
19. To ensure a sustainable and good quality supply of water	0							
20. To maintain a high quality rural environment	0							
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	+		+	+	+	+		Policy supports appropriate re-use of brownfield HRI sites.
22. To encourage environmentally friendly energy uses	0							
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		
25. To reduce waste	0							
Total	2++ 1 + 19 21 0	3 1 +	2++ 4 2 +	2++ 4 2 +	2++ 4 2 +	2++ 4 2 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Forest Heath

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 49-DM50 – Horse Walks

Note: Changes to the assessment result are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Horse walks are part of the unique character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of	0							N/A

American military aircraft								
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Horse walks are part of the District's heritage.
25. To reduce waste	0							N/A
Total	2 + 23 0	Nil	2 +	2 +	2 +	2 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Additional Modifications Proposing Additional Supporting Text for Policies (October 2014): ¹

(Note: the following Policy numbers and titles relate to the Joint Development Management Submission Document October 2012. Modifications that result in renumbering and/or amended titles are noted in the relevant section of the table)

Policy number	Title	Additional Modification numbers
DM7	Sustainable Design and Construction	AM11
DM9	Low and Zero Carbon Energy Generation	AM13
DM10	Infrastructure Services and Telecommunications Development	AM14
DM11	Impact of Development on Sites of Biodiversity and Geodiversity Importance	AM15 – AM19
DM14	Landscape Features	AM22
DM15	Safeguarding from Hazards	AM23
DM18	Conservation Areas	AM24
DM23	Residential Design	AM29 – AM31
DM35	Proposals within the Town Centre Boundaries	AM46 – AM52
DM36	Protection of Local Centres	AM53 – AM55
DM47	Development Relating to the Horse Racing Industry	AM71 – AM79
DM48	Development Affecting the Horse Racing Industry	AM80 – AM82
DM49	Re-development of Existing Sites Relating to the Horse Racing Industry	AM83 – AM85
DM52	Rural Housing Exception Sites	AM35 – AM37

¹ The additional modifications (October 2014) in Annex D have not been updated but the Councils have been able to make additional modifications for clarity and factual accuracy which are a direct result of some of the comments received during the final stage of consultation.

AM11 - Supporting text for Policy DM7 Sustainable Design and Construction

Insert and delete paragraphs under the heading "Sustainable Design and Construction", renumber subsequent paragraphs, and add reference as a footnote as follows:

~~3.14~~ While we are currently witnessing a move to transfer the bulk of energy and sustainability standards for housing into national Building Regulations the Housing Standards Review recognises the broader role of planning in promoting sustainable development and sustainable energy use in new development. It highlights the benefit of bringing the planning and building control disciplines together at the pre-application stage in order to discuss and table all requirements on developments at an early stage of development.

~~3.14~~¹⁵ Therefore, in order to support the move to a low carbon future, all new development will be required to demonstrate how it minimises energy and resource consumption during construction, throughout operation and, where relevant, removal, and also how it is located and designed to withstand the longer term impacts of climate change. Proposals that promote sustainable building forms and construction will be encouraged and developers are required to meet the standards under the Code for Sustainable Homes and BREEAM, as set out in Policy DM7.

Reference for paragraph 3.14:

¹The Housing Standards Review (Consultation August 2013), Ministerial Statement with supporting note (March 2014), and Consultation September 2014.

~~3.15~~ In 2004, more than a quarter of the UK's carbon dioxide emissions came from the energy we use to heat, light and run our homes, (CLG, 2006). It is therefore important to ensure that homes are built in a way that reduces energy consumption and emissions and substantial efforts will need to be made to reduce energy consumption and to increase energy produced from naturally occurring renewable sources.

~~3.16~~ The Code for Sustainable Homes is intended as a single national standard to guide industry in the design and construction of sustainable homes. The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. These categories are energy/CO₂, water, materials, surface water run-off, waste, pollution, health and well-being, management and ecology. The Code uses a one to six star rating system to communicate the overall sustainability performance of a new home. It suggests ways in which energy efficiency can be achieved and such measures should be incorporated in all new dwellings. The Code sets minimum standards for energy and water use at each level and replaces the EcoHomes scheme, developed by the Building Research

Establishment (BRE).

~~3.17 The use of locally sourced sustainable materials will reduce the need to travel and therefore reduce CO₂ emissions. It will also contribute to the local distinctiveness of the area and the use of local skills and techniques should be encouraged. As well as the environmental benefits of using locally sustainable materials it will also contribute to the local economy.~~

3.16 Cutting greenhouse gas emissions as a way of mitigating further climate change is the responsibility of all of us, and should be an integral part of the design process of any development. The Government is promoting the cutting of greenhouse gas emissions as part of the design process for new development, with a target that all new homes will be zero carbon from 2016. One way of approaching this is to follow the Government's preferred Energy Hierarchy:

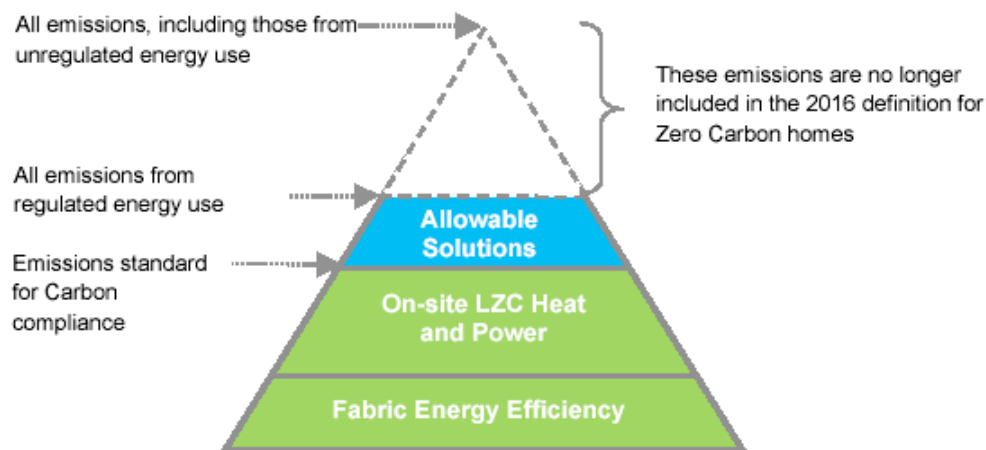


Figure 1: The Energy Hierarchy Pyramid from Zero Carbon Hub (2011) Allowable Solutions for Tomorrow's New Homes.

3.17 The lower portion of the hierarchy is called Carbon Compliance which refers to CO₂ reduction measures deployed on site in order to bring the dwelling's CO₂ emissions below certain regulatory maxima. This should be achieved through the following measures in order of preference:

- *Energy efficiency:* This is the base of the Energy Hierarchy pyramid and in the Government's words "This approach prioritises measures which are likely to be cost effective in the longer-term and will generate wider benefits to the economy as a whole, for example reducing the overall energy requirements to be met from relatively costly renewable energy."
- *On-site low and zero carbon energy (and connected heat):* This is the next level in the hierarchy and includes renewable energy microgeneration (e.g. solar PV panels, ground source heating) or connection to a decentralised heat (or heat and power) network.

3.18 The Government's Renewable Energy Strategy, (Department of Energy and Climate Change [DECC] 2009), outlines the UK's path to meeting targets set

in the EU Renewable Energy Directive (2009). The strategy sets a target of 15% of energy from renewable resources by 2020. This is likely to mean that a contribution of around 50% will be required from renewable electricity to meet this, (7.5% of all energy), or viewed another way, 30% of all electricity needs will need to be met from renewable sources.

3.19 The use of locally sourced sustainable materials will reduce the need to travel and therefore reduce CO2 emissions. It will also contribute to the local distinctiveness of the area and the use of local skills and techniques should be encouraged. As well as the environmental benefits of using locally sustainable materials it will also contribute to the local economy.

3.20 The Authorities will expect and encourage developers to explore innovative ways of cutting CO2 emissions.

~~3.16 The Code for Sustainable Homes is intended as a single national standard to guide industry in the design and construction of sustainable homes. The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. These categories are energy/CO2, water, materials, surface water run-off, waste, pollution, health and well being, management and ecology. The Code uses a one to six star rating system to communicate the overall sustainability performance of a new home. It suggests ways in which energy efficiency can be achieved and such measures should be incorporated in all new dwellings.~~

Code Level	Minimum number of points required
Level 1 (*)	36
Level 2 (**)	48
Level 3 (***)	57
Level 4 (****)	68
Level 5 (*****)	84
Level 6 (*****)	90

~~The Code sets minimum standards for energy and water use at each level and replaces the EcoHomes scheme, developed by the Building Research Establishment, (BRE).~~

3.21 The Code for Sustainable Homes (CSH) currently measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package, using a one to six star rating system to communicate the overall sustainability performance. The government have indicated In the Housing Standards Review (HSR) (Consultation Draft September 2014) that the CSH is likely to be phased out, and sustainability measures for new homes will be dealt with through Building Regulations. Following the dissolution of the Code for Sustainable Homes, new residential development will be encouraged to undertake an assessment under any voluntary standard that the Building Research Establishment (BRE) develops to replace it.

3.22 The non-residential equivalent of the CSH is known as BREEAM. The BRE website explains that "A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes." BREEAM New Construction is widely adopted and understood by the construction industry and is therefore used as the non-residential standards in Policy DM7.

3.23 The NPPF is clear that Local Plans should adopt nationally recognised standards on the sustainability of buildings (paragraph 95), and that Local Planning Authorities "should adopt proactive strategies to mitigate and adapt to climate change" (paragraph 94).

3.24 Meanwhile, the HSR (Consultation Draft September 2014) (paragraphs 90 - 99) proposes that Local Authorities should be able to set standards for water efficiency beyond the current requirements of the Building Regulations Part G in Plan policies (where evidence is tested through Examination, HSR paragraphs 20 - 26). These standards will be equivalent to the water requirements of Code for Sustainable Homes Level 3-4 (110 litres per person per day including external use) based either on a fittings specification in addition to a fixed per capita daily consumption volume, or with the option of using the methodology set out in the Water Efficiency Calculator for New Dwellings (DCLG September 2009).

3.25 The authorities both face particular challenges in terms of water resources (quality and conservation) and the Forest Heath Water Cycle Study - Stage 2: Full Strategy highlights the importance of Code Level 3-4 water efficiency standards in new development to achieve the long term Anglian Water Services plan to meet the water resource needs of the area. The study also cites the Environment Agency's Water for People and the Environment which sets out the need for a new developments to meet Code Level 3-4 water efficiency standards if Defra's UK-wide water consumption target (for new and existing residential development) is to be achieved. Policy DM7 therefore builds on the authorities' Core Strategy Policies (Forest Heath Policy CS4 and St Edmundsbury Policy CS2), particularly paragraphs F) and G)) and introduces water efficiency standards equivalent to Code Level 3-4 in line with government advice on this matter.

¹ Note: 'Target Zero - Cost effective routes to zero carbon' includes estimates of the additional costs of achieving BREEAM Excellent across a range of build types

AM13 - Supporting text for Policy DM98 Low and Zero Carbon Energy Generation

Insert new paragraph after 3.24 (re-numbered 3.27) as follows:

3.28 Low and Zero Carbon energy generation infrastructure has different locational requirements depending on the energy source, and some types of equipment, such as wind turbines and solar arrays, can cause harm to the character and/or appearance of nature conservation sites, Conservation Areas or other heritage assets. Where possible developers are encouraged to site such equipment outside these areas but where this is not possible such development must represent the highest standards of siting and design.

AM14 - Supporting text for Policy DM109 Infrastructure Services and Telecommunications Development

Re-number paragraph and insert new text in paragraph 3.27 after the 2nd sentence as follows:

3.27 3.29 Modern telecommunications have grown rapidly in recent years with mobile phones now forming an integral part of everyday life. The siting and design of telecommunications infrastructure are often a particular concern for people within the an area-, and low carbon/telecommunications infrastructure can cause harm to the character and/or appearance of nature conservation sites, Conservation Areas or other heritage assets. Where possible developers are encouraged to site such equipment outside these areas but where this is not possible such development must represent the highest standards of siting and design. However, improvements to telecommunications networks can help to promote sustainable communities and lead to economic benefits.....

Additional Modifications to Supporting text for Policy DM110 Impact of Development on Sites of Biodiversity and Geodiversity Importance

AM15

Insert new text in paragraph 4.2 after sentence 2, and amend 3rd sentence of paragraph 4.2 as follows:

...and Natural England standing advice. Any assessments will need to be proportionate to the nature and scale of development proposed and the likely impact on biodiversity. Where the benefit of development is considered to outweigh the risk to biodiversity and there is no alternative, provision will be required for mitigation, and if necessary, compensatory measures, so that disruption to the biodiversity network is minimised and there is no net loss of features.

AM16

Delete heading above paragraph 4.3:

European Sites

AM17

Amend paragraph 4.4 to read as follows:

Breckland Buffers

~~In the UK, SPAs and SACs are collectively known as European Sites. In both St Edmundsbury and Forest Heath, parts of the Brecks are designated as a Special Protection Area and Special Area of Conservation (collectively known as European Sites). The EU Habitats Directive requires that an Appropriate Assessment (AA) is undertaken where a plan or project is likely to have a significant effect on a European Site. This enables a judgement to be made on whether there will be an adverse effect on the integrity of the site. In accordance with the mitigation/avoidance measures identified in the authorities Core Strategies, development which falls within the SPA buffers will require a project level HRA to determine whether the development will have an impact on the integrity of the SPA. Where it cannot be concluded that development is not likely to have an adverse effect on the integrity of the SPA, the development will ~~not be permitted unless the tests of Regulation 61 on be determined in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended).~~ are met.~~

AM18

Insert the following after "County wildlife Sites" in the penultimate sentence of paragraph 4.5:

" County Wildlife Sites, County Geodiversity Sites, Local Wildlife Sites,....."

AM19

Insert new paragraph 4.6 to read as follows and amend following paragraph numbers accordingly:

Mitigation hierarchy

4.6 Paragraph 118 of the NPPF and British Standard BS42020:2013 set out a mitigation hierarchy for the consideration of applications where development may have an impact on biodiversity. The overall aim is to conserve and enhance biodiversity. The hierarchy is as follows;

- A) Avoidance – aim to avoid adverse effects through design or the selection of an alternative site;
- B) Mitigation – measures to minimise the negative effects of a project can be secured through the use of S106 agreements;
- C) Compensation – should only be used in exceptional circumstances after all other options have been considered and should only be for any residual impact that cannot be avoided or mitigated for.

AM22 - Supporting text for Policy DM1413 Landscape Features

Insert new paragraph after 4.11 to read as follows and amend following paragraph numbers accordingly:

4.12 Across West Suffolk gaps between settlements, including in those parishes with a number of separate greens or hamlets, and the landscape setting of settlements are essential components of their character and local distinctiveness. It is therefore important that the significance of these gaps is recognised and that new development does not dilute their contribution to maintaining the distinct form of these settlements, their landscape setting and separation from other settlements.

AM23 - Supporting text for Policy DM1514 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Change the order of paragraphs 4.12 and 4.13 and add two sentences at the end of 4.12 as follows, and amend following paragraph numbers accordingly:

~~4.12~~ 4.15 ~~The Health and Safety Executive and the Au~~ thorities have responsibility for ensuring that adequate safeguarding is provided to protect members of the public from hazardous substances, contaminated land and other dangerous areas. National policy is set out within the NPPF, and requires planning decisions to ensure that new development is appropriate for its location, having regards to the effects of pollution, and taking into account the potential sensitivity of the area or proposed development to adverse effects from pollution. An important element of trying to plan for and maintain a sustainable balance between the economic, social and environmental dimensions of the locality is to ensure that new development does not conflict with existing developments that require particular conditions for their operation, and/or where the new development would be likely to result in significant restrictions on the activities of the existing use in the future. Land for proposed development should be suitable for the use proposed, or capable of being made suitable, and it may be necessary to attach conditions to planning permissions or to use Section 106 agreements to ensure adequate management or reduction of development impacts.

~~4.13~~ 4.16 ~~National policy is set out within the NPPF, and requires planning decisions to ensure that new development is appropriate for its location, having regards to the effects of pollution, and taking account the potential sensitivity of the area or proposed development to adverse effects from pollution. The Health~~

and Safety Executive and the Authorities have responsibility for ensuring that adequate safeguarding is provided to protect members of the public from hazardous substances, contaminated land and other dangerous areas.

AM24 - Supporting text for Policy DM1817 Conservation Areas

Add new paragraph and amend following paragraph numbers accordingly:

4.23 There are nearly fifty Conservation Areas in West Suffolk, and a great deal of material is available in adopted Conservation Area Appraisals and Management Plans and older-style Conservation Area Appraisals. These documents include an appraisal of the special character and appearance of the Conservation Areas and a summary of their key features and characteristics, and have been produced to guide future development.

Additional Modifications to supporting text for Policy DM2322 Residential Design

AM29

Paragraph 5.3: Add to the end of the paragraph:

In addition, dwellings built to adapt to and accommodate the needs of the occupier over their lifetime can facilitate choice, help meet the needs of an ageing population and improve quality of life. New dwellings should be designed to meet these needs using the Lifetime Homes Standard or other similar design standards as appropriate.

AM30

Paragraph 5.4: Add to end of final sentence:

Paragraph 58 sets out a list of criteria for good quality development and Policy DM23 builds on this to promote good quality, including innovative design, in all new residential development in West Suffolk.

AM31

Following paragraph 5.4: Insert new paragraph 5.5 and renumber subsequent paragraphs:

5.5 Design review arrangements are in place to provide assessment and support to ensure high standards of design. When appropriate, developers will be encouraged to engage with design review panels during the pre-application stage of the design process. Applicants can apply for planning permission

without going through a design review panel. However, schemes that have been through the design review process, and have developed positively in response to the recommendations from the design review panel, are less likely to be refused planning permission on the grounds of poor design. The LPA, in assessing applications, will have regard to the recommendations of the panel.

Additional Modifications to supporting text for Policy DM35 Proposals for Main Town Centre Uses within the Town Centre Boundaries

AM46

Amend heading above paragraph 7.1:

Proposals for main town centre uses ~~within the Town Centre Boundaries~~

AM47

Paragraph 7.2: Amend the first sentence:

The town centres ~~act as sub-regional centres provide~~ ing a focus for shopping, leisure, business and cultural activities for the towns themselves and the surrounding smaller settlements, as well as the needs of residents outside the authority area.

AM48

Paragraph 7.3: Amend the third sentence in paragraph 7.3:

..... Such diverse uses are defined in the NPPF as "main town centre uses" and include retail, restaurants, bars and pubs, cinemas, theatres, concert halls, museums and other heritage, cultural and tourist destinations, offices, and hotels.

AM49

Paragraph 7.8: Amend the first and second sentence in paragraph 7.3:

It is recognised that town centres may not be able to ~~cannot~~ accommodate all shopping needs, especially those which serve local neighbourhoods or which require large floorspace. Retail warehouses can add significantly to the amount of shopping floorspace in a town centre.

AM50

Paragraph 7.9: Amend paragraph 7.9 as follows:

~~Proposals for main town centre uses for sites elsewhere will need to demonstrate that there will be a minimal impact, both economically and environmentally, on existing town centres. For all main town centre uses t~~There will also need to be a

clear indication that a sequential approach has been taken to identifying the site, starting from the primary shopping area for retail uses and the town centre for all other main town centre uses (excluding retail). ~~of the town centre.~~ In order to ensure that the nature of any approved developments does not subsequently alter unacceptably the type of goods sold in these stores outside defined centres, such as retail warehouses, they will be controlled by planning conditions.

AM51

After Paragraph 7.9: Insert new paragraphs 7.10, 7.11 and 7.12 and footnote, and renumber subsequent paragraphs:

7.10 Where appropriate, proposals for retail, leisure and office development in edge or out of centre locations not in accordance with an up to date local plan will need to demonstrate that they will not have a significant adverse impact, on existing town centres. Retail impact assessments will be required where proposals exceed 1,000sqm gross outside of Bury St Edmunds, Haverhill and Newmarket town centres and exceed 300sqm gross outside all other defined centres. For leisure and office developments outside of town centres which are not in accordance with an up to date Local Plan the NPPF default threshold of 2,500sqm gross will apply.

7.11 The defined centres in West Suffolk comprise both town centres and local centres. There are five towns Brandon, Bury St Edmunds, Haverhill, Mildenhall and Newmarket. Local centres are defined through the local plans.

7.12 Policy DM35 seeks to ensure an appropriate mix of uses are maintained within the Primary Shopping Area (PSA) albeit with a predominance of shopping uses and a more diverse range of main town centre uses within the wider town centre boundaries. This approach seeks to enhance the vitality and viability of town centres and enables local distinctiveness. The PSA is defined in the NPPF as a 'defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontages)'. The designation of ³Primary and Secondary frontages are not required in order to apply policy DM35, as the policy seeks to control mix in the PSA and Town Centre, and the sequential test can be undertaken using these boundaries. The designation of Primary Shopping Areas and Town Centre boundaries are defined through this local plan.

³ Primary Shopping Frontages are identified for Bury St Edmunds and Haverhill through the site allocation process and included on the Town Centre maps for completeness.

AM52

Paragraph 7.10: Amend the first sentence of paragraph 7.10:

The town centres will be assessed as part of the monitoring process for the preparation of plans, which may result in the Town Shopping Centre and Primary Shopping Area designations being changed.....

Additional Modifications to supporting text for Policy DM36 Protection of Local Centres

AM53

Amend the heading above, and paragraph 7.11:

~~Protection of Local Centres~~

~~Market towns~~ Local Centres fulfil much more than just a retailing function for communities. ~~their hinterlands, including their wider traditional role as rural "capitals"~~. The principles of the sustainable hierarchy of settlements recognise the important role that ~~the Market Towns, and Key Service Centres, including Clare, Ixworth, Lakenheath, Red Lodge and Stanton~~ have in providing a wide range of facilities for their areas, performing the role as a local centre. Other smaller settlements in the hierarchy provide a more limited or dispersed provision of key services and facilities, these are protected and supported through policy DM41.

AM54

After paragraph 7.11: Insert new paragraph after 7.11 and renumber subsequent paragraphs:

7.15 Within the towns there are neighbourhoods which are often served by local centres which may have a community centre, shop, takeaway facility and post offices. They provide meeting points, enable communities to flourish and provide local services to meet day to day needs negating the need to travel elsewhere. A number of existing local centres have been identified around the towns and it is felt that they should be safeguarded to ensure the long term provision of facilities in local neighbourhoods. The local centres are/will be defined through the local plans. The development of new housing will be expected, where appropriate, to provide safe and attractive links to the nearby centres and/or provide new centres within the development. The need for new centres will be identified through site allocation plans.

AM55

Paragraph 7.12: Amend paragraph 7.12 as follows:

~~7.12~~ 16 In addition to Primary Shopping Areas the authorities will protect local centres in order to provide an adequate mix of facilities to meet day-to-day needs. Proposals for the loss of shops ~~anywhere~~ (Use Class A1) in local centres will generally be resisted unless it can be shown that suitable alternative provision is available which will meet the day to day needs of people in the local area, or that the premises have been realistically, and unsuccessfully, marketed for a period of at least 12 months. The authorities will continue to support and encourage the maintenance, improvement and attractiveness of local centres by encouraging new services and shopping development, appropriate in scale and character to reflect the role and function of the centre and the catchment it is serving. Proposals for the provision and enhancement or loss of community facilities and services, leisure and recreation, health and education uses will be

subject to compliance with other policies within this local plan.

Additional Modifications to supporting text for Policy DM47 Development Relating to the Horse Racing Industry

AM71

Amend the title of Section 9, delete sub-heading and insert new sub-heading as follows:

9 forest Heath Specific Policies – Horse Racing
Development Relating to the Horse Racing Industry

Introduction

AM72

Paragraph 9.1: Amend paragraph 9.1 as follows:

Newmarket is recognised as the international home of horse racing. This arises from the unique assembly of horse racing interests within and around the town that cover all aspects of the Horse Racing Industry (HRI). It is the only place in the country offering such facilities. The town is the historic headquarters of the Jockey Club and is the location of the Tattersall's Sales Paddocks and a wide variety of closely related specialist bloodstock service, including veterinary health and research units, commercial and financial services and specialist suppliers.

AM73

Paragraph 9.2: Insert additional text at the beginning of paragraph 9.2 as follows:

9.2 The town is the historic headquarters of the Jockey Club and is the location of the Tattersall's Sales Paddocks and a wide variety of closely related specialist bloodstock services, including veterinary health and research units, commercial and financial services and specialist suppliers. Newmarket is also home of the National Stud and the National Horseracing Museum. This presence of training yards, studs, two racecourses, training grounds and sales facilities and other organisations for trainers and breeders gives Newmarket its unique status.

AM74

Paragraph 9.3: Delete paragraph 9.3 as follows:

~~9.3 Training yards are enclosed areas containing stable boxes to accommodate racehorses undergoing training and frequently, but not necessarily, are associated with paddocks and other buildings such as a trainer's house, ancillary accommodation for stable lads and other staff and ancillary buildings for storage and other ancillary uses required for the operation of the yard.~~

AM75

Paragraph 9.4: Renumber and amend as follows:

~~9.4 9.3 Horse racing plays a significant role in the area Forest Heath in terms of its economic importance, and social and cultural influence and the character of the built and natural environment, and will therefore be safeguarded. Newmarket's training yards and related facilities contribute to the local heritage of the town and this is reflected in the character and appearance of the Conservation Area and its wider setting. There are also a number of historic training yards that contribute to the character of Exning. ~~These training yards and facilities will be protected and preserved. However, these policies must remain responsive to the changing needs of the horse racing industry, including recognition of the range of supporting activities that now locally contribute to the holistic success of Newmarket and its surrounding area as the International Home of Horseracing.~~~~

AM76

Following paragraph 9.4: Insert new paragraph as follows:

9.4 Policies DM47 to DM50 seek to ensure the continued preservation of the HRI in a manner that allows it to be safeguarded whilst also ensuring that sustainable development needs can be met. It should be noted that Policies DM47 to DM50 apply only to equestrian development at thoroughbred training yards, stud farms or to other equine businesses development associated with the Horse Racing Industry and should be read in conjunction with Policy DM2 and other Local Plan Policies. Proposals for or relating to general businesses and domestic equine related activities are addressed by other policies in this plan, in particular policy DM 32.

AM77

Following the new paragraph 9.4: Insert new sub-heading:

Development Relating to the Horse Racing Industry

AM78

Paragraphs 9.5 and 9.6: Delete paragraphs 9.5 and 9.6:

~~9.5 Development related to the horse racing iIndustry does, however, have implications for Newmarket, notably in terms of traffic impacts. The local planning authority and local highway authority will both work with the horse racing industry to promote the safety of horses, riders, pedestrians and all other road users.~~

~~9.6 This policy aims to safeguard the horse racing iIndustry and enhance the unique character that it has created in Newmarket and its surrounding landscape. Any proposed development that will adversely affect the horse racing industry will not be permitted.~~

AM79

New paragraphs 9.5 – 9.10: Insert six new paragraphs:

9.5 The plan supports the growth of existing horse racing establishments in a manner that is consistent with the requirements of achieving sustainable development.

9.6 Training yards are enclosed areas containing stable boxes to accommodate racehorses undergoing training and frequently, but not necessarily, are associated with paddocks and other buildings such as a trainer's house, ancillary accommodation for stable lads and other staff and ancillary buildings for storage and other ancillary uses required for the operation of the yard. These training yards and facilities will be protected and preserved. However, these policies must remain responsive to the changing needs of the horse racing industry, including recognition of the range of supporting activities that now locally contribute to the holistic success of Newmarket and its surrounding area as the International Home of Horseracing.

9.7 The need for 24 hour supervision is part of the licencing requirement for yards under the British Horseracing Authorities rules and animal welfare, security and the unsocial hours worked mean that residential accommodation is often required close to yards, studs and other uses accommodating racehorses. The loss of such accommodation would have an adverse impact on the operation of HRI businesses, and where it is included in any development proposal the use of such residential accommodation will be restricted to those directly employed in the day to day operation and management of the establishment.

9.8 Development related to the HRI does, however, have implications in terms of traffic impacts. The local planning authority and local highway authority will both work with the HRI to promote the safety of horses, riders, pedestrians and all other road users. Where appropriate, proposals for development relating to the HRI should include detailed consideration of issues such as highway safety, network capacity for all relevant modes of transport, accessibility by all modes, and measures to reduce any transport impacts including considering the likely modal split to and from the site by employees, residents, visitors and deliveries.

9.9 The policy set out below aims to safeguard the HRI and enhance the unique character that the sport of horse racing has created both in Newmarket and on the surrounding landscape. The special character of the Conservation Area in Newmarket derives from the overlay of racehorse training, breeding and racing activities upon a traditional market town with a medieval layout. Paddocks and other equine open space, both within and outside settlement boundaries, contribute significantly to the intrinsic character and appearance of the area, and are vital to the viability of the industry. It is therefore important to safeguard these unique buildings and spaces that enable these activities and functions to thrive, and to protect the defining characteristics of the area. This historic pattern of development, landscape, character and economy could be eroded and weakened by unsympathetic or unsuitable development.

9.10 Proposals for new development relating to the horse racing industry will need to demonstrate that they are essential for the function of a viable

commercial equine use and there is no adverse impact on local character, particularly in terms of the loss of open space and scale of development. The unique assembly of horse racing interests within and around the town are a finite resource which is vulnerable to development pressure, and once developed paddocks and other open space in horse racing related use would be lost forever. As with many specialist industries the horse racing industry is a cyclical activity reflecting the strength of the national economy and the trends and economic fortunes of the racehorse industry. There needs to be a balance where the industry is supported whilst at the same time safeguarded from short term trends which would compromise the long term viability of a horse racing use and the essential character of the townscape and landscape can be preserved. Any proposed development that will adversely affect the economic, social and environmental role of the horse racing industry will not be permitted unless the benefits would significantly and demonstrably outweigh any adverse impact.

Additional Modifications to supporting text for Policy DM48 Development Affecting the Horse Racing Industry

AM80

Paragraph 9.7: Renumber and amend paragraph as follows:

9.7 9.11The association of Newmarket and its surrounding area with sport and horse racing stretches back nearly 400 years. Throughout this time the needs and requirements of the industry have been constantly evolving, with cycles of growth and stagnation leading to the overall consolidation of Newmarket as the headquarters of horse racing. Newmarket retains its international importance as the centre of the horse racing industry. It is the only place in the country offering racing, training, stud farming, and sales facilities all in one location. The town has a unique character and appearance with historic training yards still operating within or on the edge of the town centre.

AM81

Following paragraph 9.7: Insert new paragraph as follows:

9.12 Long established planning policies have sought to safeguard Newmarket's unique heritage, its landscape setting, and the economic importance of the HRI. This association of Newmarket and its surrounding area with sport and horse racing stretches back nearly 400 years. Throughout this time the needs and requirements of the industry have been constantly evolving, with cycles of growth and stagnation leading to the overall consolidation of Newmarket as the headquarters of horse racing.

AM82

Paragraph 9.8: Renumber paragraph and add to the end as follows:

9.813 It is very important to remember this historical perspective when considering proposals for any development which has the potential to impact adversely on the operation of the horse racing industry generally, with the longer term protection of the industry being of significant importance. The presumption in favour of safeguarding land in Horse Racing Industry use will only be relaxed as part of the planned provision of alternative uses required to meet the needs of the town's population, for housing, employment, recreational or community uses through proposal in an adopted local plan.

Additional Modifications to supporting text for Policy DM49 Redevelopment of Existing Sites Relating to the Horse Racing Industry

AM83

Renumber 9.9 and 9.10, and amend 9.10 as follows:

~~9.9~~ 9.14 Given the historical association of Newmarket

~~9.10~~ 9.15 Demand for site subdivision has been identified as an increasing threat in respect of the historic training yards and studs, given that their associated houses are often desirable in terms of their location, style and size. Changes of ownership also have the potential to give rise to conflict and nuisance, as the operation of a yard separate from the occupation of a related dwelling may cause noise and disturbance to new occupiers or place unwelcome pressure on those operating the establishment ~~training yard~~.

AM84

Following 9.10: Insert two new paragraphs as follows:

9.16 The importance of the integrity of the town's training yards in terms of their physical and functional links has been recognised and proposals for their change of use are normally resisted. However the LPA is aware some of the town's training yards and horse related premises are subject to pressure for commercial and, in particular, residential development, and some of them experience problems of conflicting movements of horses and traffic, particularly where there is no direct access from the premises to the specially provided horse walks.

9.17 The NPPF recognises that often new and viable uses may be the key to the preservation of a building or area, especially where this would enable a historic building or area to be given a new lease of life. Whilst being mindful of this it is also recognised that one of the keys to the success of the Horse Racing Industry is the number and diversity in size and tenure of training establishments. By creating some flexibility in the existing policy framework it is felt that such diversity could still be retained and significant adverse implications for the industry and the town's character prevented, whilst creating the ability to respond positively to the inevitable cyclical nature and flux of the horse racing industry over time.

AM85

Paragraph 9.11: Renumber and amend paragraph as follows:

~~9.11~~ 9.18 This Policy seeks to respond to this guidance, whilst protecting the underlying importance of the unique character. However, the Horse Racing Industry consists of a number of related facilities and uses in addition to the training yards. The change of use of a vacant training yard, stud or other industry-related use, including land and buildings, may in exceptional circumstances, be acceptable in accordance with the following policy.

Additional Modifications to supporting text for Policy DM5229 Rural Housing Exception Sites in St Edmundsbury

AM35

Following DM29: Amend the title of Section 10 page 78 and move the heading, supporting paragraphs and policy to the end of section 5 'Housing and Homes'. Renumber the policy and paragraphs accordingly, and amend following policy numbers accordingly:

~~10 St. Edmundsbury Specific Policy – Rural Housing Exception Sites in St Edmundsbury~~

AM36

New paragraph in Section 5: Insert a new sentence at the beginning of new paragraph (former paragraph 10.1 on page 78), and continue with the wording from former paragraph 10.1 to read as follows:

5.22 This policy and supporting text are applicable to St Edmundsbury borough only. Policy guidance for affordable housing exception sites in Forest Heath district is included in Policy CS9 of the adopted Forest Heath Core Strategy. In the rural areas, the provision of affordable housing can be more challenging
.....

AM37

Following amended, re-located and re-numbered paragraph 10.1: Insert four additional paragraphs in the section Rural Housing Exception Sites in St Edmundsbury as follows:

5.23 To maximise the delivery of affordable housing on exception sites it may be appropriate, in exceptional circumstances, at the local authority's discretion, to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 54 of the NPPF which states that local authorities should consider whether this approach would help provide additional affordable housing.

5.24 The exceptional circumstances, where a small number of market homes will be permitted could include, where there is insufficient grant available, and it is demonstrated through financial appraisal that the open market housing is

essential to enable delivery of the site for primarily affordable housing.

5.25 In these cases the applicant would need to demonstrate to the satisfaction of the Council that the inclusion of open market housing is the minimum necessary to enable the delivery of the site for primarily affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data.

5.26 Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary and it could be that smaller market homes are required to meet the needs of first time buyers or people wishing to downsize to a smaller home. This would need to be established through the Council's profiling data.

Additional Modifications Proposing Additional Supporting Text for Policies:

(Note: the following Policy numbers and titles relate to the Joint Development Management Submission Document October 2012. Modifications that result in renumbering and/or amended titles are noted in the relevant section of the table)

Policy number	Title	Additional Modification numbers
DM7	Sustainable Design and Construction	AM11
DM9	Low and Zero Carbon Energy Generation	AM13
DM10	Infrastructure Services and Telecommunications Development	AM14
DM11	Impact of Development on Sites of Biodiversity and Geodiversity Importance	AM15 – AM19
DM14	Landscape Features	AM22
DM15	Safeguarding from Hazards	AM23
DM18	Conservation Areas	AM24
DM23	Residential Design	AM29 – AM31
DM35	Proposals within the Town Centre Boundaries	AM46 – AM52
DM36	Protection of Local Centres	AM53 – AM55
DM47	Development Relating to the Horse Racing Industry	AM71 – AM79
DM48	Development Affecting the Horse Racing Industry	AM80 – AM82
DM49	Re-development of Existing Sites Relating to the Horse Racing Industry	AM83 – AM85
DM52	Rural Housing Exception Sites	AM35 – AM37

AM11 - Supporting text for Policy DM7 Sustainable Design and Construction

Insert and delete paragraphs under the heading "Sustainable Design and Construction", renumber subsequent paragraphs, and add reference as a footnote as follows:

~~3.14~~ While we are currently witnessing a move to transfer the bulk of energy and sustainability standards for housing into national Building Regulations the Housing Standards Review² recognises the broader role of planning in promoting sustainable development and sustainable energy use in new development. It highlights the benefit of bringing the planning and building control disciplines together at the pre-application stage in order to discuss and table all requirements on developments at an early stage of development.

~~3.14~~¹⁵ Therefore, in order to support the move to a low carbon future, all new development will be required to demonstrate how it minimises energy and resource consumption during construction, throughout operation and, where relevant, removal, and also how it is located and designed to withstand the longer term impacts of climate change. Proposals that promote sustainable building forms and construction will be encouraged and developers are required to meet the standards under the Code for Sustainable Homes and BREEAM, as set out in Policy DM7.

Reference for paragraph 3.14:

¹The Housing Standards Review (Consultation August 2013), Ministerial Statement with supporting note (March 2014), and Consultation September 2014.

~~3.15~~ In 2004, more than a quarter of the UK's carbon dioxide emissions came from the energy we use to heat, light and run our homes, (CLG, 2006). It is therefore important to ensure that homes are built in a way that reduces energy consumption and emissions and substantial efforts will need to be made to reduce energy consumption and to increase energy produced from naturally occurring renewable sources.

~~3.16~~ The Code for Sustainable Homes is intended as a single national standard to guide industry in the design and construction of sustainable homes. The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. These categories are energy/CO₂, water, materials, surface water run-off, waste, pollution, health and well-being, management and ecology. The Code uses a one to six star rating system to communicate the overall sustainability performance of a new home. It suggests ways in which energy efficiency can be achieved and such measures should be incorporated in all new dwellings. The Code sets minimum standards for energy and water use at each level and replaces the EcoHomes scheme, developed by the Building Research

Establishment (BRE).

~~3.17 The use of locally sourced sustainable materials will reduce the need to travel and therefore reduce CO₂ emissions. It will also contribute to the local distinctiveness of the area and the use of local skills and techniques should be encouraged. As well as the environmental benefits of using locally sustainable materials it will also contribute to the local economy.~~

3.16 Cutting greenhouse gas emissions as a way of mitigating further climate change is the responsibility of all of us, and should be an integral part of the design process of any development. The Government is promoting the cutting of greenhouse gas emissions as part of the design process for new development, with a target that all new homes will be zero carbon from 2016. One way of approaching this is to follow the Government's preferred Energy Hierarchy:

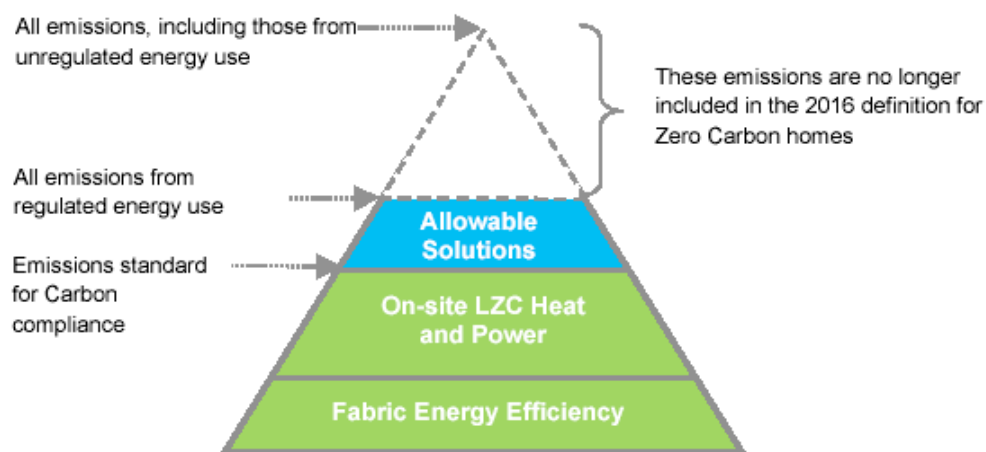


Figure 1: The Energy Hierarchy Pyramid from Zero Carbon Hub (2011) Allowable Solutions for Tomorrow's New Homes.

3.17 The lower portion of the hierarchy is called Carbon Compliance which refers to CO₂ reduction measures deployed on site in order to bring the dwelling's CO₂ emissions below certain regulatory maxima. This should be achieved through the following measures in order of preference:

- *Energy efficiency:* This is the base of the Energy Hierarchy pyramid and in the Government's words "This approach prioritises measures which are likely to be cost effective in the longer-term and will generate wider benefits to the economy as a whole, for example reducing the overall energy requirements to be met from relatively costly renewable energy."
- *On-site low and zero carbon energy (and connected heat):* This is the next level in the hierarchy and includes renewable energy microgeneration (e.g. solar PV panels, ground source heating) or connection to a decentralised heat (or heat and power) network.

3.18 The Government's Renewable Energy Strategy, (Department of Energy and Climate Change [DECC] 2009), outlines the UK's path to meeting targets set

in the EU Renewable Energy Directive (2009). The strategy sets a target of 15% of energy from renewable resources by 2020. This is likely to mean that a contribution of around 50% will be required from renewable electricity to meet this, (7.5% of all energy), or viewed another way, 30% of all electricity needs will need to be met from renewable sources.

3.19 The use of locally sourced sustainable materials will reduce the need to travel and therefore reduce CO2 emissions. It will also contribute to the local distinctiveness of the area and the use of local skills and techniques should be encouraged. As well as the environmental benefits of using locally sustainable materials it will also contribute to the local economy.

3.20 The Authorities will expect and encourage developers to explore innovative ways of cutting CO2 emissions.

~~3.16 The Code for Sustainable Homes is intended as a single national standard to guide industry in the design and construction of sustainable homes. The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. These categories are energy/CO2, water, materials, surface water run-off, waste, pollution, health and well being, management and ecology. The Code uses a one to six star rating system to communicate the overall sustainability performance of a new home. It suggests ways in which energy efficiency can be achieved and such measures should be incorporated in all new dwellings.~~

Code Level	Minimum number of points required
Level 1 (*)	36
Level 2 (**)	48
Level 3 (***)	57
Level 4 (****)	68
Level 5 (*****)	84
Level 6 (*****)	90

~~The Code sets minimum standards for energy and water use at each level and replaces the EcoHomes scheme, developed by the Building Research Establishment, (BRE).~~

3.21 The Code for Sustainable Homes (CSH) currently measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package, using a one to six star rating system to communicate the overall sustainability performance. The government have indicated In the Housing Standards Review (HSR) (Consultation Draft September 2014) that the CSH is likely to be phased out, and sustainability measures for new homes will be dealt with through Building Regulations. Following the dissolution of the Code for Sustainable Homes, new residential development will be encouraged to undertake an assessment under any voluntary standard that the Building Research Establishment (BRE) develops to replace it.

3.22 The non-residential equivalent of the CSH is known as BREEAM. The BRE website explains that "A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes." BREEAM New Construction is widely adopted and understood by the construction industry and is therefore used as the non-residential standards in Policy DM7.

3.23 The NPPF is clear that Local Plans should adopt nationally recognised standards on the sustainability of buildings (paragraph 95), and that Local Planning Authorities "should adopt proactive strategies to mitigate and adapt to climate change" (paragraph 94).

3.24 Meanwhile, the HSR (Consultation Draft September 2014) (paragraphs 90 - 99) proposes that Local Authorities should be able to set standards for water efficiency beyond the current requirements of the Building Regulations Part G in Plan policies (where evidence is tested through Examination, HSR paragraphs 20 - 26). These standards will be equivalent to the water requirements of Code for Sustainable Homes Level 3-4 (110 litres per person per day including external use) based either on a fittings specification in addition to a fixed per capita daily consumption volume, or with the option of using the methodology set out in the Water Efficiency Calculator for New Dwellings (DCLG September 2009).

3.25 The authorities both face particular challenges in terms of water resources (quality and conservation) and the Forest Heath Water Cycle Study - Stage 2: Full Strategy highlights the importance of Code Level 3-4 water efficiency standards in new development to achieve the long term Anglian Water Services plan to meet the water resource needs of the area. The study also cites the Environment Agency's Water for People and the Environment which sets out the need for a new developments to meet Code Level 3-4 water efficiency standards if Defra's UK-wide water consumption target (for new and existing residential development) is to be achieved. Policy DM7 therefore builds on the authorities' Core Strategy Policies (Forest Heath Policy CS4 and St Edmundsbury Policy CS2), particularly paragraphs F) and G)) and introduces water efficiency standards equivalent to Code Level 3-4 in line with government advice on this matter.

¹ Note: 'Target Zero - Cost effective routes to zero carbon' includes estimates of the additional costs of achieving BREEAM Excellent across a range of build types

AM13 - Supporting text for Policy DM98 Low and Zero Carbon Energy Generation

Insert new paragraph after 3.24 (re-numbered 3.27) as follows:

3.28 Low and Zero Carbon energy generation infrastructure has different locational requirements depending on the energy source, and some types of equipment, such as wind turbines and solar arrays, can cause harm to the character and/or appearance of nature conservation sites, Conservation Areas or other heritage assets. Where possible developers are encouraged to site such equipment outside these areas but where this is not possible such development must represent the highest standards of siting and design.

AM14 - Supporting text for Policy DM109 Infrastructure Services and Telecommunications Development

Re-number paragraph and insert new text in paragraph 3.27 after the 2nd sentence as follows:

3.27 3.29 Modern telecommunications have grown rapidly in recent years with mobile phones now forming an integral part of everyday life. The siting and design of telecommunications infrastructure are often a particular concern for people within the an area-, and low carbon/telecommunications infrastructure can cause harm to the character and/or appearance of nature conservation sites, Conservation Areas or other heritage assets. Where possible developers are encouraged to site such equipment outside these areas but where this is not possible such development must represent the highest standards of siting and design. However, improvements to telecommunications networks can help to promote sustainable communities and lead to economic benefits.....

Additional Modifications to Supporting text for Policy DM110 Impact of Development on Sites of Biodiversity and Geodiversity Importance

AM15

Insert new text in paragraph 4.2 after sentence 2, and amend 3rd sentence of paragraph 4.2 as follows:

...and Natural England standing advice. Any assessments will need to be proportionate to the nature and scale of development proposed and the likely impact on biodiversity. Where the benefit of development is considered to outweigh the risk to biodiversity and there is no alternative, provision will be required for mitigation, and if necessary, compensatory measures, so that disruption to the biodiversity network is minimised and there is no net loss of features.

AM16

Delete heading above paragraph 4.3:

European Sites

AM17

Amend paragraph 4.4 to read as follows:

Breckland Buffers

~~In the UK, SPAs and SACs are collectively known as European Sites. In both St Edmundsbury and Forest Heath, parts of the Brecks are designated as a Special Protection Area and Special Area of Conservation (collectively known as European Sites). The EU Habitats Directive requires that an Appropriate Assessment (AA) is undertaken where a plan or project is likely to have a significant effect on a European Site. This enables a judgement to be made on whether there will be an adverse effect on the integrity of the site. In accordance with the mitigation/avoidance measures identified in the authorities Core Strategies, development which falls within the SPA buffers will require a project level HRA to determine whether the development will have an impact on the integrity of the SPA. Where it cannot be concluded that development is not likely to have an adverse effect on the integrity of the SPA, the development will ~~not be permitted unless the tests of Regulation 61 on be determined in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended).~~ are met.~~

AM18

Insert the following after "County wildlife Sites" in the penultimate sentence of paragraph 4.5:

" County Wildlife Sites, County Geodiversity Sites, Local Wildlife Sites,....."

AM19

Insert new paragraph 4.6 to read as follows and amend following paragraph numbers accordingly:

Mitigation hierarchy

4.7 Paragraph 118 of the NPPF and British Standard BS42020:2013 set out a mitigation hierarchy for the consideration of applications where development may have an impact on biodiversity. The overall aim is to conserve and enhance biodiversity. The hierarchy is as follows;

- A) Avoidance – aim to avoid adverse effects through design or the selection of an alternative site;
- B) Mitigation – measures to minimise the negative effects of a project can be secured through the use of S106 agreements;
- C) Compensation – should only be used in exceptional circumstances after all other options have been considered and should only be for any residual impact that cannot be avoided or mitigated for.

AM22 - Supporting text for Policy DM1413 Landscape Features

Insert new paragraph after 4.11 to read as follows and amend following paragraph numbers accordingly:

4.12 Across West Suffolk gaps between settlements, including in those parishes with a number of separate greens or hamlets, and the landscape setting of settlements are essential components of their character and local distinctiveness. It is therefore important that the significance of these gaps is recognised and that new development does not dilute their contribution to maintaining the distinct form of these settlements, their landscape setting and separation from other settlements.

AM23 - Supporting text for Policy DM1514 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Change the order of paragraphs 4.12 and 4.13 and add two sentences at the end of 4.12 as follows, and amend following paragraph numbers accordingly:

~~4.12~~ 4.15 ~~The Health and Safety Executive and the Au~~ thorities have responsibility for ensuring that adequate safeguarding is provided to protect members of the public from hazardous substances, contaminated land and other dangerous areas. National policy is set out within the NPPF, and requires planning decisions to ensure that new development is appropriate for its location, having regards to the effects of pollution, and taking into account the potential sensitivity of the area or proposed development to adverse effects from pollution. An important element of trying to plan for and maintain a sustainable balance between the economic, social and environmental dimensions of the locality is to ensure that new development does not conflict with existing developments that require particular conditions for their operation, and/or where the new development would be likely to result in significant restrictions on the activities of the existing use in the future. Land for proposed development should be suitable for the use proposed, or capable of being made suitable, and it may be necessary to attach conditions to planning permissions or to use Section 106 agreements to ensure adequate management or reduction of development impacts.

~~4.13~~ 4.16 ~~National policy is set out within the NPPF, and requires planning decisions to ensure that new development is appropriate for its location, having regards to the effects of pollution, and taking account the potential sensitivity of the area or proposed development to adverse effects from pollution. The Health~~

and Safety Executive and the Authorities have responsibility for ensuring that adequate safeguarding is provided to protect members of the public from hazardous substances, contaminated land and other dangerous areas.

AM24 - Supporting text for Policy DM1817 Conservation Areas

Add new paragraph and amend following paragraph numbers accordingly:

4.23 There are nearly fifty Conservation Areas in West Suffolk, and a great deal of material is available in adopted Conservation Area Appraisals and Management Plans and older-style Conservation Area Appraisals. These documents include an appraisal of the special character and appearance of the Conservation Areas and a summary of their key features and characteristics, and have been produced to guide future development.

Additional Modifications to supporting text for Policy DM2322 Residential Design

AM29

Paragraph 5.3: Add to the end of the paragraph:

In addition, dwellings built to adapt to and accommodate the needs of the occupier over their lifetime can facilitate choice, help meet the needs of an ageing population and improve quality of life. New dwellings should be designed to meet these needs using the Lifetime Homes Standard or other similar design standards as appropriate.

AM30

Paragraph 5.4: Add to end of final sentence:

Paragraph 58 sets out a list of criteria for good quality development and Policy DM23 builds on this to promote good quality, including innovative design, in all new residential development in West Suffolk.

AM31

Following paragraph 5.4: Insert new paragraph 5.5 and renumber subsequent paragraphs:

5.5 Design review arrangements are in place to provide assessment and support to ensure high standards of design. When appropriate, developers will be encouraged to engage with design review panels during the pre-application stage of the design process. Applicants can apply for planning permission

without going through a design review panel. However, schemes that have been through the design review process, and have developed positively in response to the recommendations from the design review panel, are less likely to be refused planning permission on the grounds of poor design. The LPA, in assessing applications, will have regard to the recommendations of the panel.

Additional Modifications to supporting text for Policy DM35 Proposals for Main Town Centre Uses within the Town Centre Boundaries

AM46

Amend heading above paragraph 7.1:

Proposals for main town centre uses ~~within the Town Centre Boundaries~~

AM47

Paragraph 7.2: Amend the first sentence:

The town centres ~~act as sub-regional centres provide~~ ing a focus for shopping, leisure, business and cultural activities for the towns themselves and the surrounding smaller settlements, as well as the needs of residents outside the authority area.

AM48

Paragraph 7.3: Amend the third sentence in paragraph 7.3:

..... Such diverse uses are defined in the NPPF as "main town centre uses" and include retail, restaurants, bars and pubs, cinemas, theatres, concert halls, museums and other heritage, cultural and tourist destinations, offices, and hotels.

AM49

Paragraph 7.8: Amend the first and second sentence in paragraph 7.3:

It is recognised that town centres may not be able to ~~cannot~~ accommodate all shopping needs, especially those which serve local neighbourhoods or which require large floorspace. Retail warehouses can add significantly to the amount of shopping floorspace in a town centre.

AM50

Paragraph 7.9: Amend paragraph 7.9 as follows:

~~Proposals for main town centre uses for sites elsewhere will need to demonstrate that there will be a minimal impact, both economically and environmentally, on existing town centres. For all main town centre uses t~~There will also need to be a

clear indication that a sequential approach has been taken to identifying the site, starting from the primary shopping area for retail uses and the town centre for all other main town centre uses (excluding retail). ~~of the town centre.~~ In order to ensure that the nature of any approved developments does not subsequently alter unacceptably the type of goods sold in these stores outside defined centres, such as retail warehouses, they will be controlled by planning conditions.

AM51

After Paragraph 7.9: Insert new paragraphs 7.10, 7.11 and 7.12 and footnote, and renumber subsequent paragraphs:

7.10 Where appropriate, proposals for retail, leisure and office development in edge or out of centre locations not in accordance with an up to date local plan will need to demonstrate that they will not have a significant adverse impact, on existing town centres. Retail impact assessments will be required where proposals exceed 1,000sqm gross outside of Bury St Edmunds, Haverhill and Newmarket town centres and exceed 300sqm gross outside all other defined centres. For leisure and office developments outside of town centres which are not in accordance with an up to date Local Plan the NPPF default threshold of 2,500sqm gross will apply.

7.11 The defined centres in West Suffolk comprise both town centres and local centres. There are five towns Brandon, Bury St Edmunds, Haverhill, Mildenhall and Newmarket. Local centres are defined through the local plans.

7.12 Policy DM35 seeks to ensure an appropriate mix of uses are maintained within the Primary Shopping Area (PSA) albeit with a predominance of shopping uses and a more diverse range of main town centre uses within the wider town centre boundaries. This approach seeks to enhance the vitality and viability of town centres and enables local distinctiveness. The PSA is defined in the NPPF as a 'defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontages)'. The designation of ³Primary and Secondary frontages are not required in order to apply policy DM35, as the policy seeks to control mix in the PSA and Town Centre, and the sequential test can be undertaken using these boundaries. The designation of Primary Shopping Areas and Town Centre boundaries are defined through this local plan.

³ Primary Shopping Frontages are identified for Bury St Edmunds and Haverhill through the site allocation process and included on the Town Centre maps for completeness.

AM52

Paragraph 7.10: Amend the first sentence of paragraph 7.10:

The town centres will be assessed as part of the monitoring process for the preparation of plans, which may result in the Town Shopping Centre and Primary Shopping Area designations being changed.....

Additional Modifications to supporting text for Policy DM36 Protection of Local Centres

AM53

Amend the heading above, and paragraph 7.11:

~~Protection of Local Centres~~

~~Market towns~~ Local Centres fulfil much more than just a retailing function for communities. ~~their hinterlands, including their wider traditional role as rural "capitals"~~. The principles of the sustainable hierarchy of settlements recognise the important role that ~~the Market Towns, and Key Service Centres, including Clare, Ixworth, Lakenheath, Red Lodge and Stanton~~ have in providing a wide range of facilities for their areas, performing the role as a local centre. Other smaller settlements in the hierarchy provide a more limited or dispersed provision of key services and facilities, these are protected and supported through policy DM41.

AM54

After paragraph 7.11: Insert new paragraph after 7.11 and renumber subsequent paragraphs:

7.15 Within the towns there are neighbourhoods which are often served by local centres which may have a community centre, shop, takeaway facility and post offices. They provide meeting points, enable communities to flourish and provide local services to meet day to day needs negating the need to travel elsewhere. A number of existing local centres have been identified around the towns and it is felt that they should be safeguarded to ensure the long term provision of facilities in local neighbourhoods. The local centres are/will be defined through the local plans. The development of new housing will be expected, where appropriate, to provide safe and attractive links to the nearby centres and/or provide new centres within the development. The need for new centres will be identified through site allocation plans.

AM55

Paragraph 7.12: Amend paragraph 7.12 as follows:

~~7.12~~ 16 In addition to Primary Shopping Areas the authorities will protect local centres in order to provide an adequate mix of facilities to meet day-to-day needs. Proposals for the loss of shops ~~anywhere~~ (Use Class A1) in local centres will generally be resisted unless it can be shown that suitable alternative provision is available which will meet the day to day needs of people in the local area, or that the premises have been realistically, and unsuccessfully, marketed for a period of at least 12 months. The authorities will continue to support and encourage the maintenance, improvement and attractiveness of local centres by encouraging new services and shopping development, appropriate in scale and character to reflect the role and function of the centre and the catchment it is serving. Proposals for the provision and enhancement or loss of community facilities and services, leisure and recreation, health and education uses will be

subject to compliance with other policies within this local plan.

Additional Modifications to supporting text for Policy DM47 Development Relating to the Horse Racing Industry

AM71

Amend the title of Section 9, delete sub-heading and insert new sub-heading as follows:

~~9 forest Heath Specific Policies – Horse Racing
Development Relating to the Horse Racing Industry~~

Introduction

AM72

Paragraph 9.1: Amend paragraph 9.1 as follows:

~~Newmarket is recognised as the international home of horse racing. This arises from the unique assembly of horse racing interests within and around the town that cover all aspects of the Horse Racing Industry (HRI). It is the only place in the country offering such facilities. The town is the historic headquarters of the Jockey Club and is the location of the Tattersall's Sales Paddocks and a wide variety of closely related specialist bloodstock service, including veterinary health and research units, commercial and financial services and specialist suppliers.~~

AM73

Paragraph 9.2: Insert additional text at the beginning of paragraph 9.2 as follows:

9.2 The town is the historic headquarters of the Jockey Club and is the location of the Tattersall's Sales Paddocks and a wide variety of closely related specialist bloodstock services, including veterinary health and research units, commercial and financial services and specialist suppliers. Newmarket is also home of the National Stud and the National Horseracing Museum. This presence of training yards, studs, two racecourses, training grounds and sales facilities and other organisations for trainers and breeders gives Newmarket its unique status.

AM74

Paragraph 9.3: Delete paragraph 9.3 as follows:

~~9.3 Training yards are enclosed areas containing stable boxes to accommodate racehorses undergoing training and frequently, but not necessarily, are associated with paddocks and other buildings such as a trainer's house, ancillary accommodation for stable lads and other staff and ancillary buildings for storage and other ancillary uses required for the operation of the yard.~~

AM75

Paragraph 9.4: Renumber and amend as follows:

~~9.4 9.3~~ Horse racing plays a significant role in the area Forest Heath in terms of its economic importance, and social and cultural influence and the character of the built and natural environment, and will therefore be safeguarded. Newmarket's training yards and related facilities contribute to the local heritage of the town and this is reflected in the character and appearance of the Conservation Area and its wider setting. There are also a number of historic training yards that contribute to the character of Exning. ~~These training yards and facilities will be protected and preserved. However, these policies must remain responsive to the changing needs of the horse racing industry, including recognition of the range of supporting activities that now locally contribute to the holistic success of Newmarket and its surrounding area as the International Home of Horseracing.~~

AM76

Following paragraph 9.4: Insert new paragraph as follows:

9.4 Policies DM47 to DM50 seek to ensure the continued preservation of the HRI in a manner that allows it to be safeguarded whilst also ensuring that sustainable development needs can be met. It should be noted that Policies DM47 to DM50 apply only to equestrian development at thoroughbred training yards, stud farms or to other equine businesses development associated with the Horse Racing Industry and should be read in conjunction with Policy DM2 and other Local Plan Policies. Proposals for or relating to general businesses and domestic equine related activities are addressed by other policies in this plan, in particular policy DM 32.

AM77

Following the new paragraph 9.4: Insert new sub-heading:

Development Relating to the Horse Racing Industry

AM78

Paragraphs 9.5 and 9.6: Delete paragraphs 9.5 and 9.6:

~~9.5 Development related to the horse racing iIndustry does, however, have implications for Newmarket, notably in terms of traffic impacts. The local planning authority and local highway authority will both work with the horse racing industry to promote the safety of horses, riders, pedestrians and all other road users.~~

~~9.6 This policy aims to safeguard the horse racing iIndustry and enhance the unique character that it has created in Newmarket and its surrounding landscape. Any proposed development that will adversely affect the horse racing industry will not be permitted.~~

AM79

New paragraphs 9.5 – 9.10: Insert six new paragraphs:

9.5 The plan supports the growth of existing horse racing establishments in a manner that is consistent with the requirements of achieving sustainable development.

9.6 Training yards are enclosed areas containing stable boxes to accommodate racehorses undergoing training and frequently, but not necessarily, are associated with paddocks and other buildings such as a trainer's house, ancillary accommodation for stable lads and other staff and ancillary buildings for storage and other ancillary uses required for the operation of the yard. These training yards and facilities will be protected and preserved. However, these policies must remain responsive to the changing needs of the horse racing industry, including recognition of the range of supporting activities that now locally contribute to the holistic success of Newmarket and its surrounding area as the International Home of Horseracing.

9.7 The need for 24 hour supervision is part of the licencing requirement for yards under the British Horseracing Authorities rules and animal welfare, security and the unsocial hours worked mean that residential accommodation is often required close to yards, studs and other uses accommodating racehorses. The loss of such accommodation would have an adverse impact on the operation of HRI businesses, and where it is included in any development proposal the use of such residential accommodation will be restricted to those directly employed in the day to day operation and management of the establishment.

9.8 Development related to the HRI does, however, have implications in terms of traffic impacts. The local planning authority and local highway authority will both work with the HRI to promote the safety of horses, riders, pedestrians and all other road users. Where appropriate, proposals for development relating to the HRI should include detailed consideration of issues such as highway safety, network capacity for all relevant modes of transport, accessibility by all modes, and measures to reduce any transport impacts including considering the likely modal split to and from the site by employees, residents, visitors and deliveries.

9.9 The policy set out below aims to safeguard the HRI and enhance the unique character that the sport of horse racing has created both in Newmarket and on the surrounding landscape. The special character of the Conservation Area in Newmarket derives from the overlay of racehorse training, breeding and racing activities upon a traditional market town with a medieval layout. Paddocks and other equine open space, both within and outside settlement boundaries, contribute significantly to the intrinsic character and appearance of the area, and are vital to the viability of the industry. It is therefore important to safeguard these unique buildings and spaces that enable these activities and functions to thrive, and to protect the defining characteristics of the area. This historic pattern of development, landscape, character and economy could be eroded and weakened by unsympathetic or unsuitable development.

9.10 Proposals for new development relating to the horse racing industry will need to demonstrate that they are essential for the function of a viable

commercial equine use and there is no adverse impact on local character, particularly in terms of the loss of open space and scale of development. The unique assembly of horse racing interests within and around the town are a finite resource which is vulnerable to development pressure, and once developed paddocks and other open space in horse racing related use would be lost forever. As with many specialist industries the horse racing industry is a cyclical activity reflecting the strength of the national economy and the trends and economic fortunes of the racehorse industry. There needs to be a balance where the industry is supported whilst at the same time safeguarded from short term trends which would compromise the long term viability of a horse racing use and the essential character of the townscape and landscape can be preserved. Any proposed development that will adversely affect the economic, social and environmental role of the horse racing industry will not be permitted unless the benefits would significantly and demonstrably outweigh any adverse impact.

Additional Modifications to supporting text for Policy DM48 Development Affecting the Horse Racing Industry

AM80

Paragraph 9.7: Renumber and amend paragraph as follows:

9.7 9.11The association of Newmarket and its surrounding area with sport and horse racing stretches back nearly 400 years. Throughout this time the needs and requirements of the industry have been constantly evolving, with cycles of growth and stagnation leading to the overall consolidation of Newmarket as the headquarters of horse racing. Newmarket retains its international importance as the centre of the horse racing industry. It is the only place in the country offering racing, training, stud farming, and sales facilities all in one location. The town has a unique character and appearance with historic training yards still operating within or on the edge of the town centre.

AM81

Following paragraph 9.7: Insert new paragraph as follows:

9.12 Long established planning policies have sought to safeguard Newmarket's unique heritage, its landscape setting, and the economic importance of the HRI. This association of Newmarket and its surrounding area with sport and horse racing stretches back nearly 400 years. Throughout this time the needs and requirements of the industry have been constantly evolving, with cycles of growth and stagnation leading to the overall consolidation of Newmarket as the headquarters of horse racing.

AM82

Paragraph 9.8: Renumber paragraph and add to the end as follows:

9.813 It is very important to remember this historical perspective when

considering proposals for any development which has the potential to impact adversely on the operation of the horse racing industry generally, with the longer term protection of the industry being of significant importance. The presumption in favour of safeguarding land in Horse Racing Industry use will only be relaxed as part of the planned provision of alternative uses required to meet the needs of the town's population, for housing, employment, recreational or community uses through proposal in an adopted local plan.

**Additional Modifications to supporting text for Policy DM49
Redevelopment of Existing Sites Relating to the Horse Racing Industry**

AM83

Renumber 9.9 and 9.10, and amend 9.10 as follows:

9.9 9.14 Given the historical association of Newmarket

~~9.10~~ 9.15 Demand for site subdivision has been identified as an increasing threat in respect of the historic training yards and studs, given that their associated houses are often desirable in terms of their location, style and size. Changes of ownership also have the potential to give rise to conflict and nuisance, as the operation of a yard separate from the occupation of a related dwelling may cause noise and disturbance to new occupiers or place unwelcome pressure on those operating the establishment ~~training yard~~.

AM84

Following 9.10: Insert two new paragraphs as follows:

9.16 The importance of the integrity of the town's training yards in terms of their physical and functional links has been recognised and proposals for their change of use are normally resisted. However the LPA is aware some of the town's training yards and horse related premises are subject to pressure for commercial and, in particular, residential development, and some of them experience problems of conflicting movements of horses and traffic, particularly where there is no direct access from the premises to the specially provided horse walks.

9.17 The NPPF recognises that often new and viable uses may be the key to the preservation of a building or area, especially where this would enable a historic building or area to be given a new lease of life. Whilst being mindful of this it is also recognised that one of the keys to the success of the Horse Racing Industry is the number and diversity in size and tenure of training establishments. By creating some flexibility in the existing policy framework it is felt that such diversity could still be retained and significant adverse implications for the industry and the town's character prevented, whilst creating the ability to respond positively to the inevitable cyclical nature and flux of the horse racing industry over time.

AM85

Paragraph 9.11: Renumber and amend paragraph as follows:

~~9.11-9.18~~ This Policy seeks to respond to this guidance, whilst protecting the underlying importance of the unique character. However, the Horse Racing Industry consists of a number of related facilities and uses in addition to the training yards. The change of use of a vacant training yard, stud or other industry-related use, including land and buildings, may in exceptional circumstances, be acceptable in accordance with the following policy.

Additional Modifications to supporting text for Policy DM5229 Rural Housing Exception Sites in St Edmundsbury

AM35

Following DM29: Amend the title of Section 10 page 78 and move the heading, supporting paragraphs and policy to the end of section 5 'Housing and Homes'. Renumber the policy and paragraphs accordingly, and amend following policy numbers accordingly:

~~10 St. Edmundsbury Specific Policy— Rural Housing Exception Sites in St Edmundsbury~~

AM36

New paragraph in Section 5: Insert a new sentence at the beginning of new paragraph (former paragraph 10.1 on page 78), and continue with the wording from former paragraph 10.1 to read as follows:

5.22 This policy and supporting text are applicable to St Edmundsbury borough only. Policy guidance for affordable housing exception sites in Forest Heath district is included in Policy CS9 of the adopted Forest Heath Core Strategy. In the rural areas, the provision of affordable housing can be more challenging

AM37

Following amended, re-located and re-numbered paragraph 10.1: Insert four additional paragraphs in the section Rural Housing Exception Sites in St Edmundsbury as follows:

5.23 To maximise the delivery of affordable housing on exception sites it may be appropriate, in exceptional circumstances, at the local authority's discretion, to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 54 of the NPPF which states that local authorities should consider whether this approach would help provide additional affordable housing.

5.24 The exceptional circumstances, where a small number of market homes will be permitted could include, where there is insufficient grant available, and it is demonstrated through financial appraisal that the open market housing is essential to enable delivery of the site for primarily affordable housing.

5.25 In these cases the applicant would need to demonstrate to the satisfaction of the Council that the inclusion of open market housing is the minimum necessary to enable the delivery of the site for primarily affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data.

5.26 Where an element of open market housing is proposed as part of an affordable

housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary and it could be that smaller market homes are required to meet the needs of first time buyers or people wishing to downsize to a smaller home. This would need to be established through the Council's profiling data.

Sustainability Appraisal
(Incorporating Strategic Environmental
Assessment)

**Joint Development Management
Policies DPD**

For

**Forest Heath DC and St Edmundsbury
BC
Local Plan**

Submission Draft Consultation

October 2012

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Non-Technical Summary

Overview of Process and Purpose of Sustainability Appraisal

Forest Heath District Council (FHDC) and St Edmundsbury Borough Council (SEBC) are separately preparing a Local Plan for the District /Borough, comprising a number of Development Plan Documents (DPDs) that set out the policies and proposals for the development and use of land.

As part of the Local Plan, the two authorities have resolved to prepare a joint Development Management Policies DPD. This document sets out the proposed detailed local policies based on national and regional guidance and the strategic policies set out in the separate Core Strategies in order to provide district/borough-wide local planning policy guidance.

This Sustainability Appraisal (SA) Report has been prepared to fulfil the requirements for SA arising from the Planning and Compulsory Purchase Act 2004 and the requirements for Strategic Environmental Assessment (SEA) arising from the SEA Directive. The purpose of SA is to promote sustainable development through better integration of sustainability (economic, social and environmental) considerations in the preparation and adoption of plans. The SEA Directive requires that certain plans and programmes undergo an environmental assessment, due to the likelihood that they will have significant environmental effects once implemented.

This Sustainability Appraisal Report (SA Report) accompanies the joint Development Management Policies DPD (Submission Draft). It builds on the earlier SA work undertaken separately by the two Councils for their SA Scoping Reports, SA of the Core Strategies and initial SA of Development Management Policies in the preferred options draft.

This SA Report also considers, integrating where necessary, the results of the Habitats Regulations Assessment (HRA) Screening undertaken as a separate parallel exercise.

The Process Followed

Throughout the report the term SA is used to describe the combined process SA/SEA, which involved four main stages.

Stage 1

- Identifying other plans, programmes and sustainability objectives which inform and influence the development of the Core Strategy DPD's and Development Management Policies DPD;
- Establishing an understanding of the social, environmental and economic conditions of Forest Heath and St Edmundsbury (the baseline);
- Identifying key sustainability issues in the district/borough;
- Outlining SA objectives against which to later evaluate the Development Management DPD policies;
- Gathering consultation feedback on the SA's proposed breadth of coverage and level of detail.

Stage 2

- An assessment was carried out on a series of spatial strategic options and reported in the initial SA of Core Strategy Issues and Options document (FHDC in 2005, SEBC in March 2008).
- An assessment was carried out on a set of draft policies and reported in the SA Report of the Core Strategy Preferred Options and Strategic Sites document (FHDC in 2006, SEBC in November 2008). Some of these policies were DM policies.
- An assessment was carried out of a total of 61 DM policies and reported in a SA Report for consultation alongside the DM DPD Preferred Options (SEBC in July 2009).

Stage 3

- Following a decision by the two Councils to produce one joint DM DPD document, the Development Management DPD policies were then revised considerably by the Councils incorporating the results of the previous sustainability appraisals. Changes to develop the joint plan policies were deemed potentially significant from a sustainability perspective and therefore they were re-appraised and reported in the SA Report which accompanied the joint DM DPD (preferred Option).

Stage 4

- Following a consultation exercise on the DM DPD Preferred Options and SA Report, changes to the policies were reappraised and are reported in this revised SA Report which accompanies the DM DPD (Submission Draft)

Contents of the Development Management DPD (Submission Draft)

The Development Management (DM) Development Plan Document (DPD) provides a total of 52 policies, to support and implement the objectives of the Core Strategy as follows:

- DM1 Presumption in Favour of Sustainable Development
- DM2 Creating places - development principles and local distinctiveness
- DM3 Masterplans
- DM4 Development Briefs
- DM5 Development in the Countryside
- DM6 Flooding and Sustainable Drainage
- DM7 Sustainable Design and Construction
- DM8 Improving Energy Efficiency and Reducing Carbon Dioxide Emissions
- DM9 Low and Zero Carbon Energy Generation
- DM10 Infrastructure Services and Telecommunications Development
- DM11 Impact of Development on Sites of Biodiversity and Geodiversity Importance
- DM12 Protected Species
- DM13 Mitigation, Enhancement, management and Monitoring of Biodiversity
- DM14 Landscape Features
- DM15 Safeguarding from Hazards
- DM16 Listed Buildings
- DM17 Local Heritage Assets and Buildings Protected by an Article 4 Direction
- DM18 Conservation Areas
- DM19 New Uses for Historic Building
- DM20 Development Affecting Parks and Gardens of Special Historic or Design Interest
- DM21 Archaeology
- DM22 Enabling Development
- DM23 Residential Design
- DM24 Special Housing Needs
- DM25 Alterations or Extensions to Dwellings and self contained Annexes
- DM26 Extension to Domestic Gardens Within the Countryside
- DM27 Agricultural and Essential Workers Dwellings
- DM28 Housing in the Countryside
- DM29 Residential use of Redundant Buildings in the Countryside
- DM30 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
- DM31 Farm Diversification
- DM32 Business and Domestic Equine Related Activities
- DM33 Re-Use or Replacement of Buildings in the Countryside
- DM34 Tourism Development

- DM35 Proposals Within the Town Centre Boundaries
- DM36 Protection of Local Centres
- DM37 Public Realm Improvements
- DM38 Shop fronts and Advertisements
- DM39 Street trading and street cafes
- DM40 Ancillary Retail Uses
- DM41 Community Facilities and Services
- DM42 Open Space, Sport and Recreation Facilities
- DM43 Leisure Facilities
- DM44 Rights of Way
- DM45 Transport Assessments and Travel Plans
- DM46 Parking Standards
- DM47 Development relating to the horse racing industry
- DM48 Development affecting the Horse Racing Industry
- DM49 Redevelopment of existing sites relating to the horse racing industry
- DM50 Securing the restoration of horse racing related assets
- DM51 Horse Walks
- DM52 Rural Housing Exception Sites

Sustainability Baseline and Key Issues in Forest Heath

The district of Forest Heath is located in Western Suffolk. It has borders with Norfolk to the north, Cambridgeshire to the west and St Edmundsbury to the east. Forest Heath is one of the smallest rural Districts in the UK, measuring just 38,000 hectares. The district has three main towns Brandon to the north, Mildenhall located centrally within the district and Newmarket to the west.

The main sustainability issues identified for Forest Heath are briefly summarised below:

- **House prices, income property ratio, affordable housing**

House purchase rates in the district continue to rise while salaries do not, (particularly in the public sector), with the result that more than half the households in the District could not buy an average-priced home, creating a divided society. Low incomes in the District also contribute to income/property ratio problems. Affordable housing is therefore an issue.

- **Crime**

Although most crime levels are below the regional average, violent crime in public places is above the average for the region and country as a whole.

- **Education**

The proportion of people aged 16 to 74 with no qualification is higher than the averages for Suffolk, the east of England and the whole of England. The proportion of full-time students aged 18+ is less than average.

- **Population**

Because of the two large American military air bases, plus the horseracing industry, a significant proportion of the population is transitory. This makes it difficult to keep track of population changes, and central government estimates of the population have fluctuated significantly.

- **Poor rural service provision**

Access to services for the District's rural population is below the Suffolk average.

- **Loss of publicly accessible open space**

Development pressure may result in the loss of open space that has recreational value, which may encourage sports activities, or which benefits the character of the locality.

- **Productivity, labour markets, business survival rates**

The proportion of people within the 16-74 age group who are in some form of work, (economically active), is significantly higher than the average for both the East of England and the whole of England.

At January 2004 unemployment in the District was 1.2%. This was below the averages for Suffolk, the East of England and the whole of England.

The proportion of people working as managers, in professional occupations and administrative/secretarial occupations is below the average for Suffolk, the East of England and the whole of England. Conversely the proportion working as 'plant and machine operatives' and in 'elementary occupations', (unskilled labourers), is higher than the averages for the East of England and the whole of England.

- **Deprivation**

Although the District has a below average rate of unemployment for the region, social deprivation for some of the Districts inhabitants is still an issue. Lower than averages income levels is a factor in this deprivation

- **Road traffic stats, distance travelled to work**

The proportion of those in work who travel less than 2km to work, (28%), is significantly higher than the averages for Suffolk, the East of England or the whole of England. The proportion of people working from home in 2001 was 9% which was the same as the averages for the East of England and the whole of England, but slightly below the average for Suffolk.

- **Vacant retail units and service provision**

In 2002 the proportion of vacant retail units in Brandon and Mildenhall was above the Suffolk average, and the proportion in Newmarket was below.

The disproportionate size of vacant retail units in town centres could have adverse effects for attempts to retain and improve service and amenity provision in smaller centres in the District.

- **Tourism**

In 2000 Forest Heath was host to 11% of Suffolk's total recorded day visitors. If visitors were distributed evenly between the seven local authorities in Suffolk, then each district would receive 14%. This means that Forest Heath's share of tourism, as measured in this way, is slightly below the average. The tourist potential of the District should be developed in a sustainable manner.

- **Home-working**

The predominantly dispersed rural population of the district makes it difficult to justify the cost of installing broadband telecoms infrastructure which could encourage tele-working and support the dispersal of some businesses.

- **Noise**

17% of the District suffers from aircraft noise of 70 dB(A) or above. This is a significant problem because of the two large military airbases in the District.

- **Pollution**

The declaration of an 'air quality management area' in Newmarket in 2009 could be a cause for concern, the situation needs to be monitored and work in combination with Suffolk County Council and DEFRA carried out to rectify the situation.

The two large USAF airbases within the District contribute significantly to the emission of greenhouse gases and noise pollution.

River quality is generally good. However, large areas of ground water aquifers are vulnerable to potential nitrate pollution.

Land contamination is limited, and 'brown-field' development should provide the opportunity to clean up some sites.

- **Designated sites**

Forest Heath contains a number of sites designated for their internationally important ecology. These are Breckland SPA, Breckland SAC, Rex Graham Reserve SAC and Devils Dyke SAC

Approximately 35% of the District's area is designated as SSSI because of their nationally important wildlife interests. This is a significantly higher proportion than any other District in Suffolk, and the area of SSSI in Forest Heath amounts to approximately 39% of the total in Suffolk.

- **Flooding and climate change**

There is a relatively high proportion of the District designated at flood risk because of the low-lying fen land, (flood zones 2 and 3). The River Kennett at Moulton and the drainage channel through Newmarket are at the greatest risk. Climate change will only exacerbate the District's vulnerability to more frequent flooding possibilities.

- **High car dependency; strains on public transport infrastructure**

Rail infrastructure is already under stress and bus service availability is relatively poor. Public transport infrastructure is likely to be a significant constraint on new development in the region.

The rural nature of the District makes residents dependent on the private car, resulting in high levels of ownership and usage. Dispersal of housing and employment beyond main conurbations has occurred at different rates and in different directions, contributing to high levels of commuting, particularly that by private car. Increasing vehicle use will exacerbate air quality problems.

Farm diversification or the conversion of farm buildings for other business uses could add to vehicle traffic in rural areas offsetting any employment benefits generated.

- **Inland water quality and use**

River water quality, (by chemicals), in the District, in a survey carried out between 2000 and 2002, demonstrated that Forest Heath had a large number of rivers graded A, (best quality), above the Suffolk average, and also less grade D and E, (most poor quality), than the Suffolk average.

- **Impact of intensive agricultural practices, Sensitive land areas**

Approximately 50% of the District is designated as an 'Environmentally Sensitive Area'. Therefore the relationship between intensive agricultural practices, their impacts and wildlife conservation must be managed. ESA agreements are gradually being superseded by either Entry Level or Higher Level Stewardship schemes.

- **Development Pressure**

Further development will put increased pressure upon the landscape character areas. However, should development be successfully focused in existing settlements, these effects should be felt more at the urban environment rather than deteriorating the countryside.

Substantial expansion could adversely affect the unique character and setting of the District, harming the quality of the landscape, and shutting off key views of its distinctive skyline.

Limited stock of brown-field land means new development will inevitably result in the loss of some 'green-field' land. Further development will contribute to noise and light pollution.

- **Renewable energy, energy efficiency, climate change and greenhouse gas emissions**

The region has a target of 20% of energy from renewable resources by 2020. However, as at 2010, no known commercial renewable energy was being produced within the District.

Between 1996 and 2003 there was only an 8.7% increase in energy efficiency in the District's residential properties. This was below the rate required to achieve the national target of 30% by 2011.

- **Erosion of Historic assets, listed buildings at risk and quality and distinctiveness in the built environment**

Further development must avoid detriment to sensitive historic areas and buildings. Appropriate measures should be taken to safeguard those listed buildings still on the 'at risk' register.

The unique character of Newmarket and historic racehorse training areas should be safeguarded.

- **Waste**

The national target was to recycle or compost 40% of household waste by 2010, 45% by 2015 and 50% by 2020; and to reduce landfill for industrial and commercial waste to 45% of the 2000 level by 2020. This is supported by the Landfill Directive. Forest Heath is already ahead of this target.

- **Archaeological Heritage**

As with the natural environment, Forest Heath's archaeological heritage could be threatened by development that in effect sterilises known sites, or which harms the setting of sites with important historical or cultural associations.

Sustainability Baseline and Key Issues in St Edmundsbury

The borough of St Edmundsbury is located in Western Suffolk. It has borders with Norfolk to the north, Mid Suffolk and Babergh Districts to the east, Essex to the south and Cambridgeshire and Forest Heath District to the west. While administratively St Edmundsbury's links are with Suffolk County Council, increasingly the borough is playing a stronger role in the sub-region of Cambridge because of their common economic and social needs.

The borough has two main towns - Bury St Edmunds to the north and Haverhill to the south. St Edmundsbury is scattered with a large number of villages and small settlements and retains a predominantly rural character despite its industrial nature.

The main sustainability issues identified for St Edmundsbury are briefly summarised below.

- **Significant Historic and Future Population Growth**

The population has grown significantly over the past two decades (by 16.9%). This growth is expected to continue, particularly with the identification of Bury St Edmunds as a key centre for development and change in the East of England Plan

Historic growth in the number of older people in the Borough (+14.7% over 2002-07) has been significantly higher than that experienced in the East of England as a whole (+8.8% over 2002-07). However, the age profile broadly reflects that of the East of England.

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.

- **Relatively Low Education and Qualification Attainment**

The percentage of the population with no qualifications is more than double the figures for the East of England and England.

- **Localised Deprivation**

Deprivation is increasing, with the borough's Index of Multiple Deprivation (IMD) rank having decreased from 267 in 2004 to 260 in 2007. However, deprivation is not evenly located throughout the borough. The IMD rankings in Haverhill suggest that deprivation in Haverhill is more widespread rather than just concentrated in small pockets.

Furthermore, levels of deprivation in the rural areas have increased both relative to elsewhere in England and in absolute scores.

Insufficient Amount of Housing, including Affordable Housing and High Level of Unfit Dwellings

Although the number of houses built i.e. housing completions in 2006/07, was above the H1 policy target included in the East of England Plan, in previous years the number of completions has not reached the target level.

The uptake of housing benefits has steadily increased since 2003, suggesting that there is insufficient affordable housing available within St Edmundsbury. Furthermore, the housing affordability ratio of the borough has increased steadily since 2003, indicating that there are significant housing affordability problems, particularly as a result of year-on-year increases in house prices.

- **Earnings below Regional Figures**

Whilst average earnings 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.

- **Pressure on Rich Biodiversity**

St Edmundsbury contains a number of sites designated for their internationally important ecology. These are:

Breckland Special Protection Area (SPA);
Breckland Special Area of Conservation (SAC); and
Waveney & Little Ouse Valley Fens SAC.

The borough also contains a number of SSSIs, National Nature Reserves, County Wildlife Sites, Local Nature Reserves and Country Parks. Although these sites are considered to be of significant ecological value, their integrity, and the habitats and species that they support are under pressure from the high level of development required in order to meet growth targets set within the East of England Plan.

The majority of the ecological SSSIs in the borough are partly in an unfavourable or mixed condition with 2 of the Borough's 23 SSSIs wholly in an unfavourable and deteriorating condition. There are a large number of designated BAP habitats and species in Suffolk, many of which will be present in St Edmundsbury. It is important that any permitted development does not detrimentally affect these habitats and species.

- **Pressure on Landscape**

The borough contains 14 landscape types, which are distinct and individually important to the character of the Borough. Development pressures (e.g. suburbanisation, transport and industrial developments, agricultural rationalisation and tourism related development) as a result of past and projected future development within the borough have placed, and are likely to continue to place significant pressure on the landscape of St Edmundsbury.

- **Rich Archaeology and Cultural Heritage**

St Edmundsbury contains over 3,000 listed buildings and a number of historic parks and gardens, scheduled monuments and conservation areas. It is vital that these valuable assets continue to be protected.

- **Pressure on Water Resources**

The level of development required by the East of England Plan, and the population growth that this is likely to cause, will dramatically increase the pressure on existing water resources. These resources are already strained given that the amount of rainfall received in the East of England is significantly less than for other parts of the UK, and is likely to decrease as a result of projected climate change.

- **Potential for Flood Risk**

Whilst a very low proportion of property 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 in these areas.
Need to Adapt to a Changing Climate

The main expected climate changes in the East of England are increases in temperatures (hotter summers, milder winters); increases in seasonality (e.g. dryer summers, wetter winters); and increases in the intensity and frequency of storm events (e.g. extreme rainfall event leading to fluvial /groundwater flooding). St Edmundsbury needs to adapt to these unavoidable consequences of climate change.

- **High Energy Consumption**

Average annual electricity consumption figures show a decrease in domestic electricity consumption but 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 Great Britain. There are no commercial renewable energy facilities within the borough.

- **High CO2 Emissions per Capita**

Per capita domestic CO2 emissions (2.43 tonnes) are slightly lower than regional (2.48 tonnes) and national figures (2.54 tonnes). However, total CO2 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. Recent increases in total emissions are likely to be as a result of industrial growth in Haverhill.

- **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 required by the East of England Plan is likely to result in the loss of some of this valuable land.

- **Low Completions on Previously Developed Land**

Whilst St Edmundsbury regularly meets its target of 40% of completions on Previously Developed Land, this target is significantly lower than that for the East of England as a whole. The proportion of completions on Previously Developed Land is likely to decrease in future if St Edmundsbury is to achieve the high level of growth required by the East of England Plan.

- **High traffic volume and reliance on private car**

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. Available data suggests that the distance that residents commute to work is significantly higher than the national mean.

- **Changing Employment Sectors**

The proportion of the 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 St Edmunds which is dominated by public sector employment, accounting for almost one third of total employment.

Sustainability Appraisal Framework

The Sustainability Appraisal (SA) Framework is a key tool in completing the SA as it allows the assessment of the effects arising from the Core Strategies and associated Development Management proposals in key areas in a systematic way.

Both the Forest Heath and the St Edmundsbury Core Strategy SA Frameworks are based on the SEA Framework prepared by the Suffolk Sustainability Appraisal Group for all Suffolk authorities but it has been adapted to reflect the specific characteristics of each authority. The adapted Core Strategy SA objectives are shown below:

Forest Heath SA Objectives

Social

1. To meet the housing requirements of the whole community
2. To reduce anti-social activities
3. To maintain and improve levels of education and skills in the population overall
4. To ensure the unique character and population of the district are addressed
5. To improve access to key services for all sectors of the population
6. To prevent further loss of publicly accessible open space

Economic

7. To offer everybody the opportunity for rewarding and satisfying employment
8. To achieve sustainable levels of prosperity and economic development throughout the plan area
9. To reduce poverty and social exclusion
10. To increase the ability for shorter commuting times and more sustainable forms of transport
11. To revitalise town centres

12. To improve the range of tourist attractions in the District
- Environmental
13. To mitigate the noise pollution impact of American military aircraft.
 14. To maintain low levels of all other pollution which are present in Forest Heath.
 15. To protect the District's vast biodiversity natural capital.
 16. To adapt to the impact climate change will have on Forest Heath
 17. To mitigate greenhouse gas emissions arising from activities in the District
 18. To improve the availability and access to sustainable modes of transport.
 19. To ensure a sustainable and good quality supply of water
 20. To maintain a high quality rural environment.
 21. Maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'greenfield sites'.
 22. To encourage environmentally friendly energy uses
 23. Increase the rate of improvement to the energy efficiency of buildings in the District
 24. To safeguard Forest Heaths heritage for future generations
 25. To reduce waste

St Edmundsbury SA Objectives

Social

1. To improve the health of the population overall and reduce health inequalities
2. To maintain and improve levels of education and skills in the population overall
3. To reduce crime and anti-social activity
4. To reduce poverty and social exclusion
5. To improve access to key services for all sectors of the population
6. To offer everybody the opportunity for rewarding and satisfying employment
7. To meet the housing requirements of the whole community
8. To improve the quality of where people live and to encourage community participation

Environmental

9. To improve water and air quality
10. To conserve soil resources and quality
11. To use water and mineral resources efficiently, and re-use and recycle where possible
12. To reduce waste
13. To reduce the effects of traffic on the environment
14. To reduce contributions to climate change
15. To reduce vulnerability to climatic events
16. To conserve and enhance biodiversity and geodiversity
17. To conserve and where appropriate enhance areas of historical and archaeological importance
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes

Economic

19. To achieve sustainable levels of prosperity and economic growth throughout the plan area
20. To revitalise town centres
21. To encourage efficient patterns of movement in support of economic growth
22. To encourage and accommodate both indigenous and inward investment
23. Increase the rate of improvement to the energy efficiency of buildings in the District
24. To safeguard Forest Heaths heritage for future generations
25. To reduce waste

Assessment of joint Development Management Policies (January 2012)

The assessment indicates that the implementation of the DM policies will predominantly have a positive effect on the social, environmental and economic objectives identified within both the SA Framework.

There are some policies that have been amended but there remains a risk that there will be a negative impact on one or more sustainability objectives. The policies that have been identified as such are listed in table below

Policy no	Policy	Comment including any recommendation and potential mitigation
DM5	Development in the Countryside	This policy scored negative in the FHDC assessment. The policy potentially allows development on greenfield land (SA21) and could restrict development of tourist attractions (SA12) in the countryside. However, development is only permitted where criteria are met that protect the most sensitive greenfield sites which is consistent with SA21. In addition development will be permitted where there is clear justification for the proposal in that location - which is consistent with SA12 and policy DM34 Tourism Development. No further mitigation is therefore required
DM10	Infrastructure Services and Telecommunications Development	This policy scored negative in the FHDC assessments. Telecommunications masts have the potential to adversely affect the character of the District (SA4), biodiversity (SA15), and development could be on publicly accessible open space (SA6). The policy includes criteria that require any impacts on landscape and the environment to be assessed and minimised through mitigation measures and policy DM14 seeks to protect against unacceptable adverse impacts on the landscape. The policy criteria (section 'd') requires that there is no suitable alternative and policies DM11 – DM13 also seek to protect and enhance biodiversity in association with any development. Policy DM42 seeks to protect existing open space and would require mitigation for any loss. No further mitigation is therefore required
DM29	Residential use of Redundant Buildings in the Countryside	This policy scored negative in the FHDC and SEBC assessments. Change of use of rural buildings could have a minor adverse impact on biodiversity. Policies DM11 – DM13 seek to protect and enhance biodiversity in association with any development. No further mitigation is therefore required
DM31	Farm Diversification	This policy scored negative in the FHDC and SEBC assessments. Schemes could have a minor adverse effect on biodiversity. Criteria included in the policy seek to protect, biodiversity, and policies DM11 – DM13 seek to protect and enhance biodiversity in association with any development. No further mitigation is therefore required.
DM32	Business and Domestic Equine Related Activities	This policy scored negative in the FHDC and SEBC assessments. Equine development could have a minor adverse effect on biodiversity and a minor adverse effect on the rural environment/landscapes. Criteria in the policy seek to protect against effects on the character of the locality, biodiversity, geo-diversity and landscape character. In addition policies DM11 – DM13 seek to protect and enhance biodiversity in association with any development, and policy DM14 seeks to protect against unacceptable adverse impacts on the landscape. No further mitigation is therefore required

Policy no	Policy	Comment including any recommendation and potential mitigation
DM34	Tourism Development,	This policy scored negative in the FHDC and SEBC assessments. Tourism development could have an adverse effect on biodiversity. Development could also have a minor adverse effect on the rural environment and distinctiveness of landscapes. Criteria in the policy seek to protect nature conservation interests, biodiversity interests and the character or appearance of the countryside. In addition policies DM11 – DM13 seek to protect and enhance biodiversity in association with any development, and policy DM14 seeks to protect against unacceptable adverse impacts on the landscape. No further mitigation is therefore required
DM43	Leisure Facilities	This policy scored negative in the FHDC and SEBC assessments. Certain types of leisure proposals could have impacts on biodiversity and on the rural environment /landscapes. Criteria in the policy seek to protect nature conservation interests, biodiversity interests and the character or appearance of the countryside. In addition policies DM11 - 13 seek to protect and enhance biodiversity in association with any development, and policy DM14 seeks to protect against unacceptable adverse impacts on the landscape. The policy could be strengthened if the wording in 'e' were to include geodiversity and landscape. No further mitigation is therefore required

Recommendations for the monitoring of significant sustainability effects of the implementation of the DM DPD have been set out for Forest Heath District and St Edmundsbury Borough in this SA Report. The SA guidance recommends SA monitoring to be incorporated into Local Authority's existing monitoring arrangements. In accordance with Regulation 48 of the Town and Country Planning Regulations, the Council is required to prepare an Annual Monitoring Report (AMR) to assess the implementation of the Local Development Framework and the extent to which core policies are being achieved and to identify any changes if a policy is not working or if the targets are not met. The Councils will integrate the monitoring of the DM DPD's significant sustainability effects in these wider monitoring arrangements.

Conclusions

The policies within the joint Development Management DPD (Submission Draft) meet very positively the range of sustainability objectives identified in the SA frameworks for Forest Heath District and St Edmundsbury with no significant (strongly) negative effects identified.

This SA Report sets out the SA process and its key findings for the Submission Draft of the joint DM DPD. The policies of the joint DM DPD were appraised in stages. Initially, as documented in chapter 12 of this report, the various iterations of the policies were assessed separately as set out in section 2.9. Following a decision by the two Councils to produce one joint DM DPD document, the Development Management DPD policies were then revised considerably by the Councils incorporating the results of the previous sustainability appraisals. Changes to develop the joint plan policies were deemed potentially significant from a sustainability perspective and therefore they were re-appraised. No further recommendations for improving the sustainability performance of the joint DM DPD, have been recommended.

1. Introduction and Background

1.1 Introduction

This report presents the Strategic Assessment (SA) and Strategic Environmental Assessment (SEA) of the joint Forest Heath and St Edmundsbury Development Management Policies: Submission Draft Development Plan Document (DPD). This Sustainability Appraisal Report (SAR) reports on the work undertaken during the stages of the SA process and takes the process further by reporting on the significant social, environmental and economic effects of the submission draft policies, proposed mitigation measures and proposals for monitoring significant sustainability effects.

This is the second formal consultation on the joint Development Management Policies DPD although both authorities have consulted separately on the preceding stages of their separate Development Plan Documents as detailed in section 1.9.

1.2 Background to joint Development Management Document

Forest Heath District Council and St Edmundsbury Borough Council agreed that they should develop a joint Development Management Policies DPD for the following reasons:

- The publication of the Localism Bill in December 2012 meant that it may be appropriate for both authorities to have further rounds of consultation to take into account any implications from the bill,
- Recent central government announcements are encouraging planning departments to undertake joint working arrangements and both Authorities are keen to be proactive in formalising this approach through the production of a joint development plan document.
- An initial evaluation of the two documents identified that the majority of policies, with some minor amendments, could provide an appropriate development management policy framework across both Council areas.
- By producing a joint document there could be financial savings for both Authorities in terms of document preparation, consultation and examination.

Following agreement for this course of action by both sets of Elected Members, the joint 'Preferred Option' DM DPD consultation draft was prepared in the Summer and Autumn of 2011 and this submission draft version of the document supersedes that version. This Sustainability assessment builds on previous work undertaken in assessing the sustainability of the two authorities separate DM DPDs.

1.3 Local Plan

Local Plan Documents comprise a portfolio of Local Development Documents (LDDs) which may be divided into three categories, these being:

- Development Plan Documents (DPDs)
- Supplementary Planning Documents (SPDs)
- Statement of Community Involvement (SCI)

Both the St Edmundsbury and the Forest Heath Local Plans comprises a number of Development Plan Documents (DPDs) that set out the policies and proposals for the development and use of land. At present the main DPD documents are:

- Separate Core Strategy (CS) for each authority: This provides the vision, objectives and key policies for the development of St Edmundsbury and Forest Heath;
- Joint Development Management Policies: These are the detailed policies against which planning applications will be determined.
- Area Action Plans: These will be prepared by each authority to provide detailed proposals for a specific area.

The Development Management Policies DPD forms the second element of the Local Plan to be brought forward following the adoption, by both Councils, of their over-arching Core Strategy DPDs. The Forest Heath Core Strategy DPD was adopted in May 2010, albeit amended in April 2011 following a successful High Court Challenge. The St. Edmundsbury Borough Core Strategy DPD was adopted in December 2010.

The Development Management Policies DPD, is one of the planning policy documents that will sit within the Local Plans of both Councils. The policies within the document compliment the policies of the Core Strategies and will be used in day-to-day planning decision-making. The DPD will replace many of the saved policies within each Authorities' Local Plan with locally-specific development management policies covering a wide range of topics including housing, employment, transport and the preservation and enhancement of the environment, which will add to and complement national planning policy, including the National Planning Policy Framework, (NPPF).

1.4 Plan objectives and outline of contents

The Development Management Policies (DM) Development Plan Document (DPD) provides the detailed policies to support the separate Core Strategies of the two authorities. Within each of the two separate authorities, the Core Strategy DPD sets out the Council's vision for future growth, objectives and strategic policy framework that will manage and guide development in the borough over the next twenty years and beyond. Each Core Strategy lists the policies required to implement this vision, which will be supported by the Site Specific Allocations and Development Management DPDs. The Core Strategy and accompanying DPDs replace the Local Plan, and are a material consideration in the determination of planning applications.

The DM DPD (submission draft) sets out the proposed detailed local policies based on national and regional guidance and the strategic policies set out in the Adopted Core Strategies in order to provide district/borough-wide local planning policy guidance. As such the policies in the DM DPD complement the policies in the respective authorities Core Strategy.

The St Edmundsbury Core Strategy contains a set of sixteen policies and Forest Heath Core Strategy contains 13 policies developed to implement the vision and objectives.

The draft policies of the joint DM DPD are grouped into a number of key themes/sections: Sustainable Growth, Development and Design Principles; The Natural and Historic Environment; Housing and Homes; Sustainable Economic and Tourism Development; Retail, Community Facilities and Leisure; Transport; Forest Heath Specific Policy – Horse Racing; and St Edmundsbury Specific Policy – Rural Housing Exception Sites. The plan policies are listed below:

- DM1 Presumption in Favour of Sustainable Development
- DM2 Creating places - development principles and local distinctiveness
- DM3 Masterplans
- DM4 Development Briefs
- DM5 Development in the Countryside
- DM6 Flooding and Sustainable Drainage
- DM7 Sustainable Design and Construction
- DM8 Improving Energy Efficiency and Reducing Carbon Dioxide Emissions
- DM9 Low and Zero Carbon Energy Generation
- DM10 Infrastructure Services and Telecommunications Development
- DM11 Impact of Development on Sites of Biodiversity and Geodiversity Importance
- DM12 Protected Species
- DM13 Mitigation, Enhancement, management and Monitoring of Biodiversity
- DM14 Landscape Features
- DM15 Safeguarding from Hazards
- DM16 Listed Buildings
- DM17 Local Heritage Assets and Buildings Protected by an Article 4 Direction
- DM18 Conservation Areas
- DM19 New Uses for Historic Building
- DM20 Development Affecting Parks and Gardens of Special Historic or Design Interest
- DM21 Archaeology
- DM22 Enabling Development
- DM23 Residential Design
- DM24 Special Housing Needs
- DM25 Alterations or Extensions to Dwellings and self contained Annexes
- DM26 Extension to Domestic Gardens Within the Countryside
- DM27 Agricultural and Essential Workers Dwellings
- DM28 Housing in the Countryside
- DM29 Residential use of Redundant Buildings in the Countryside
- DM30 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
- DM31 Farm Diversification
- DM32 Business and Domestic Equine Related Activities
- DM33 Re-Use or Replacement of Buildings in the Countryside
- DM34 Tourism Development

- DM35 Proposals Within the Town Centre Boundaries
- DM36 Protection of Local Centres
- DM37 Public Realm Improvements
- DM38 Shop fronts and Advertisements
- DM39 Street trading and street cafes
- DM40 Ancillary Retail Uses
- DM41 Community Facilities and Services
- DM42 Open Space, Sport and Recreation Facilities
- DM43 Leisure Facilities
- DM44 Rights of Way
- DM45 Transport Assessments and Travel Plans
- DM46 Parking Standards
- DM47 Development relating to the horse racing industry
- DM48 Development affecting the Horse Racing Industry
- DM49 Redevelopment of existing sites relating to the horse racing industry
- DM50 Securing the restoration of horse racing related assets
- DM51 Horse Walks
- DM52 Rural Housing Exception Sites

This Sustainability Appraisal Report (SA Report) sets out the Sustainability Appraisal (SA) process and its key findings for the Submission Draft Development Management DPD.

1.5 Geographical Area

The district of Forest Heath is located in Western Suffolk. It has borders with Norfolk to the north, Cambridgeshire to the west and St Edmundsbury to the east. The district has three main towns Brandon to the north, Mildenhall located centrally within the district and Newmarket to the west.

The borough of St Edmundsbury is also located in Western Suffolk. It has borders with Norfolk to the north, Mid Suffolk and Babergh Districts to the east, Essex to the south and Cambridgeshire and Forest Heath District to the west. The borough has two main towns Bury St Edmunds to the north and Haverhill to the south. Both Forest Heath and St Edmundsbury are scattered with a large number of villages and small settlements and retain a predominantly rural character.

The geographical boundaries of Forest Heath and St Edmundsbury are shown in Figure 1

This SA is primarily concerned with effects arising from implementation of the Forest Heath and St Edmundsbury joint Development Management Policies DPD. Although the SA will mostly focus on effects within Forest Heath District and St Edmundsbury Borough, it will also consider the effects of the policies on surrounding areas, the region, and on national and global issues where deemed relevant.

objectives of sustainable development and thereby provide the basis for its improvement. Guidance on carrying out the Sustainability Appraisal will show how they can comply with the requirements of the Strategic Environmental Assessment (SEA) Directive’.

SA thus helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans.

There are many definitions of sustainable development. However, the most commonly used and widely accepted is that coined by the World Commission of Environment and Development in 1987 as:

‘Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.’

The UK Government’s Sustainable Development Strategy ‘Securing the Future’, published in March 2005, outlines a set of shared UK principles which will be used to achieve the goal of sustainable development. The guiding principles have been agreed by the UK government, Scottish Executive, Welsh Assembly Government and the Northern Ireland Administration. They bring together and build on the various previously existing UK principles to set out an overarching approach. The five guiding principles will form the basis for policy in the UK. For a policy to be sustainable, it must respect all five of these principles in order to integrate and deliver simultaneously sustainable development:

- Living within environmental limits – respecting the limits of the planet’s environment, resources and biodiversity to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations;
- Ensuring a Strong, Healthy and Just Society – meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all;
- Achieving a Sustainable Economy – Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays); and efficient resource use incentivised;
- Promoting Good Governance – Actively promoting effective, participative systems of governance in all levels of society – engaging people’s creativity, energy and diversity;
- Using Sound Science Responsibly – Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

1.7 Strategic Environmental Assessment

The EU Directive 2001/42/EC on the assessment of effects of certain plans and programmes on the environment (the ‘SEA Directive’) came into force in the UK on 20 July 2004 through the Environmental Assessment of Plans and Programmes Regulations 2004.

The Directive applies to a variety of plans and programmes including those for town and country planning and land use. The Local Development Framework is prepared and adopted by an authority at the local level and is required by legislative provisions. It is prepared for the purposes of town and country planning/land use and is likely to have significant effects on the environment. It is therefore the case that the DPDs and SPDs prepared as part of the St Edmundsbury and Forest Heath LDF are required to be subject to environmental assessment, under the SEA Directive.

The overarching objective of the SEA Directive is:

"To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans... which are likely to have significant effects on the environment." (Article 1)

SEA is an iterative assessment process which plans and programmes are now required to undergo as they are being developed, to ensure that potential significant environmental effects arising from the plan/programme are identified, assessed, mitigated and communicated to plan-makers. SEA also requires the monitoring of significant effects once the plan/programme is implemented.

The SEA Directive and the SEA Regulations state that the SEA must consider the following topic areas:

- Biodiversity;
- Population;
- Human Health;
- Flora and Fauna;
- Soil;
- Water;
- Air;
- Climatic Factors;
- Material assets;
- Cultural heritage, including archaeological and built heritage;
- Landscape; and
- The interrelationship between these factors.

1.8 Purpose of the SA Report

The SA is needed to inform the decision making process during the preparation of the Development Management DPD. This will ensure that potential sustainable development implications of the DM DPD are identified and recognised in the choices made by the local planning authority (LPA). The SA must also test the performance of the DM DPD in order to determine whether it appears to be appropriate for the task intended.

The requirement to prepare a Sustainability Appraisal Report arises directly from Article 5.1 of the SEA Directive which states that:

'An Environmental Report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.'

In sustainability appraisal the Sustainability Appraisal Report replaces the Environmental Report as required under the SEA Directive.

This Sustainability Appraisal Report reports on the work undertaken during the stages of the SA process and takes the process further by reporting on the significant social, environmental and economic effects of the preferred policies, proposed mitigation measures and proposals for monitoring significant sustainability effects.

1.9 Programme and Responsibility

In Forest Heath the stage A, (Scoping Report), was completed by Forest Heath District Council in association with Andrew Venn, Environmental Consultants, in March 2005. The revised Scoping report was published in June 2010 by FHDC following consultation on the amendments. The sustainability appraisal at the 'Issues and Options' stage was undertaken by Mark Woolhouse, (Consultant), whilst at the 'Preferred Options' stage, Suffolk CC Research & Monitoring Group were the authors. Table 1.1 outlines the timetable and process undertaken to prepare the Sustainability Appraisal in Forest Heath.

In St Edmundsbury the SA process up to completion of the Core Strategy Preferred Options and Strategic Sites Issues and Options Sustainability Appraisal Report has been carried out by Council Officers. This document originally included a number of Development Control policies and hence the SA programme was the same until the appraisal of the Core Strategy Submission Draft. From this point onwards the Council decided to prepare a separate Development Management DPD. Table 1.2 outlines the timetable and process undertaken to prepare the Sustainability Appraisal in St Edmundsbury.

Council Officers from both authorities have undertaken the SA process for this joint DM DPD. Table 1.3 outlines the timetable and process undertaken to prepare the joint Sustainability Appraisal across the two authorities.

Table 1.1 – Key SA tasks and Outcomes (FHDC)

Task / Output	Date	Comments
Draft SA Scoping Report	2005	The report considered environmental, social and economic objectives contained in other plans and programmes that are relevant to the FHDC LDF. The report assessed the broad environmental, social and economic characteristics that make Forest Heath unique and how these characteristics were changing. In light of these reviews, the report considered key problems that the LDF should address in pursuit of Sustainable Development.
Consultation	March 2005	The report was sent to the three statutory agencies with environmental responsibilities in England, namely English Heritage, the Environment Agency and Natural England. Other organisations with a sustainability remit or local environmental interest were also consulted including EEDA, the Highways Agency, GO-East, the East of England Tourist Board and Neighbouring Authorities. The Council considered the responses from this consultation and made amendments where appropriate in finalising the document.
Updated SA Scoping Report	April – June 2010	A further consultation was undertaken in April 2010 to take into account some changes to indicators. The report was sent to the three statutory agencies with environmental responsibilities in England, namely English Heritage, the Environment Agency and Natural England. Other organisations with a sustainability remit or local environmental interest were also consulted, including EEDA, the Highways Agency, GO-East and Neighbouring Authorities. The Council considered the responses from this consultation and made amendments where appropriate and a final version of the document was produced in June 2010.
Consultation on the	2005	This document included the appraisal of the Core Strategy and

Task / Output	Date	Comments
Development Policies Issues and Options Sustainability Appraisal, (concurrent with the Core Strategy Issues and Options).		Development Policies Issues and Options Policies against the sustainability objectives for the District, (as identified within the Scoping Report).
Consultation	September 2005 – October 2005	A wide variety of consultation events including workshops and exhibitions took place. Information was conveyed via local media and FHDC newsletters/leaflets. 0 responses were made in relation to the Sustainability Appraisal at this consultation stage.
Consultation of the Development Policies Preferred Options Sustainability Appraisal, (concurrent with the Core Strategy Preferred Options and Site Specific Allocations Issues and Options).	2006	The document included the appraisal of Core Strategy and Development Policies Preferred Options and the Site Specific Allocations Issues and Options against the sustainability objectives for the District, (as identified within the Scoping Report).
Consultation	October 2006 – December 2006	A wide variety of consultation events including workshops and exhibitions took place. Information was conveyed via local media and FHDC newsletters/leaflets. 8 responses were made in relation to the Sustainability Appraisal at this consultation stage.

Table 1.2 – Key SA Tasks and Outputs (SEBC)

Task / Output	Date	Comments
Draft SA Scoping Report	October 2006	Report considered available data and experience of Council Officers/LDF and took into account responses to an informal consultation, undertaken between December 2004 and January 2005 with the statutory bodies, relevant Primary Care Trusts, EERA, Suffolk Development Agency, Suffolk Wildlife Trust and other Local Authority services.
Consultation	October 2006	Natural England, English Nature, English Heritage, Suffolk Primary Care Trust, EERA, East of England Development Agency, Suffolk Wildlife Trust, Suffolk County Council and Go – East were consulted on the draft SA Scoping Report.
Updated SA Scoping Report	April 2007	Sustainability Appraisal Scoping Report completed
Draft Core Strategy Issues and Options Initial Sustainability Appraisal	March 2008	This document included the compatibility assessment of the Core Strategy objectives and appraisal of five identified potential options for the location of growth in the borough.
Consultation	March/April 2008	A wide variety of public/stakeholder events. 30 responses made in relation to the Sustainability Appraisal.
Core Strategy Preferred	November	The document included the appraisal of Core Strategy policies

Options and Strategic Sites Issues and Options Sustainability Appraisal.	2008	and Development Control Policies.
Consultation	November 2008 – January 2009	A wide public consultation. 40 responses received in relation to the Sustainability Appraisal.
Development Management DPD (Preferred Options) SA Report	July 2009	SA Report which included the reviewed and updated information previously presented in the SA Scoping Report, and the appraisal of the draft set of Development Management policies.
Development Management DPD (Submission Draft) SA Report	January 2009	SA Report documenting the reviewed and updated information presented in the SA Report published in July, including responses to consultation comments and appraisal of Development Management policies modified as a result of consultation and previous SA.

Table 1.3 – Key SA tasks and Outcomes (joint FHDC and SEBC)

Task / Output	Date	Comments
Joint Development Management Policies Document: Preferred Options SA Report	January 2012	SA report that included the appraisal of the preferred option joint development management policies
Consultation	January 2012 – March 2012	A public consultation / stakeholder consultation. 2 responses were made in relation to the Sustainability Appraisal at this consultation stage.
Joint Development management Policies Document: Submission Draft SA Report	August 2012	SA Report documenting the reviewed and updated information presented in the SA Report published in January, including responses to consultation comments and appraisal of Development Management policies modified as a result of consultation and previous SA.

1.10 Consultation

Consultation process undertaken during the previous stages of the SA process are summarised in table 1.1 – table 1.3 above. This SAR follows on from the previous SAR, reporting on the new and modified joint plan policies following changes made in response to consultation comments. This SAR will accompany the Joint Development Management policies DPD Submission Draft, for consultation between 19 October 2012 and 14 December 2012.

1.11 Habitats Regulation Assessment (HRA)

HRA is required where a plan contains proposals that are likely to have a significant effect on a Special Protection Area (SPA) or Special Area of Conservation (SAC) collectively known as European sites. The requirement arises from the Conservation of Habitats Regulations 2010.

An HRA Stage 1: Screening Report has been produced, which assesses the potential for likely significant effects of the policies within the plan on the following designated European sites in the district and borough:

- Breckland SPA;
- Breckland SAC;
- Waveney and Little Ouse Valley Fens SAC;
- Rex Graham Reserve SAC; and
- Devils Dyke SAC.

Potential effects on internationally protected sites within 20 km of the borough/district boundaries are also considered in the HRA. These sites are:

- Redgrave and South Lopham Fens Ramsar site;
- Norfolk Valley Fens SAC;
- Fenland SAC;
- Chippenham Fen Ramsar site;
- Wicken Fen Ramsar site; and
- Ouse Washes site (which has three designations SAC, Ramsar, SPA but the same site boundary).

The results of the HRA have been considered in the preparation of this SA Report.

2. APPRAISAL METHODOLOGY

2.1 Overview of Approach

The approach used in the SA of the joint Forest Heath and St Edmundsbury DM DPD is based on the process set out in the guidance⁴ from the Office of the Deputy Prime Minister (ODPM – now the Department for Communities and Local Government (DCLG)) on SA of Regional Spatial Strategies (RSSs) and Local Development Documents (LDDs). The SA has been conducted to also meet the requirements of the Strategic Environmental Assessment (SEA) Regulations⁵.

The ODPM's guidance emphasises that SA is an iterative process which identifies and reports on the likely significant effects of the plan and the extent to which its implementation will achieve the social, environmental and economic objectives by which sustainable development can be defined. The intention is that SA is fully integrated into the plan making process from the earliest stages, both informing and being informed by it. Table 2.1 sets out the various SA stages, tasks and relationships with the DPD preparation, as set out in the ODPM guidance.

Table 2.1 – Incorporating SA into the DPD Preparation Process

DPD Stage 1: Pre-production – Evidence Gathering
SA Stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding upon the scope
A1: Identifying other relevant policies, plans and programmes, and sustainability objectives
A2: Collecting baseline information
A3: Identifying sustainability issues and problems
A4: Developing the SA framework
A5: Consulting on the scope of the SA
DPD Stage 2: Production
SA Stages and tasks
Stage B: Developing and refining options and assessing effects
B1: Testing the DPD objectives against the SA framework
B2: Developing the DPD options
B3: Predicting the effects of the DPD
B4: Evaluating the effects of the DPD
B5: Considering ways of mitigating adverse effects and maximising beneficial effects
B6: Proposing measures to monitor the significant effects of implementing the DPD
Stage C: Preparing the Sustainability Appraisal Report
C1: Preparing the SA Report
Stage D: Consulting on the preferred options of the DPD and SA Report
D1: Public participation on the preferred options of the DPD and SA Report
D2 (i): Appraising significant changes
DPD Stage 3: Examination
SA Stages and tasks
D2 (ii): Appraising significant changes resulting from representations
DPD Stage 4: Adoption and Monitoring
SA Stages and tasks
D3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the DPD
E1: Finalising aims and methods for monitoring
E2: Responding to adverse effects

⁴ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005.

⁵ Environmental Assessment of Plans and Programmes Regulations July 2004, which transposed EU Directive 2001/42/EC on assessment of effects of certain plans and programmes on the environment (the 'SEA Directive') into UK law.

2.2 Methodology

The sections below describe the methodology used for Stages A, B and C tasks, the results of which are documented in this report.

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

The Forest Heath DC Scoping Report was written by the Authority in association with Andrew Venn, Environmental Consultant, in 2005 and consulted on in March of that year. A further consultation was undertaken in April 2010 to take into account some changes to indicators.

In St Edmundsbury scoping work was undertaken in 2006 (Draft Scoping Report) and revised in 2007 (Updated Scoping Report) to help ensure that the SA covered the key sustainability issues which are relevant to St Edmundsbury within the context of the Core Strategy. Wherever possible this work was updated and relevant additional information added as part of the preparation of the Core Strategy Appraisal Report. This scoping work also informed the development of the Development Management DPD SA work by Atkins in 2010 and consequently, direct references to this work is made in this methodology.

2.3 Other Relevant Plans and Programmes

The Core Strategies, the Development Management DPD and the SA Scoping Reports should be set in the context of national, regional and local objectives along with strategic planning, transport, social, economic and environmental policies. This being the case a comprehensive review of all relevant plans, policies and programmes (PPPs) was carried out separately as part of both the authorities SA scoping processes. This ensures that the objectives in the SA Report generally adhere to, and are not in conflict with, objectives found in other PPPs and also assists in the setting of sustainability objectives for the SA. In addition to this it can also be used to ascertain potential conflicts between objectives which may need to be addressed as part of the process.

In order to fully assess relevant PPPs a list was drawn up by the Councils using the ODPM SA guidance and local knowledge. For the purposes of comprehensiveness higher tier PPPs were included in the list to show the hierarchy and relationships between the various plans, policies and programmes. The list of PPP's was updated in light of the NPPF. The plans, policies and programmes reviewed are outlined in Section 3.

2.4 Baseline Data

To predict accurately how the Core Strategies (and associated Development Management DPD) proposals will affect the environment, and social and economic factors, it is first important to understand the current state of these factors and then examine their likely evolution without the implementation of the plan.

Baseline information and data are summarised in Section 4 (Forest Heath) and Section 5 (St Edmundsbury). The datasets have been extracted from a wide range of available publications and datasets. Sources have included, among others, national government and government agency websites, census data, and the Office for National Statistics. No primary research has been conducted.

2.5 Sustainability Issues

Analysis of key sustainability issues relevant to the Core Strategy area was carried out. This work was based on the review of relevant plans and programmes and an analysis of the baseline data.

The key sustainability issues for Forest Heath were identified in the SA Scoping Report produced by Forest Heath District Council. The key sustainability issues table is presented in Section 6.

The key sustainability issues for St Edmundsbury were derived by analysing the baseline data and contextual information from other plans and assessing what the likely significant issues will be over the longer term i.e. 10 years +. In addition to this the consultation responses to Scoping Report provided further information relating to the identification of sustainability issues for the Borough. These issues were set out in a table under the three sustainable development dimensions (economic, social and environmental) and covered the most relevant topics. The key sustainability issues table is presented in Section 7.

2.6 Sustainability Appraisal Framework

A framework of objectives, indicators and targets, against which the proposals in the Core Strategy (and associated Development Management DPD) can be assessed, was drawn up separately by FHDC and SEBC under the three sustainable development dimensions: social, economic and environmental. These were developed using an iterative process, based on the review of relevant plans and programmes, the evolving baseline and developing analysis of key sustainability issues. The SA framework has been based on the SEA Framework prepared by the Suffolk Sustainability Appraisal Group for all Suffolk authorities to use and adapt in their SA work.

Forest Heath developed a revised framework during SA Scoping Report review in June 2010. The SA Framework is presented in Section 8.

St Edmundsbury developed a revised framework taking on board comments from the consultation on the original Scoping Report. The SA Framework is presented in Section 9.

2.7 Consulting on the Scope of the Sustainability Appraisal

Forest Heath consulted on the scope and level of detail of the ensuing Sustainability Appraisal Report in March 2005. A further consultation was undertaken in April 2010 to take into account some changes to indicators

St Edmundsbury Borough Council sought the views of the Consultation bodies and others on the scope and level of detail of the ensuing Sustainability Appraisal Report. A Scoping Report was prepared to that effect. The consultation results were taken into account in the 2007 Update Scoping Report and have influenced and helped shape this SA Report.

Stage B: Developing and refining options and assessing effects

2.8 Compatibility Assessment of DPD objectives against SA objectives

This task was not undertaken for the joint DM DPD, given that the DPD takes forward the respective Core Strategy objectives for each authority, and no specific objectives for the joint DM DPD were set.

A compatibility assessment of the St Edmundsbury Core Strategy DPD objectives against the SA Objectives was undertaken and as the objectives in the Core Strategy set the overarching spatial framework for the entire LDF in the borough, it is considered that the findings of this task for the

Core Strategy remain valid for the joint DM DPD. Reference should be made to the 2009 Submission Core Strategy SA Report.

2.9 Developing Options

Given the nature of the DM DPD in that it takes forward the Core Strategy Policies, it is considered that the Core Strategy option assessment work provides sufficient evidence of the consideration of strategic policy options. Reference should be made to the respective Core Strategy SA Reports.

The joint plan policies are derived from the development plan policies that have been developed by the two authorities as follows:

- Forest Heath - Consultation on the 'Issues and Options', (concurrent with the Core Strategy), September 2005 – October 2005. This included consultation on the requisite SA/SEA. The results of this consultation assisted in developing a set of 'Preferred Options'.
- Forest Heath - Consultation on their 'Preferred Options', (concurrent with the Core Strategy), October 2006 – December 2006. This including consultation on the requisite SA/SEA.
- St Edmundsbury – Consulted in respect of their 'Issues and Options', (with Core Strategy), between November 2008 and January 2009 including consultation on the requisite SA/SEA. The results of this consultation assisted in developing a set of 'Preferred Options'.
- St. Edmundsbury - Consulted in respect of their Development Management 'Preferred Options' DPD between August 2009 and October 2009 including consultation on the requisite SA/SEA. The results of this consultation assisted in developing a 'Proposed Submission' version of the DPD.
- St Edmundsbury – Consulted in respect of their Development Management 'Submission Draft' DPD between April 2010 and June 2010 including consultation on the requisite SA/SEA.
- St Edmundsbury and Forest Heath – Consulted in respect of their Joint Development Management 'Preferred Options' DPD between January and March 2012 including consultation on the SA/SEA

2.10 Assessment of Development Management Policies

As already indicated, the policies of the joint DM DPD complement those of the Core Strategy. A detailed assessment of each of the plan policies against the SA Framework was conducted using separate assessment sheets. The detailed assessment comprised a systematic process, described below.

2.11 Prediction of Effects

Using the baseline data and supporting information, the effects of the policies have been predicted for each of the SA objectives. A six point scale was used to characterise the magnitude of predicted effects in terms of the change to the current baseline. Effects were also characterised in terms of their duration (short, medium or long term), whether they are likely to be temporary or permanent, and the degree of certainty with which the prediction was made. Predictions were made using the evidence of the baseline data wherever possible. Short term, medium and long

term effects were defined as those predicted to commence within the first five, five to ten and ten to fifteen years of implementation of the DM DPD, respectively. Table 2.2 details the scoring scales used to characterise the various features of the predicted effects.

Table 2.2 – Sustainability Effects Scoring

Magnitude	
++	Major positive impact
+	Minor positive impact
0	Neutral
-	Minor negative
--	Major negative
?	Unclear effects

Magnitude of effects was defined in terms of progress towards achieving the relevant SA objective:

- *Major Positive* - likely to result in substantial progress towards the objective
- *Minor Positive* - likely to result in limited progress towards the objective
- *Major Negative* - likely to be substantially detrimental to achieving the objective
- *Minor Negative* - likely to be to the limited detriment of achieving the objective

2.12 Assessment of the Significance of Effects

The effects predicted for each SA objective for the plan policies were assessed for significance using a simple, systematic process. An assessment score was derived for each objective based on the scores for each effect characteristic (*magnitude, duration, scale, permanence and certainty*) for short, medium and long term effects, using the assessment scale shown in Table 2.3

Table 2.3 – Sustainability Assessment Scoring

Strongly positive	++
Slightly positive	+
No effect	Nil
Slightly negative	-
Strongly negative	--
Combination of positive and negative effects /neutral effect	0

For the purposes of analysing the results of the assessment, significant effects are those that result in strongly negative or positive effects.

2.13 Secondary and Cumulative Effects Assessment

Secondary or indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of the complex pathway e.g. a development that changes a water table and thus affects the ecology of a nearby wetland. These effects are not cumulative and have been identified and assessed primarily through the examination of the relationship between various objectives during the Assessment of Environmental Effects.

Cumulative effects arise where several proposals individually may or may not have a significant effect, but in-combination have a significant effect due to spatial crowding or temporal overlap

between plans, proposals and actions and repeated removal or addition of resources due to proposals and actions. Cumulative effects can be:

- **Additive**- the simple sum of all the effects;
- **Neutralising**- where effects counteract each other to reduce the overall effect;
- **Synergistic**- is the effect of two or more effects acting together which is greater than the simple sum of the effects when acting alone. For instance, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

Many environmental problems result from cumulative effects. These effects are very hard to deal with on a project by project basis through Environmental Impact Assessment. It is at the SA level that they are most effectively identified and addressed.

Cumulative effects assessment is a systematic procedure for identifying and evaluating the significance of effects from multiple activities. Cumulative (including additive, neutralising and synergistic) effects have been considered throughout the entire SA process, as described below:

- As part of the review of relevant strategies, plans and programmes and the derivation of draft SA objectives, key receptors have been identified which may be subject to cumulative effects.
- In the process of collecting baseline information cumulative effects have been considered by identifying key receptors (e.g. specific wildlife habitats) and information on how these have changed with time, and how they are likely to change without the implementation of the Local Development Framework. Targets have been identified (where possible), that identify how close to capacity the key receptor is, which is a key determining factor in assessing the likelihood of cumulative and synergistic effects occurring, and their degree of significance.
- Through the analysis of environmental issues and problems, receptors have been identified that are particularly sensitive, in decline or near to their threshold (where such information is available).
- The development of SA objectives, indicators and targets has been influenced by cumulative effects identified through the process above.
- Cumulative effects of the policies have been predicted and assessed through the identification of key receptors and SA objectives that consider cumulative effects assessment.

2.14 Mitigation

Mitigation measures have been identified during the evaluation process to reduce the scale/importance of significant negative effects and, where possible, enhance positive effects.

2.15 Monitoring

SA monitoring involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant effect (positive or negative)

being monitored. It thus helps to ensure that any adverse effects which arise during implementation, whether or not they were foreseen, can be identified and that action can be taken to address them.

Potential indicators for monitoring the significant sustainability effects of the Core Strategy DPD have been identified as part of the sustainability appraisal of this DPD. Because of the close relationship between the Core Strategy DPD and DM DPD these indicators are also applicable for the DM DPD.

Stage C: Preparing the Sustainability Appraisal Report

2.16 Preparing the SAR

The various versions of the SA Reports for both the St Edmundsbury and Forest Heath Core Strategies and Development Management DPD's (as listed in Table 1.1) have contained elements of appraisal for some Development Management policies. These have been considered in the SA Report for the joint DM DPD.

Stage D: Consulting on the joint Development Management Policies Document and Sustainability Appraisal Report

2.17 Consulting on the SAR

The Consultation on the joint Submission draft DM DPD SA/SEA is scheduled for October 2012 – December 2012. All consultees on the Local Plan databases for both Authorities including the Statutory Consultees will be sent a letter or e-mail informing them that the SA/SEA is available for inspection and inviting comments on its content as part of the overall joint Development Management DPD consultation process.

2.18 Compliance with the SEA Directive and Regulations

This Sustainability Appraisal has been undertaken so as to meet the requirements of the SEA Directive for environmental assessment of plans. Table 2.4 sets out where the specific SEA requirements have been met in this report.

Table 2.4 Compliance with requirements of SEA Directive

The SEA Directive's requirements	Where covered in SA Report
Preparation of an environmental report in which likely effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Section 3 FHDC Scoping Report Appendix A Section 1.4, Table 12.3
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Sections 4 (FHDC), Section 5 (SEBC), Scoping Reports for both Authorities Section 10(FHDC) Section11 (SEBC)
c) The environmental characteristics of areas likely to be significantly affected;	Section 4 (FHDC), Section 5 (SEBC)
d) Any existing environmental problems which are relevant to the plan or	Sections 4 (FHDC),

programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive);	Section 5 (SEBC),
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Sections 4 and 6 and scoping report (FHDC), Section 5 and 7 (SEBC),
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Section 12, 13, & 15 Appendix B, D (FHDC), Section 12, 14, & 16 Appendix C, E (SEBC)
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 13, 15 & 17 Appendix B, D (FHDC), Section 14, 16, & 17 Appendix C, E (SEBC)
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Section 2 and Section 12
i) a description of measures envisaged concerning monitoring in accordance with Article 10;	Section 16
j) a non-technical summary of the information provided under the above headings.	Non-technical summary

3. Other Relevant Plans and Programmes

3.1 Forest Heath - Links to other policies, plans and programmes

Links to other policies, plans and programmes were assessed in part two and three of the Sustainability Appraisal Scoping Report (updated June 2010) undertaken by FHDC. The policies, plans and programmes were reviewed in August 2012 to update the information and to take into account the National planning Policy Framework. Details of the plans reviewed are listed in Table 1 and Table 2 of that document.

3.2 St Edmundsbury - Links to other policies, plans and programmes

Prior to drafting the SA Objectives, a review of all relevant plans and programmes was undertaken (see SEBC SA Scoping Report). This review identified the relationships between the SA and plans and programmes which, in turn, enabled potential synergies to be exploited and, conversely, conflicting initiatives to be identified. The purpose of this review was not only to list relevant plans and programmes, but to highlight the influence that the plans and programmes may have upon the SA and Core Strategy (and inherently in the DM DPD) in terms of themes set out within them. The policies, plans and programmes were reviewed in August 2012 to update the information and to take into account the National planning Policy Framework.

Appendix 1 lists the documents reviewed in the St Edmundsbury Core Strategy SA Scoping Report together with plans or programmes published or updated.

4. Forest Heath Baseline Information

4.1 Description of baseline characteristics

Baseline information provides the foundation for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them. Sufficient information about the current and likely future state of the plan area is required to allow the plan's effects to be adequately predicted.

4.2 Baseline information

Demographics

Because of the two large American military air bases, plus the horseracing industry, a significant proportion of the population of Forest Heath is transitory by nature. This makes it difficult to keep track of population changes and consequently central government estimates of the District's population have fluctuated significantly. The military air bases and horseracing industry also effect age structure. Forest Heath has a higher proportion of people in the 25 to 44 year old age range compared to Suffolk, the East of England and the whole of England.

Because of the two large American military air bases, 21% of the population in 2001 were born outside of the UK and the EU, which is significantly higher than the average for Suffolk, the East of England and the whole of England. The USAF military personnel and their dependants require additional housing based on American space standards which are in many ways different from UK planning guidance on density and design. 17% of the District suffers from aircraft noise of 70 dB(A) or above which is a significant problem because of the two large military airbases in the District.

5% of the population in 2001 was non-white, which was below the average for England but higher than the averages for both Suffolk and the East of England. A large proportion of the non-white population are American military personnel and their dependants. Less than 1% of the population are from the various Asian ethnic groups, which is significantly below the average for England. 56% of people aged 16 and over are living in households as a married couple. This is higher than the average for both the East of England and the whole of England.

The percentage of the rural population living in Parishes which have a food shop/general store, post office, pub, primary school and meeting place was only 4.4% compared to the Suffolk average of 43%. However, 50% do have access to any four of those five facilities. Only 2% have none of these facilities which is slightly better than the Suffolk average. The indicator relating to access to services fluctuates as the population estimates change from year to year. This reflects part of the problem of accurately estimating population for the District. In reality the number of services has changed little within the District.

Housing

In 2001 it generally cost between 4.5 to 5.5 times the average Forest Heath income to buy a dwelling in the District. This was in line with most of the rest of Suffolk, and was in the average band for the whole of the East of England, which ranged from between less than 3.5 to more than 7.5. However, the ratio was a worsening one and by 2003 was calculated to be between 5.5 & 6, just below the Suffolk average of 6. In March 2004 the average house price in the District was just below the averages for Suffolk, the East of England and the whole of England. However, there were variations within the District and the average house price in Newmarket was above the national average.

Between 1990 and 2004 the stock of 'social housing' for rent from either the Council or a housing association had decreased from 4,029 to 3,852, whereas the overall housing stock had increased from 21,900 to 24,692. Hence the proportion of 'social housing' to the overall stock had decreased over the same period from 18.4% to 15.6%. In 2001 the average proportion in England was 21%.

Annual Monitoring Report data shows that in the period April 2006 to March 2012 a total of 2,278 new dwellings were completed in the District which equated to 380 units per annum over the six year period, slightly above the old RSS target of 370 dwellings per annum. In the 6 years between 1998 and 2004 the average proportion of new dwellings built on 'previously developed land', (PDL), was 59%. This was just below the national target of 60% but above the regional target of 50%. However, there is likely to be a down turn in the future as the extant planning permissions at Red Lodge, the majority of which have been on green-field land, are built-out.

Government guidance has been to make efficient use of land. In 2002-03 the average density of completed dwellings was only 24 dwellings per hectare, which was below the Suffolk average of 29.

Between 1996-2003 there was only an 8.7% increase in energy efficiency in residential properties in the District. This was below the rate required to achieve the national target of a 30% increase by 2011.

Deprivation

Based on the index of multiple deprivation 2000, Forest Heath suffers from significantly less deprivation than the average for the whole of England, and the average amount relative to Suffolk and the East of England. In 2001 2.4% of the housing stock was classified as 'unfit', which was below the average for Suffolk of 3.4%

Health

At the 2001 census, 72% of the population considered themselves to be in 'good health', 21% in 'fairly good health' and 7% in 'not good health'. This was healthier than the averages for Suffolk, the East of England and the whole of England.

Education

The proportion of people aged 16 to 74 with no qualification is higher than the averages for Suffolk, the East of England and the whole of England. The proportion of full-time students aged 18+ is less than average.

Crime

Recorded domestic burglaries, violent crime in public places and vehicle crime in the District were all above the Suffolk average in 2002-03. Burglaries and vehicle crime were below the national averages, but violent crime in public places was slightly above the national average.

Employment/Economy

At January 2004 unemployment in the District was 1.2%. This was below the averages for Suffolk, the East of England and the whole of England. The proportion of people within the 16-74 age group who are in some form of work, (economically active), is significantly higher than the average for both the East of England and the whole of England.

The proportion of people working as managers, in professional occupations and administrative/secretarial occupations is below the average for Suffolk, the East of England and the whole of England. Conversely, the proportion working as 'plant and machine operatives' and in

'elementary occupations', (unskilled labourers), is higher than the averages for the East of England and the whole of England.

There are no reliable figures for the District but given that the District has a high proportion of unskilled jobs and the fact that the average Suffolk wage is below the national average, it is highly likely that the weekly wage in Forest Heath will be below the averages for Suffolk, the East of England and the whole of England.

Newmarket is recognised both nationally and internationally as the headquarters of the horseracing industry and is the only place in the world which still has horseracing stables operating in and around the town-centre. It is estimated that around 20% of jobs in the Newmarket area, (over 2,000 jobs), are horseracing related.

Transport

The proportion of those in work who travel less than 2km to work, (28%), is significantly higher than the averages for Suffolk, the East of England or the whole of England. The proportion of people working from home in 2001 was 9% which was the same as the averages for the East of England and the whole of England, but slightly below the average for Suffolk.

Tourism

In 2000 Forest Heath was host to 11% of Suffolk's total recorded day visitors. If visitors were evenly distributed between the seven local authorities in Suffolk, then each District would receive 14%. In 2001 Forest Heath had the 2nd highest number of visitor bed-spaces of all the Suffolk Districts. This is largely due to the presence of 'Centre Parcs'. However, the District had the 2nd lowest number of tourism attractions in Suffolk.

Retail

In 2002 the proportion of vacant retail units in Brandon and Mildenhall was above the Suffolk average and the proportion in Newmarket was below.

Landscape and Biodiversity

The District is one of the smallest rural Districts in the UK, just under 38,000 hectares. However, it is made up of four distinct 'landscape character areas', which makes for a diverse character in terms of both landscape and vernacular buildings.

17% of the District is covered by woodland, the majority of which is commercial coniferous forest, and only 1% is designated as 'ancient woodland'. The woodland in Forest Heath contributes 20% of the total woodland in Suffolk, which is above the average for the other rural Districts. 33% of the District's area is designated as SSSIs because of their national important wildlife interests. This is a significantly higher proportion than any other District in Suffolk, and the area of SSSI in Forest Heath amounts to 39% of the total in Suffolk. 30% of all agricultural land in the District is classified as grade 1 or 2, and 4% is farmed organically. A relatively high proportion of the District is designated at risk of flooding because of the low lying fen land.

64% of the species identified in the Suffolk Biodiversity Action Plan, and 2.8% of those in the National Biodiversity Action Plan, are found in the District. One of the regional biodiversity targets was to create an additional 2000ha of reed beds and Fen by 2010. The RSPB reserve at Lakenheath covers nearly 300 ha, 15% of the regional target.

97% of the population live within 5km of an informal countryside recreation site, which is just above the Suffolk wide average of 93%.

Conservation Areas and Listed Buildings

2% of the District's area is designated as Conservation Area because of the special architectural and historical character of the locality. This is just below the Suffolk wide average of 2.6%. In 2003 the proportion of all listed buildings classified as 'at risk' was 1.9%, (9 properties). Whilst this was one of the lowest numbers of properties in Suffolk it was the highest proportion, and more than twice the Suffolk average of 0.8%.

Pollution

An 'Air Quality Management Area' was declared in Newmarket in 2009. Elsewhere in Suffolk there were a total of eight 'air quality management areas' affecting a total of 51 properties. Approximately 50%, of household waste is recycled in Forest Heath and this is one of the highest proportions in England and ahead of the national target.

Renewable Energy

As at 2004 no known renewable energy was being produced within the District, although it is understood that woodland waste from Thetford Forest is used to produce renewable energy at the power station just over the boundary in Breckland District.

5. St. Edmundsbury Baseline Information

5.1 Baseline Data Collection

Baseline information provides the foundation for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them. Sufficient information about the current and likely future state of the plan area is required to allow the plan's effects to be adequately predicted.

Baseline data were principally developed from indicators already used by SSAG in its monitoring work and from the DCLG (formerly ODPM) guidance. There are approximately 140 different indicators on a wide range of different environmental, economic and social issues. The baseline data collected included, wherever possible, trend information, comparable data for the county, East of England or England and any performance targets set for the borough in relation to the SSAG indicators.

5.2 Baseline Information

Population

The ONS midyear population estimate for 2007 predicted the borough's resident population to number 102,900 persons. 57% of the borough's population in 2007 lived in the urban areas of Bury St Edmunds and Haverhill. Between 1991 and 2001, the population of the borough increased by 12%. This is greater than the Suffolk increase of 10% and the second greatest increase of all Suffolk's districts. It had an estimated population density in 2002 of 150 people per square kilometre, compared to 284 for the East of England and 380 for England as a whole.

Table 5.1 – 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

The gender split in St Edmundsbury is more even than that of the East of England and England with female residents accounting for 50.4% of St Edmundsbury's population compared with 51.0% in the East of England and 51.3% in England at the 2001 Census.

Census data (2001) 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. The 2007 mid-year population estimates showed that the age profile of St Edmundsbury broadly reflects that of the East of England.

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 5.2 – Population by age (% of total population)

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

In St Edmundsbury the 65+ age group experienced the greatest increase between 1991 and 2001 with a 48% jump, this is more than four times the increase experienced in Suffolk and the region. Between 2002 and 2007, the growth in this age group has reduced to 15% but is still significantly higher than for the East of England. 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.

The mid-2004 population estimates from the Office of National Statistics indicate that 12.19% of the total population of St Edmundsbury are migrants. 5.19% of all people moved into the area from elsewhere in the UK compared to 0.72% of people who moved to the area from outside of the UK. The area experiences less out migration as only 4.58% of all people moved out of the area to elsewhere in the UK.

Table 5.3 – Birth place 2001 (% of total population)

	St Edmundsbury	East of England	England
Total Population	98,193	5,388,140	49,138,831
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

Ethnicity

The population of St Edmundsbury borough is predominantly White, with 96.1% of the borough falling into this ethnic group in 2007. This is significantly higher than the average for the East of

England and England as a whole, but can be seen to have decreased by almost 2% since 2001. The other main ethnic groups found within the borough are indicated in the tables below.

Table 5.4 – Ethnic groups 2007 (% of total population)

	St Edmundsbury	East of England	England
White	96.1	92.2	88.6
Mixed	1.0	1.5	1.6
Asian or Asian British	1.0	3.3	5.5
Black or Black British	0.9	1.8	2.8
Chinese or Other Ethnic Group	1.0	1.2	1.4

Source: 2001 Census

Table 5.5 – 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

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 267th in 2004, and 260th in 2007 out of the 354 local authorities, with 1 being the most deprived. Whilst the overall rank of St Edmundsbury is good, both the borough's score and ranking declined between 2004 and 2007, indicating that the borough became more deprived in comparison with the rest of the nation during this period. The rank scores for multiple deprivation by ward indicate that in 2004 Haverhill South (formally Clements ward) was the most deprived within the borough scoring 1,132 and the least deprived ward was that of Eastgate which scored 7,805 out of the 8414 wards in the UK. Although the rank of wards such as Haverhill South skews that data the overall rank of wards within St Edmundsbury of 5215 is very high reiterating that the borough is an affluent area with few pockets of deprivation.

Health

Life expectancy from birth within the borough during the period 2004-2006 was 78.6 years for males and 82.7 years for females, consistently higher than the national average and higher than St Edmundsbury's life expectancy for previous years.

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%).

St Edmundsbury has a significantly lower rate of teenage conception at 25.5 rate per 1000 girls when compared to the average for Suffolk which was recorded as 31 rate per 1000 girls (2000-2002 figures). However this overall low rate is not reflected in all wards within St Edmundsbury as St Olaves and Northgate wards both recorded high teenage conception rates of 57.7 and 53.4 respectively.

Education and skills

The average percentage of year 11 students attaining 5 A*-C grades at GCSE for St Edmundsbury was above both the regional and national averages in 2007 at 70.7%. The proportion of students gaining 5 A*-C grades at GCSE in the borough is growing year on year, at approximately the same rate as England.

Workforce skills

Around 36.3% of the working age population in St Edmundsbury had no qualifications in 2007. However, in the same year, 14,900 people of working age have NVQ level 4+ qualifications (degree or higher) accounting for 24.7%. The proportion of the population with NVQ 4+ qualifications increased by over 30% between 2004 and 2005 but decreased slightly between 2005 and 2007. The proportion with low/no qualifications is the highest amongst Suffolk's districts and is more than double than the regional and national averages. The proportion of the working age population with NVQ level 4+ qualifications in St Edmundsbury is slightly higher than the county average and slightly lower than the regional average.

Crime and anti social activity

The crime rate for St Edmundsbury increased considerably from 69.6 (crimes per 1000 population) in 2003-4 to 81.1 in 2005-06. However, in 2007-08, the crime rate had dropped to 69.2 crimes per 1000 population. Crime rates in St Edmundsbury are consistently slightly lower than those observed regionally and nationally. 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.

The rate of burglaries at 6.9 per 1000 of population in 2004-5 for St Edmundsbury is lower than the regional average of 7.5 and shows a continued decline from 9.1 in 2002-2003 to 8.4 in 2003-2004.

The rate of violent crimes in St Edmundsbury for 2004-5 is 14.8, marginally lower than the regional average of 16.6 (per 1000 population.)

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.

Access to services and facilities

Many parishes in the rural areas of St Edmundsbury lack essential services. For example 68% of rural areas in 2004/05 did not have a food shop or general store and 67% did not have a post office. Nonetheless, 59% had a public house and 69% 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.

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.

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.

St Edmundsbury also promotes disability equality, and, in particular, strives to ensure that their services are accessible and responsive to different needs. The Bury St Edmunds Shopmobility scheme loans electric scooters and manual wheelchairs to people who may have difficulty walking around the town. The scheme has recently relocated and now offers more extensive services and longer opening hours. As a result, the number of people using the scheme has increased from almost 90 in April 2005 to over 140 in April 2006. 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

The 2001 census shows that in St Edmundsbury 45.3% of economically active people aged 16-74 were in full time employment, higher than the national average of 40.6%. Unemployment within the borough reflected this as only 2.2% of economically active people were unemployed whereas the national average was 3.4%. Within the borough St Olaves ward has the highest level of unemployment, as 4.7% of economically active people were unemployed.

By 2008, the proportion of economically active people aged 16-74 in St Edmundsbury who were unemployed had increased to 1.6%. However this figure is still lower than regional and national unemployment rates.

Housing

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 9017.

By April 2004, 43,791 dwellings were identified in St Edmundsbury of which 814 (1.9%) were vacant and 1,501 (3.4%) were classed as unfit. This level of "unfitness" was below the national average of 4.8% but slightly higher than that for the East of England (3.1%).

At present 5,800 (15.5%) dwellings are estimated to have at least one Category 1 Hazard (as identified through the Housing and Safety Rating System). Category 1 Hazards relate to hazards to the health and safety of the occupier which must be dealt with. Category 1 Hazards are associated with pre-1919 dwellings, the privately rented sector, detached houses and bungalows. There is a

clear association between Category 1 Hazards and low income households and those with heads of household over 60. The highest proportion of Category 1 Hazards by area was found in the Rural sub-area at 24.8% followed by the Bury St Edmunds sub-area at 13.4%.

Table 5.6 – 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

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.

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 5.7 – 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

In St Edmundsbury the number of households on the housing register (the waiting list) as at 1 April 2003 was 2,813, of these, 146 households had been accepted as homeless.

Housing Provision for Gypsies and Travellers and those with Special Needs

In 2006, there were two private and no public authorised pitches for Gypsies and Travellers. This level of pitch provision is considered to be insufficient for the borough.

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.

The quality of neighbourhoods and community participation

St Edmundsbury has a relatively high level of satisfaction for 'residents who are happy with their neighbourhood as a place to live'. 38% of residents of the borough were very satisfied and 48% fairly satisfied (Suffolk Speaks survey) which is higher than the county average. In terms of community participation, although the turnout to local authority elections has fallen since the 1990's, there are a number of active community and residents groups operating across the borough. Parish communities have only completed nine Parish Plans. 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

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.

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.

The majority of the SSSIs in the borough are partly in an unfavourable or mixed condition. However, 20 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, Whepstead;
- Hopton Fen;
- Horringer Court Caves;
- Knettishall Heath;
- Lackford Lakes;

- Little Heath, Barnham;
- Pakenham Meadows;
- Stanton Woods;
- The Glen Chalk Caves, Bury St. Edmunds;
- Thetford Heaths;
- Trundley And Wadgell's Wood, Great Thurlow;
- West Stow Heath; and
- Weston Fen.

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:

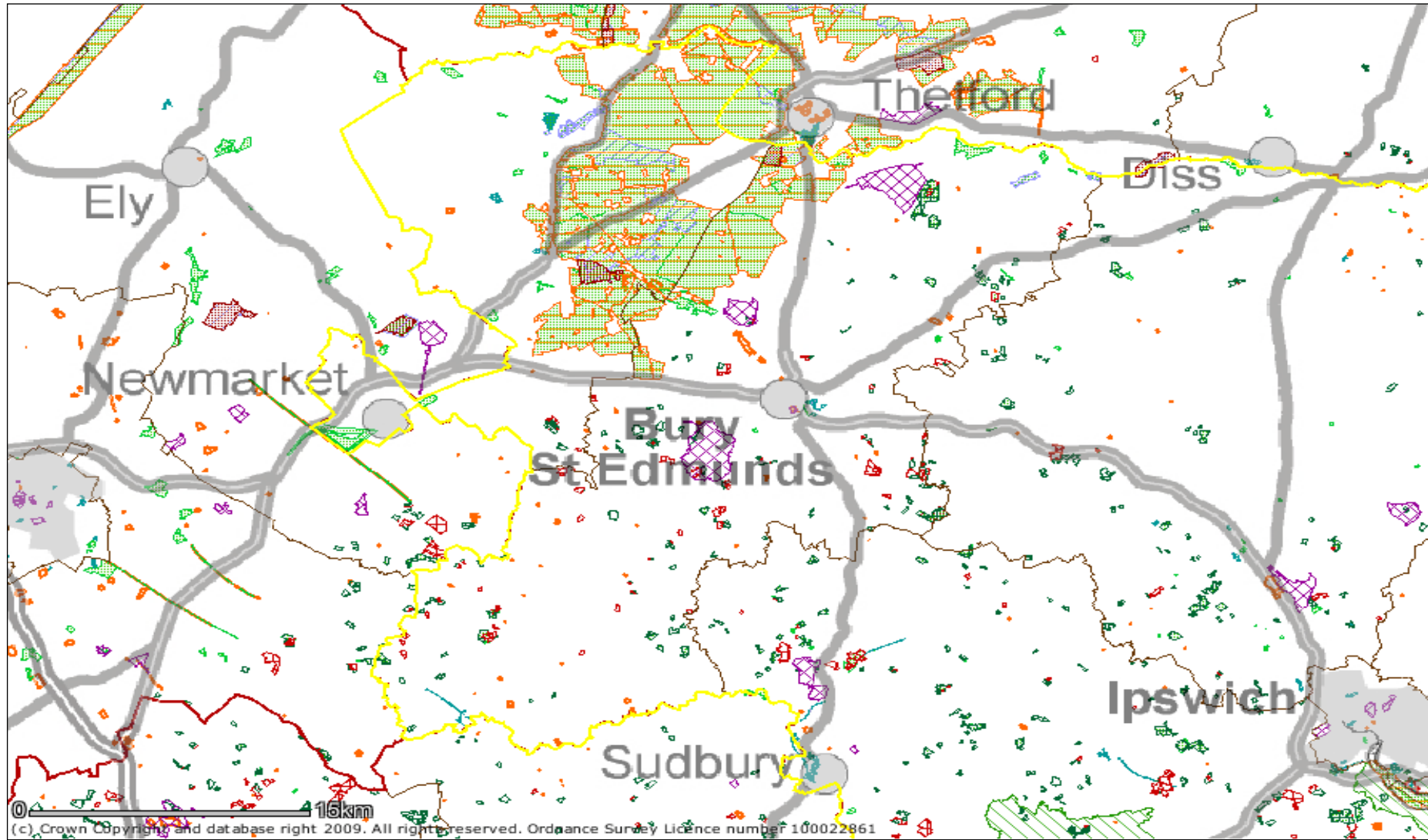
- Ancient plateau claylands;
- Estate sandlands;
- Plateau estate farmlands;
- Rolling estate farmlands;
- Rolling estate sandlands;
- Rolling valley farmlands;
- Rolling valley farmlands & furze;
- Undulating ancient farmlands;
- Undulating estate farmlands;
- Urban;
- Valley meadowlands;
- Valley meadows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

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.

Figure 5.1 shows the main environmental designations in the borough.

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Figure 5.1 – Environmental Designations in St Edmundsbury



Source Multi-Agency Geographic Information for the Countryside (www.magic.gov.uk)

Historic and Archaeological Environment

In essence, 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.

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.

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 25 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.

Water and Air Quality

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.

Air quality is also generally good within St Edmundsbury with no Air Quality Management Areas (AQMAs) having been designated within the borough.

Flood Risk

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

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% set in the Replacement St Edmundsbury Local Plan has been exceeded in recent years, with 54.4% of dwellings completed in St Edmundsbury in 2007/8 being located on PDL. The projected growth expected within St Edmundsbury means that development is unlikely to be achieved without the need to develop greenfield sites.

Waste

The amount of household waste collected per head in St Edmundsbury has reduced since 2004/05 but is higher than the national mean.

In 2005/06 St Edmundsbury was the top performing council in terms of recycling and composting in the country. St Edmundsbury's recycling rate in the first and second quarter of 2008/09 was at 54%. In 2006/07 St Edmundsbury's recycling rate was 50.4% compared with an average of 31% across the rest of the country.

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.

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 36,000 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

Traffic volumes increased year on year between 1996 and 2004 with a small decrease in 2005. It is considered that the majority of traffic is caused by an increase in car use, particularly for the journey to work.

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

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 5.8 – 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

St Edmundsbury's consumption of electricity is high for domestic use. Figures indicate that average domestic energy consumption in the borough is above both that for the East of England and Great Britain with average annual domestic energy consumption in St Edmundsbury in 2006 of 4954 kWh compared with an average of 4873 kWh for East of England and 4628 kWh for Great Britain over the same period. However, domestic energy consumption in the Borough decreased year on year between 2003 and 2006.

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.

Consumption of gas by domestic users within the borough is consistently less than the average for the East of England and Great Britain. However industrial gas consumption is relatively high. Available figures appear to show increasing consumption of gas by domestic uses over recent years.

Renewable Energy

There are no commercial renewable energy facilities within the borough.

Carbon Dioxide Emissions

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

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 5.9 – 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 5.10 – 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

The average house price in St Edmundsbury in the second quarter of 2008 was £197,503. In both 2006 and 2005, St Edmundsbury was the third most expensive borough in Suffolk. House prices in the borough have increased year on year with a price increase of 2.7% between 2005 and 2006 and by 29% between 2003 and 2006, suggesting a reduction in house price growth in recent times.

Table 5.11 – Housing Prices in 2006

Area	Flats	Terraced	Semi-detached	Detached	Average
St Edmundsbury	£116,447	£151,414	£167,861	£269,508	£193,424
Suffolk	£120,859	£134,232	£151,949	£254,389	£176,076

East of England	£136,746	£159,782	£187,197	£294,411	£199,997
England	£181,025	£155,238	£177,091	£299,023	£194,046

Source: Land Registry

Table 5.12 – Short and medium term house price changes

Area	2005-06 % Change	2003-06 % Change
St Edmundsbury	2.7	28.8
Suffolk	0.9	25.8
East of England	2.5	22.4
England	5.2	33.2

Source: Land Registry

Housing Affordability

Housing affordability has become a key issue in recent years due to dramatic house price inflation since 2001.

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. The housing affordability ratio for St Edmundsbury has increased dramatically from 6.53 in 2003 to 8.86 in 2006/07 and is higher than that for the East of England. It is evident from table below that housing affordability in St Edmundsbury is poor.

Table 5.13 – Housing Affordability for 1st Quarter 2006

Area	Detached Ratio	Semi Detached Ratio	Terraced Ratio	Flats/ Maisonettes Ratio	*Average Ratio
Babergh	11.65	7.18	6.63	4.5	8.53
Forest Heath	10.99	6.24	5.13	4.26	7.2
Ipswich	9.63	5.61	5.14	5.59	5.99
Mid Suffolk	11.69	6.78	5.79	4.29	8.35
St Edmundsbury	10.97	6.83	6.16	4.74	7.87
Suffolk Coastal	10.13	6.02	5.52	4.44	7.32
Waveney	9.5	6.69	5.52	4.64	7.07
Suffolk	10.49	6.27	5.54	4.98	7.26
East of England	10.51	6.68	5.7	4.88	7.14
England	10.53	6.23	5.46	6.37	6.83

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

Source: Suffolk Observatory

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

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 83.8% (51,000 people). St Edmundsbury's EAR is significantly greater than the county and regional average and the fourth highest in the county.

The employment rate is defined as the proportion of the working age population in employment. As with economic activity, St Edmundsbury has the third highest rate amongst the districts in Suffolk (after Babergh and Forest Heath) at 82.1%.

Table 5.14 – Economic Activity and Employment Rates

Area	Economic Activity Rate (%)	Employment Rate (%)
Babergh	85.9	84.8
Forest Heath	86.7	82.5
Ipswich	79.7	75.1
Mid Suffolk	81.8	79.8
St Edmundsbury	83.8	82.1
Suffolk Coastal	79.7	78.8
Waveney	78.8	76.1
Suffolk	81.8	79.4
East of England	82.0	78.9

Source: Labour Force Survey

Employment Structure

In 2004 there were 51,515 people in employment in St Edmundsbury. Bury St Edmunds accounts for 58% of total employment and Haverhill 17%. The three largest sectors in the borough (public, manufacturing and distribution) account for 73% 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 5.15 – 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	51515	100	29916	100	8932	100

Source: Annual Business Inquiry

Total employment in St Edmundsbury (across all sectors) increased by 9.4% between 1998 and 2004. This is higher than both 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 2004 and 2006, the growth in these sectors was negligible, and the greatest growth rate was observed in the construction (8.7%) and transport and communications (6.1%) sectors. 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 4.4% fall between 2004 and 2006. Whereas between 2004 and 2006, the agriculture and fishing sector registered the largest reduction (7.1%), the most significant fall between 1998 and 2004 was experienced in energy and water which fell by 38.4%

Table 5.16 – Sector growth within St Edmundsbury 2004-2006

Sector	Sector % Change ('04 to '06)
Agriculture and Fishing	-7.1
Energy and Water	Data not available
Manufacturing	-4.4
Construction	8.7
Distribution, hotels and restaurants	0
Transport and communications	6.1
Banking, finance and insurance, etc	-0.8
Public Administration, education and health	0.3
Other	7.5

Source: Calculated from historic SEBC Annual Monitoring Reports

Table 5.17 - 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

Source:
Annual
Business
Inquiry

Unemployment

In recent years St Edmundsbury, along with most areas in the UK, has experienced historically low unemployment rates. In July 2008, 1.6% of the population of St Edmundsbury was unemployed. Despite an increase in recent years, unemployment levels for St Edmundsbury remain well below regional and national levels. Haverhill has significantly higher unemployment than the rest of the borough.

Table 5.18 – Unemployment rate within St Edmundsbury June 2006

Area	Rate (%)
St Edmundsbury	1.7
Bury St Edmunds	1.8
Haverhill	2.8
Rural St Edmundsbury	0.9
Babergh	1.3
Forest Heath	1.1
Ipswich	3.5
Mid Suffolk	1.1
Suffolk Coastal	1.1
Waveney	3.3
Suffolk	2.0
East of England	2.0

Source: ONS

Earnings

Gross average earnings in St Edmundsbury in 2005 were £449 per week. The borough's earnings are significantly lower than the county and regional averages. However earnings increased by 5.9% between 2004 and 2005, above the county average of 3%. This growth was also significantly better than growth at regional and national level at 3% and 3.8% respectively.

Gross median weekly earnings have also increased from in £318 in 2002 to £421 in 2007 but are also below regional and national median earnings.

The earnings figures in the table below relate to gross earnings for full-time employees.

Table 5.19 – Average Earnings for 2005

Area	Gross Weekly Pay (£)	Hourly Pay (£)
Babergh	429	10.75
Forest Heath	434	10.67
Ipswich	456	11.57
Mid Suffolk	420	10.05
St Edmundsbury	449	11.14
Suffolk Coastal	488	11.62
Waveney	375	9.28
Suffolk	443	10.93
East of England	512	12.8
Great Britain	519	13.18

Source: Suffolk Observatory

6 Forest Heath - Key Sustainability Issues

6.1 Introduction

The following key sustainability issues were identified in the SA Scoping Report produced by Forest Heath District Council. Table 6.1 presents the full results of the analysis of key sustainability issues, which are briefly summarised as:

- House prices, income property ratio, affordable housing
- Crime
- Education
- Health
- Population
- Poor rural service provision
- Loss of publicly accessible open space
- Social deprivation
- Travelling Community
- Unemployment
- Productivity, labour markets, business survival rates
- Occupation groups
- Economic deprivation, work deprivation
- Road traffic stats, distance travelled to work
- Vacant retail units
- Tourism
- Service provision
- Home-working
- Noise
- Pollution
- Designated sites
- Flooding and climate change
- High car dependency; strains on public transport infrastructure
- Inland water quality and use
- Impact of intensive agricultural practices, Sensitive land areas
- Development Pressure
- Renewable energy, energy efficiency, climate change and greenhouse gas emissions
- Erosion of
- Historic assets, listed buildings at risk
- Erosion of quality and distinctiveness in the built environment
- Waste
- Archaeological Heritage
- Tourism

6.2 Assumptions and limitations on information

There are a considerable number of indicators in Table 6.1 that show no trend and cannot be updated because they use data from the Census which will not be updated until later in 2012. The Council will continue to look for new indicators and monitoring methods to further

Table 6.1 – Sustainability Issues Identified in the Scoping Report

Social Issues	Implications for Forest Heath	SEA Topic	SA Objective
House prices, income property ratio, affordable housing	House purchase rates in the district continue to rise while salaries do not, (particularly in the public sector), with the result that more than half the households in the District could not buy an average-priced home, creating a divided society. Low incomes in the District also contribute to income/property ratio problems. Affordable housing is therefore an issue.	Population Material Assets	1
Crime	Although most crime levels are below the regional average, violent crime in public places is above the average for the region and country as a whole.	Population Human Health	2
Education	The proportion of people aged 16 to 74 with no qualification is higher than the averages for Suffolk, the east of England and the whole of England. The proportion of full-time students aged 18+ is less than average.	Population	3
Health	There are no significant health problems in the District.	Human Health	
Population	Because of the two large American military air bases, plus the horseracing industry, a significant proportion of the population is transitory. This makes it difficult to keep track of population changes, and central government estimates of the population have fluctuated significantly.	Population	4
Poor rural service provision	Access to services for the District's rural population is below the Suffolk average.	Population	5
Loss of publicly accessible open space	Development pressure may result in the loss of open space that has recreational value, which may encourage sports activities, or which benefits the character of the locality.	Human Health Landscape	6
Social deprivation	Future development should not increase disparities in the District, and should aim to reduce the deprivation of the most deprived areas.	Population Human Health	9
Travelling Community	The District has a population of travellers whose needs differ from those of the resident population.	Population Human Health Material Assets	4

Economic Issues	Implications for Forest Heath	SEA Topic	SA Objective
Unemployment	At January 2004 unemployment in the District was 1.2%. This was below the averages for Suffolk, the East of England and the whole of England.	Material Assets	7
Productivity, labour markets, business survival rates	The proportion of people within the 16-74 age group who are in some form of work, (economically active), is significantly higher than the average for both the East of England and the whole of England. At January 2004 unemployment in the District was 1.2%. This was below the averages for	Material Assets	7 & 8

	Suffolk, the East of England and the whole of England.		
Occupation groups	The proportion of people working as managers, in professional occupations and administrative/secretarial occupations is below the average for Suffolk, the East of England and the whole of England. Conversely the proportion working as 'plant and machine operatives' and in 'elementary occupations', (unskilled labourers), is higher than the averages for the East of England and the whole of England.	Population Material Assets	8
Economic deprivation, work deprivation	Although the District has a below average rate of unemployment for the region, social deprivation for some of the Districts inhabitants is still an issue. Lower than averages income levels is a factor in this deprivation	Material Assets	9
Road traffic stats, distance travelled to work	The proportion of those in work who travel less than 2km to work, (28%), is significantly higher than the averages for Suffolk, the East of England or the whole of England. The proportion of people working from home in 2001 was 9% which was the same as the averages for the East of England and the whole of England, but slightly below the average for Suffolk.	Climatic factors Air	10
Vacant retail units	In 2002 the proportion of vacant retail units in Brandon and Mildenhall was above the Suffolk average, and the proportion in Newmarket was below.	Material Assets	11
Tourism	In 2000 Forest Heath was host to 11% of Suffolk's total recorded day visitors. If visitors were distributed evenly between the seven local authorities in Suffolk, then each district would receive 14%. This means that Forest Heath's share of tourism, as measured in this way, is slightly below the average.	Population Cultural Heritage Landscape	12
Service provision	The disproportionate size of vacant retail units in town centres could have adverse effects for attempts to retain and improve service and amenity provision in smaller centres in the District.	Material Assets	11
Home-working	The predominantly dispersed rural population of the district makes it difficult to justify the cost of installing broadband telecoms infrastructure which could encourage tele-working and support the dispersal of some businesses.	Material Assets	8

Environmental Issues	Implications for Forest Heath	SEA Topic	SA Objective
Noise	17% of the District suffers from aircraft noise of 70 dB(A) or above. This is a significant problem because of the two large military airbases in the District.	Air	13
Pollution	<p>The declaration of an 'air quality management area' in Newmarket in 2009 could be a cause for concern, the situation needs to be monitored and work in combination with Suffolk County Council and DEFRA carried out to rectify the situation.</p> <p>The two large USAF airbases within the District contribute significantly to the emission of greenhouse gases and noise pollution.</p> <p>River quality is generally good. However, large areas of ground water aquifers are vulnerable to potential nitrate pollution.</p> <p>Land contamination is limited, and 'brown-field' development should provide the opportunity to clean up some sites.</p>	Air Water Soil Landscape	14, 17

Environmental Issues	Implications for Forest Heath	SEA Topic	SA Objective
Designated sites	<p>Forest Heath contains a number of sites designated for their internationally important ecology. These are Breckland SPA, Breckland SAC, Rex Graham Reserve SAC and Devils Dyke SAC</p> <p>Approximately 35% of the District's area is designated as SSSI because of their nationally important wildlife interests. This is a significantly higher proportion than any other District in Suffolk, and the area of SSSI in Forest Heath amounts to approximately 39% of the total in Suffolk.</p>	Biodiversity	15
Flooding and climate change	<p>There is a relatively high proportion of the District designated at flood risk because of the low-lying fen land, (flood zones 2 and 3). The River Kennett at Moulton and the drainage channel through Newmarket are at the greatest risk. Climate change will only exacerbate the District's vulnerability to more frequent flooding possibilities.</p>	Water Climatic Factors	16
High car dependency; strains on public transport infrastructure	<p>Rail infrastructure is already under stress and bus service availability is relatively poor. Public transport infrastructure is likely to be a significant constraint on new development in the region.</p> <p>The rural nature of the District makes residents dependent on the private car, resulting in high levels of ownership and usage. Dispersal of housing and employment beyond main conurbations has occurred at different rates and in different directions, contributing to high levels of commuting, particularly that by private car. Increasing vehicle use will exacerbate air quality problems.</p> <p>Farm diversification or the conversion of farm buildings for other business uses could add to vehicle traffic in rural areas offsetting any employment benefits generated.</p>	Air Climatic Factors Human Health	18
Inland water quality and use	<p>River water quality, (by chemicals), in the District, in a survey carried out between 2000 and 2002, demonstrated that Forest Heath had a large number of rivers graded A, (best quality), above the Suffolk average, and also less grade D and E, (most poor quality), than the Suffolk average.</p>	Water	19
Impact of intensive agricultural practices, Sensitive land areas	<p>Approximately 50% of the District is designated as an 'Environmentally Sensitive Area'. Therefore the relationship between intensive agricultural practices, their impacts and wildlife conservation must be managed. ESA agreements are gradually being superseded by either Entry Level or Higher Level Stewardship schemes.</p>	Soil Biodiversity	20

Environmental Issues	Implications for Forest Heath	SEA Topic	SA Objective
Development Pressure	<p>Further development will put increased pressure upon the landscape character areas. However, should development be successfully focused in existing settlements, these effects should be felt more at the urban environment rather than deteriorating the countryside.</p> <p>Substantial expansion could adversely affect the unique character and setting of the District, harming the quality of the landscape, and shutting off key views of its distinctive skyline.</p> <p>Limited stock of brown-field land means new development will inevitably result in the loss of some 'green-field' land. Further development will contribute to noise and light pollution.</p>	Landscape Cultural Heritage Soil	21
Renewable energy, energy efficiency, climate change and greenhouse gas emissions	<p>The region has a target of 20% of energy from renewable resources by 2020. However, as at 2010, no known commercial renewable energy was being produced within the District.</p> <p>Between 1996 and 2003 there was only an 8.7% increase in energy efficiency in the District's residential properties. This was below the rate required to achieve the national target of 30% by 2011.</p>	Climatic Factors	22, 23
Erosion of Historic assets, listed buildings at risk	<p>Further development must avoid detriment to sensitive historic areas and buildings.</p> <p>Appropriate measures should be taken to safeguard those listed buildings still on the 'at risk' register.</p>	Cultural Heritage	24
Erosion of quality and distinctiveness in the built environment	<p>Need to provide a strong requirement that new development is carefully master planned, taking account of characterisation analysis of existing environmental assets.</p> <p>The unique character of Newmarket and historic racehorse training areas should be safeguarded.</p>	Cultural Heritage Material Assets	24
Waste	<p>The national target was to recycle or compost 40% of household waste by 2010, 45% by 2015 and 50% by 2020; and to reduce landfill for industrial and commercial waste to 45% of the 2000 level by 2020. This is supported by the Landfill Directive.</p> <p>Forest Heath is already ahead of this target.</p>	Soil Landscape	25
Archaeological Heritage	<p>As with the natural environment, Forest Heath's archaeological heritage could be threatened by development that in effect sterilises known sites, or which harms the setting of sites with important historical or cultural associations.</p>	Cultural Heritage	24
Tourism	<p>The tourist potential of the District should be developed in a sustainable manner.</p>	Population Landscape Biodiversity Cultural Heritage	12

7. St. Edmundsbury – Key Sustainability Issues

7.1 Introduction

The identification of the key sustainability issues most relevant to the Core Strategy has been based on the review of relevant plans and programmes documented in Section 3, the analysis of the baseline data documented in Section 5 and a consideration of issues likely to be addressed in the SEBC Core Strategy. This is relevant to each subsequent development plan document, particularly the Development Management Policies DPD.

Table 7.1 presents the full results of the analysis of key sustainability issues, which are briefly summarised as:

- Significant Historic and Future Population Growth;
- Relatively Low Education and Qualification Attainment;
- Localised Deprivation;
- Fluctuating Crime Rate;
- Insufficient Amount of Housing, including Affordable Housing and High Levels of Unfit Dwellings;
- Lack of Accommodation Provision for Gypsies and Travellers;
- Earnings below Regional Figures;
- Increase in Noise Complaints;
- Pressure on Rich Biodiversity;
- Presence of Sites Designated for their Geological/ Geomorphological Value;
- Pressure on Landscape;
- Rich Archaeology and Cultural Heritage;
- Need to Improve Water Quality;
- Pressure on Water Resources;
- Comparatively High Levels of Waste Arisings;
- Potential for Flood Risk;
- Need to Adapt to Changing Climate;
- High Energy Consumption;
- High CO2 Emissions per Capita;
- Need to Preserve Valuable Land and Soil;
- Presence of Contaminated Land;
- Low Completions on Previously Developed Land;
- High traffic volume and reliance on private car;
- Changing Employment Sectors; and
- Fluctuating Business Formation Rates.

7.2 Assumptions and limitations on information

There are a considerable number of indicators that use data from the Census, which will be updated once new census data is available.

Table 7.1 – SEBC Key Sustainability Issues

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
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%). This growth is expected to continue, particularly with the identification of Bury St Edmunds as a key centre for development and change in the East of England Plan (Policy BSE1).</p> <p>Historic growth in the number of older people in the Borough (+14.7% over 2002-07) has been significantly higher than that experienced in the East of England as a whole (+8.8% over 2002-07). 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 to ensure that likely future population growth is supported by the provision of sufficient additional housing, employment opportunities and services to ensure that the borough grows in a sustainable manner.</p> <p>Opportunity to ensure that new developments are appropriate for all sectors of the population, particularly older people.</p> <p>Opportunity to ensure that development in rural areas is sustainable through ensuring sufficient provision of new housing, employment and services to meet the needs of local people while at the same time protecting the open countryside. New development should also aim to promote sustainable transport modes.</p>	Population	4, 5, 6, 7
2.	<p>Relatively Low 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>Opportunity to ensure that sufficient high quality educational facilities are included within proposed developments and that accessibility to educational facilities is enhanced.</p>	Population	2
3.	<p>Localised Deprivation</p> <p>Deprivation in St Edmundsbury is increasing, with</p>	<p>Opportunity to reduce deprivation through the provision of</p>	Population,	

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
	<p>the borough's IMD rank having decreased from 267 in 2004 to 260 in 2007. However, deprivation is not evenly located throughout the borough. The IMD rankings show that LSOAs in Haverhill are more consistently deprived; suggesting that deprivation in Haverhill is more widespread rather than just concentrated in small pockets.</p> <p>Furthermore, levels of deprivation in the rural areas of St Edmundsbury have increased both relative to elsewhere in England and in terms of actual scores.</p>	<p>appropriate housing and job opportunities which suit the skills of the local workforce. Ensure that sufficient education and health facilities are included within proposed developments, particularly those located in rural areas where service provision is less extensive.</p>	Human Health	1, 2, 4, 5, 20
4.	<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>Opportunity 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.</p>	Population, Human Health	3

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
5.	<p>Insufficient Amount of Housing, including Affordable Housing and High Level of Unfit Dwellings</p> <p>Although the number of housing completions in St Edmundsbury in 2006/07 was above the H1 policy target included in the East of England Plan, in previous years the number of completions has not reached the target level.</p> <p>The uptake of housing benefits has steadily increased since 2003, suggesting that there is insufficient affordable housing available within St Edmundsbury. 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.</p>	<p>Opportunity to ensure that sufficient provision is made for the additional housing required to meet the targets set by policy H1 of the East of England Plan.</p> <p>Opportunity to encourage the provision of affordable housing through the inclusion of a policy detailing a required proportion of new developments to be affordable. Ensure that housing supply matches projected demand both in terms of numbers and type.</p>	Population, Material Assets	4, 7
6.	<p>Lack of Accommodation Provision for Gypsies and Travellers</p> <p>St Edmundsbury had 2 gypsy and traveller pitches in 2006. As such, the borough is not on track to reach its East of England Policy H4 target which requires 17 pitches in St Edmundsbury by 2011.</p>	<p>Opportunity to include a policy setting out the Council's requirement for gypsy and traveller pitch provision.</p>	Population, Human Health, Material Assets	7
7.	<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 is an above average number of low paid jobs in the borough.</p>	<p>Opportunity to promote the creation of an environment appropriate for attracting investors into the borough. Opportunity to encourage higher paid employment opportunities whilst ensuring that the created jobs are appropriate for the skills of the resident population.</p>	Population, Human Health, Material Assets	4, 6

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
8.	<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 to ensure that noisy land uses are located away from residential areas. Opportunity to promote the use of landscaping and attenuation bunds to reduce the impact of noise-creating activities.</p>	<p>Population, Human Health</p>	<p>1, 3</p>
ENVIRONMENTAL ISSUES				

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
9.	<p>Pressure on Rich Biodiversity</p> <p>St Edmundsbury contains a number of sites designated for their internationally important ecology. These are:</p> <p>Breckland SPA;</p> <p>Breckland SAC; and</p> <p>Waveney & Little Ouse Valley Fens SAC.</p> <p>The borough also contains a number of SSSIs, National Nature Reserves, County Wildlife Sites, Local Nature Reserves and Country Parks. Although these sites are considered to be of significant ecological value, their integrity, and the habitats and species that they support are under pressure from the high level of development required in order to meet growth targets set within the East of England Plan.</p> <p>The majority of the ecological SSSIs in the borough are partly in an unfavourable or mixed condition with 2 of the Borough's 23 SSSIs wholly in an unfavourable and deteriorating condition.</p> <p>There are a large number of designated BAP habitats and species in Suffolk, many of which will be present in St Edmundsbury. It is necessary that any permitted development does not detrimentally affect these habitats and species.</p>	<p>Opportunity to ensure that the habitats and species of the large number of designated sites within the borough 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 to promote the designated sites for their amenity and recreational value through the encouragement of provision of visitors' centres and educational facilities at the sites.</p>	Biodiversity, Flora, Fauna	8, 16

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
10.	<p>Presence of Sites Designated for their Geological/ Geomorphological Value</p> <p>St Edmundsbury Borough contains two geological SSSIs (Thetford Heaths and Breckland Forest) and one Regionally Important Geological Site near Thelnetham. Whilst available data suggests that the condition of these sites is favourable at present, pressures from development may put the condition of the sites at risk.</p>	<p>Opportunity to ensure that the geology of the designated sites within the borough is protected from destruction and loss and, where possible, is enhanced. The settings of the sites should also be safeguarded.</p> <p>Opportunity to promote the designated sites for their amenity and recreational value through the encouragement of provision of visitors' centres and educational facilities at the sites.</p>	Soil, Landscape	8, 16

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
11.	<p>Pressure on Landscape</p> <p>The borough contains 14 landscape types, the characters of which are distinct and individually important to the character of the Borough. Development pressures (e.g. suburbanisation, transport and industrial developments, agricultural rationalisation and tourism related development) as a result of past and projected future development within the borough have placed, and are likely to continue to place significant pressure on the landscape of St Edmundsbury. These landscape types are:</p> <ul style="list-style-type: none"> • 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; and • Wooded valley meadowlands & fens. 	<p>Opportunity to 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

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
12.	<p>Rich Archaeology and Cultural Heritage</p> <p>St Edmundsbury contains over 3,000 listed buildings and a large number of historic parks and gardens, scheduled monuments, conservation areas and Article 4 Directions. It is vital that these valuable assets continue to be protected.</p>	<p>Opportunity to require continued protection of sites designated for their archaeological, historical and cultural value, particularly against pressures from development. The settings of these sites should also be safeguarded. Consider opportunities to conserve and rejuvenate historic features and places. Careful consideration should also be given to non-designated historic features.</p>	Cultural Heritage	17
13.	<p>Need to Improve Water Quality</p> <p>The proportion of St Edmundsbury's rivers that were assessed as having good chemical water quality in 2005 was higher than in 2004 and 2003. However, the chemical quality of St Edmundsbury's rivers is worse than the average quality of rivers in the East of England and England. The biological water quality of the rivers in St Edmundsbury is higher, however, with none of the boroughs rivers being assessed as having poor or bad biological quality in 2004 and 2005.</p>	<p>Opportunity to promote the inclusion of Sustainable Urban Drainage Systems (SUDS) on new developments, thereby helping to improve local water quality and reduce flood risk.</p>	Water	9
14.	<p>Pressure on Water Resources</p> <p>The level of development required by the East of England Plan, and the population growth that this is likely to cause, will dramatically increase the pressure on existing water resources. These resources are already strained given that the amount of rainfall received in the East of England is significantly less than for other parts of the UK, and is likely to decrease as a result of projected climate change.</p>	<p>Opportunity to promote, as an integral part of new developments, the inclusion of measures which reduce the demand for water. Such schemes include water conservation measures, such as grey water recycling and water storage mechanisms, and should be considered where there is unlikely to be any material conflict with residential amenity, human health or the wider protection of the environment.</p> <p>Promote achieving Code for Sustainable Homes level 3 at minimum for residential dwelling or BREEAM ('Very Good'/'Excellent' standard) for non-residential development. This will help ensure that water efficiency measures form part of the development design.</p>	Water, Population	11, 15

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
15.	<p>Comparatively High Levels of Waste Arisings</p> <p>The amount of household waste collected per head in St Edmundsbury has reduced since 2004/05 but is higher than the national mean. The volume of municipal waste produced has reduced by a significant amount since 2002/03</p>	<p>Opportunity to promote the use of sustainable construction techniques, using recycled materials where possible. This will reduce the waste generated by redevelopment which contribute both to the cost of the build and also to the degradation of the local environment.</p>	Material Assets	12
16.	<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, 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.</p>	<p>Opportunity to reduce the susceptibility of developments within the borough to flooding through the location of proposed new development on land outside of Flood Zones 2 and 3. Where development is likely to result in increased surface water run-off and flooding, requirement that suitable flood mitigation or alleviation measures, including SUDS, be implemented in order to overcome the flood risk.</p>	Climatic Factors, Water	15
17.	<p>Need to Adapt to a Changing Climate</p> <p>The main expected climate changes in the 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); and • Increases in the intensity and frequency of storm events (e.g. extreme rainfall event leading to fluvial/groundwater flooding). 	<p>Opportunity to ensure that communities, developments and infrastructure (e.g. the road and rail networks) within the borough are adapted to cope with forecasted changes in climate.</p>	Climatic Factors	15

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
18.	<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>	<p>Opportunity to encourage the location of renewable energy facilities within the borough, particularly through the inclusion of micro-renewable energy generation on site as an integral part of large developments.</p> <p>Promote achieving Code for Sustainable Homes level 3 at minimum for residential dwelling or BREEAM ('Very Good'/'Excellent' standard) for non-residential development. This will help ensure that energy efficiency measures form part of the development design.</p>	Material Assets	9, 14

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
19.	<p>High CO₂ Emissions per Capita</p> <p>Per capita domestic CO₂ emissions in St Edmundsbury (2.43 tonnes) are slightly lower than regional (2.48 tonnes) and national figures (2.54 tonnes). However, total CO₂ 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. Recent increases in total emissions in St Edmundsbury are likely to be as a result of industrial growth in Haverhill.</p>	<p>Opportunity to promote cleaner manufacturing industries and other employment sectors as an alternative to existing industry within the borough.</p> <p>Opportunity to promote renewable, low carbon energy technologies and energy efficiency measures within the borough. Promotion of achieving Code for Sustainable Homes level 3 at minimum for residential dwelling or BREEAM ('Very Good'/'Excellent' standard) for non-residential development will help minimise CO₂ emissions from new development.</p> <p>Further opportunity to assist with the reduction in CO₂ emissions through the provision of low carbon sustainable transport networks as an alternative to the private car. Specifically promote an increase in public transport infrastructure and services as an integral part of new large-scale development to ensure that there is a realistic alternative to the private car. The location of new development with respect to existing and proposed sustainable transport networks can assist with the reduction of CO₂ emissions.</p>	Climatic Factors	14
20.	<p>Need to Preserve Valuable Land and Soil</p> <p>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.</p>	<p>Opportunity to reduce the loss of valuable agricultural land through the promotion of brownfield sites and those located on poor quality land as preferable sites to those located on Grade 2 and 3a agricultural land and through the promotion of higher density developments.</p>	Soil, Landscape	10

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
21.	<p>Presence of Contaminated Land</p> <p>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 diminishes the threats posed by contamination to health, safety and the environment.</p>	<p>Opportunity to reduce the area of potentially contaminated land within the borough through the promotion of brownfield sites for development. If contaminated, these sites will require remediation prior to development, thereby reducing threats posed by contamination to health and the environment.</p>	<p>Landscape, Soil, Material Assets</p>	<p>10</p>
22.	<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 by the East of England Plan.</p>	<p>Opportunity 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 for the borough means that a significant proportion of the development will need to be located on greenfield land.</p>	<p>Landscape, Soil, Material Assets</p>	<p>18</p>

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
23.	<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 to reduce existing high traffic volumes and reliance on private car through the creation of a sustainable integrated transport network which services Bury St Edmunds, Haverhill and the smaller market towns within the borough.</p> <p>Further opportunity to reduce the number of miles travelled in the personal car through the location of new development in close proximity to existing services, amenities and facilities. Any transport networks or services required by the new developments should be fully integrated with the existing transport network.</p> <p>Opportunity 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>	Air, Human Health	9, 21
ECONOMIC ISSUES				
24.	<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>Opportunity 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, particularly in Haverhill. As part of this, 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

No	Key Issues	Implications and Opportunities for Core Strategy (and associated Development Management DPD)	SEA Topic	SA Objective
25.	<p>Fluctuating Business Formation Rates</p> <p>The business formation rate in St Edmundsbury fluctuates but is broadly similar to that of East of England. The business formation rate in 2006 and 2007 was lower than that observed between 2001 and 2004.</p>	<p>Opportunity to ensure that the borough is attractive for investment and new businesses through the provision of high quality business developments of appropriate size and type to suit the employment needs of the borough.</p>	Material Assets	19

8 Forest Heath Sustainability Appraisal Framework

8.1 Introduction

The SA Framework is a key component in completing the SA through synthesising the baseline information and sustainability issues into a systematic and easily understood tool that allows the assessment of effects arising from the implementation of the Development Management Policies DPD in key areas. Although the SEA Directive does not specifically require the use of objectives or indicators in the SEA process, they are a recognised and useful way in which social, environmental and economic effects can be evaluated and compared at key stages of the Strategy's development.

The SA Framework comprises a list of **objectives**. Progress toward achieving these objectives will be measured using the corresponding **indicators**. The purpose of the SA Framework is to provide a set of criteria against which the performance of the LDF documents can be predicted and evaluated.

8.2 The SA Framework

The Forest Heath sustainability objectives are identified within the Scoping Report. The 25 SA objectives identified within the Scoping Report are listed in table 8.1 below:

Table 8.1 – Forest Heath District Council SA Objectives

Objectives	Indicator
Social Objectives	
1. To meet the housing requirements of the whole community	<ul style="list-style-type: none"> • Increase the proportion of affordable dwellings being built to 25%
2. To reduce anti-social activities	<ul style="list-style-type: none"> • To bring the level of violent crime down in the district to at least the regional average.
3. To maintain and improve levels of education and skills in the population overall	<ul style="list-style-type: none"> • To reduce the proportion of people aged 16 to 74 with no qualification, back down to the regional average
4. To ensure the unique character and population of the district are addressed	<ul style="list-style-type: none"> • To ensure that the needs of military personnel in the district are met • To ensure that the needs of horseracing population in the District are met • To ensure that the needs of travelling community in the District are met
5. To improve access to key services for all sectors of the population	<ul style="list-style-type: none"> • Increase the percentage of the rural population living in Parishes which have a food shop/general store, post office, pub, primary school & meeting place
6. To prevent further loss of publicly accessible open space	<ul style="list-style-type: none"> • To ensure that there is no loss of publicly accessible open space
Economic Objectives	
7. To offer everybody the opportunity for rewarding and satisfying employment	<ul style="list-style-type: none"> • To maintain the low levels of unemployment currently present in the District.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	<ul style="list-style-type: none"> • To maintain the higher than average economic activity rate, and improve average income levels. • To encourage a diverse occupational profile in line with national averages • To encourage an increase in the proportion of the

	<p>workforce working as managers, in professional occupations and administrative/secretarial occupations.</p> <ul style="list-style-type: none"> To increase the opportunity for home-working and the provision of home/work units.
9. To reduce poverty and social exclusion	<ul style="list-style-type: none"> To improve the District's ranking in the national index of multi deprivation
10. To increase the ability for shorter commuting times and more sustainable forms of transport	<ul style="list-style-type: none"> To ensure that developments include adequate sustainability transport plans Maintain the existing higher than average proportion of people who live close to their work.
11. To revitalise town centres	<ul style="list-style-type: none"> To increase the range of employment opportunities, shops and services available in town centres Reduce the number of vacant retail units to a level in line with the Suffolk-wide average.
12. To improve the range of tourist attractions in the District	<ul style="list-style-type: none"> Increase the number of recognised tourist attractions in the District in line with the Suffolk average

Environmental Objectives	
13. To mitigate the noise pollution impact of American military aircraft.	<ul style="list-style-type: none"> To ensure that no new development is permitted contrary to the noise level guidance in PPG 24.
14. To maintain low levels of all other pollution which are present in Forest Heath.	<ul style="list-style-type: none"> <u>To ensure that new developments do not increase existing low levels of pollution.</u> <u>Ensure development of brownfield sites is in line with national targets.</u> <u>To encourage USAF to reduce their greenhouse gas emissions wherever possible.</u>
15. To protect the District's vast biodiversity natural capital.	<ul style="list-style-type: none"> Not to permit any development which would have an adverse impact on a SSSI.
16. To adapt to the impact climate change will have on Forest Heath	<ul style="list-style-type: none"> To ensure that new developments take account of current and future flooding potentialities and the effect climate change will have on them.
17. To mitigate greenhouse gas emissions arising from activities in the District	<ul style="list-style-type: none"> To ensure that greenhouse gas emissions arising from activities within the District are mitigated for.
18. To improve the availability and access to sustainable modes of transport.	<ul style="list-style-type: none"> Improve access to and quality of public transport services.
19. To ensure a sustainable and good quality supply of water	<ul style="list-style-type: none"> To maintain the District's high river water quality. Increase the number of buildings in the District with 'grey-water' recycling. Increase the number of 'sustainable urban drainage systems' (SUDS) in the District. To safeguard wetland wildlife habitats.
20. To maintain a high quality rural environment.	<ul style="list-style-type: none"> To protect from inappropriate development and planning the high proportion of Designated Landscape and Sensitive land areas in the District. To maintain, if not increase, the high proportion of the District designated as SSSI or other nationally important wildlife area.
21. Maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'greenfield sites'.	<ul style="list-style-type: none"> To ensure that the District's high proportion of environmentally sensitive areas are not threatened by development pressure. To limit the loss of greenfield land.

	<ul style="list-style-type: none"> • Comply with national targets/guidance on the use of brownfield sites & the density of residential development
22. To encourage environmentally friendly energy uses	<ul style="list-style-type: none"> • To encourage the use of bio-fuels, particularly woodland waste, which are produced within the District. • Require a proportion of on-site renewable energy production on major development in line with RSS14 policy. • Comply with the national target for energy efficiency improvements to the housing stock of the District.
23. Increase the rate of improvement to the energy efficiency of buildings in the District	<ul style="list-style-type: none"> • Comply with the national target for energy efficiency improvements to the housing stock of the District.
24. To safeguard Forest Heaths heritage for future generations	<ul style="list-style-type: none"> • Reduce the proportion of listed buildings designated as at 'risk' to a level in line with the Suffolk average. • Undertake appraisals of all the conservation areas in the district • Publish a Forest Heath design guide • Not to permit any development contrary to the advice of the county archaeological advisor.
25. To reduce waste	<ul style="list-style-type: none"> • To maintain high recycling rates in the District, in line with or exceeding national targets.

9 St Edmundsbury Sustainability Appraisal Framework

9.1 Introduction

The SA Framework is a key component in completing the SA through synthesising the baseline information and sustainability issues into a systematic and easily understood tool that allows the assessment of effects arising from the implementation of the Development Management DPD in key areas. Although the SEA Directive does not specifically require the use of objectives or indicators in the SEA process, they are a recognised and useful way in which social, environmental and economic effects can be evaluated and compared at key stages of the Strategy's development.

The SA Framework comprises a list of **objectives**. Progress toward achieving these objectives will be measured using the corresponding **indicators**. The purpose of the SA Framework is to provide a set of criteria against which the performance of the LDF documents can be predicted and evaluated.

9.2 The SA Framework

The SA Framework that has been developed for the Core Strategy forms the basis for the appraisal of subsequent DPDs, including the joint Development Management DPD in St Edmundsbury. The framework has been developed using an iterative process, based on the review of relevant plans and programmes, the evolving baseline, analysis of key sustainability issues and consideration of which of these issues can potentially be addressed by the Core Strategy. The SA Framework is presented in Table 9.1 below.

It is considered that the 22 objectives listed in Table 9.1 adequately address the matters required to be considered in this SA. Amendments have been made to the overall framework since the publication of the Core Strategy Preferred Options and Strategic Sites Issues and Options SAR in November 2008. These reflect the comments received from consultees and have been finalised following internal Council discussion relating to the key priorities for St Edmundsbury.

The SA Framework developed for the Core Strategy and subsequent DPDs includes a series of carefully selected indicators which provide a clarification of the intended interpretation of each objective.

Table 9.1 –SEBC SA Framework

No	Objective	Detailed decision making criteria	Indicator (source)
Social Objectives			
•	To improve the health of the population overall and reduce health inequalities	Will it improve access to high quality, health facilities?	Proportion of population with access to hospital or GP or dentist surgery
		Will it reduce health inequalities and death rates?	% of people who describe their health as not good
			% of people who describe their health as good
			Overall death rate by all causes per 100,000 population
			Cancer (Malignant neoplasms) deaths under 75 per 100,000 population
			Heart disease deaths under 75 per 100,000 population
			Respiratory disease deaths (all ages) per 100,000 population
			Deaths from self harm and injury undetermined per 100,000 population
			Number of people killed and seriously injured (KSI) in road traffic accidents (RTA) per 100,000 population
			Life expectancy (years)
		Will it encourage healthy lifestyles?	Proportion of journeys to work on foot or by cycle
			How do children travel to school?
			Obesity in the population
			Change in existing provision of outdoor playing space (youth and adult space)
			Change in existing provision of children's play space
			Change in provision of open space
			% of footpaths and other rights of way which are easy to use by members of the public
			Change in amount of accessible natural green space (Districts)

No	Objective	Detailed decision making criteria	Indicator (source)
			Participation in sport and active recreation (National Indicator 8)
•	To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people?	% of year 11 pupils gaining 5+ A*-C grades at GCSE
			Average point score per student at A and AS level
		Will it improve qualifications and skills of adults?	Proportion of the population with no qualifications
			Working age population with NVQ level 4 or higher
•	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	Crime rate per 1000 population
			Burglary Rate per 1000 population
			Violent Crime Rate per 1000 population
		Will it reduce the fear of crime?	Fear of Crime
		Will it reduce noise and odour concerns?	Number of domestic and commercial noise complaints
			Number of odour complaints
•	To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country
			Number of housing benefit recipients in St Edmundsbury borough
•	To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?	Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place
			Percentage of rural households within 15 minutes' walk of an hourly bus service
			Proportion of population with access to key local services e.g. GP, post office
		Will it improve accessibility to shopping facilities?	New Retail Floor Space in Town Centres
			Proportion of population with access to a food shop
Will it improve access to childcare?	Number of child care places per thousand children under 5		

No	Objective	Detailed decision making criteria	Indicator (source)
•	To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?	Unemployment rate – (%) unemployed persons
		Will it reduce long-term unemployment?	Long-term unemployment
		Will it provide job opportunities for those most in need of employment?	Proportion of lone parents and long term-ill who are economically active
		Will it help to improve earnings?	Average Earnings
•	To meet the housing requirements of the whole community	Will it reduce homelessness?	Homelessness Numbers
		Will it provide enough housing?	Housing Stock
			Housing Land Availability
		Will it increase the range and affordability of housing for all social groups?	Affordable Housing completions
			Special Needs Housing
			Number of homes managed by Registered Social Landlords
			Dwellings per hectare of Net Developable Area
			Average property price and Housing Affordability
Percentage of vulnerable persons living in non-decent homes			
•	To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?	% of residents who are happy with their neighbourhood as a place to live
		Will it increase access to natural green space?	Area of land managed in whole or part for its ecological interest and with public access over and above public rights of way
			Areas of deficiency in terms of natural green space
			Change in amount of accessible natural green space

No	Objective	Detailed decision making criteria	Indicator (source)
		Will it encourage engagement in decision making?	Electoral turnout in local authority elections
			Number of Parish Plans completed
		Will it increase the number of people involved in volunteer activities?	Number of people involved in volunteer activities
		Will it improve ethnic relations?	Number / rate of racist incidents
		Will it improve access to cultural facilities?	Number of visits to/uses of Council funded or part-funded museums per 1,000 population
			Number of visits to Council funded or part-funded museums that were in person per 1,000 population
			The number of pupils visiting museums and galleries in organised school trips
	Percentage of adults who have either attended an arts event or participated in an arts activity at least three times in the past 12 months (NI 11 Engagement in the arts)		

No	Objective	Detailed decision making criteria	Indicator (source)
Environmental Objectives			
•	To improve water and air quality	Will it improve the quality of inland waters?	Water quality in rivers
			Groundwater quality
		Will it improve air quality?	Have annual mean concentrations of any key air pollutants been exceeded?
			Number of Air Quality Management Areas and dwellings affected
•	To conserve soil	Will it minimise the loss of	Number and percentage of new dwellings completed on greenfield land

No	Objective	Detailed decision making criteria	Indicator (source)
	resources and quality	greenfield land to development?	Dwellings per hectare of net developable area
		Will it minimise loss of the best and most versatile agricultural land to development?	Allocations on best and most versatile agricultural land (grades 1, 2, and 3a)
		Will it maintain and enhance soil quality?	Number of potential and declared contaminated sites returned to beneficial use Number / area of organic farms (ha)
•	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Recycled aggregate production
		Will it promote sustainable use of water?	Daily domestic water use (per capita consumption, litres) for St Edmundsbury
		Will it maintain water availability for water dependant habitats?	Water availability for water dependent habitats
•	To reduce waste	Will it reduce household waste?	Household and municipal waste produced
		Will it increase waste recovery and recycling?	Tonnage / proportion of household (and municipal) waste recycled, composted and landfilled
•	To reduce the effects of traffic on the environment	Will it effect traffic volumes?	Traffic volumes in key locations
		Will it reduce the need for local travel?	Percentage of all new residential development taking place in major towns, other towns, and elsewhere
			Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place
			Distance to key services
		Will it increase the proportion of journeys made using modes other than the private car?	Percentage of journeys to work undertaken by sustainable modes
			Percentage of schoolchildren travelling to school by sustainable modes
Car parking standards (the number of spaces per development)			

No	Objective	Detailed decision making criteria	Indicator (source)
•	To reduce contributions to climate change	Will it reduce emissions of green house gases by reducing energy consumption?	Consumption of electricity - Domestic use per consumer and total commercial and industrial use
			Consumption of gas - Domestic use per consumer and total commercial /industrial use
			Energy efficiency Local Authority Housing stock
			GHG emissions by sector and per capita emissions - proportion and absolute quantity in tonnes per year (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 (all new dwellings meeting Code level 3 by 2010, Code level 4 by 2013 and Code level 6 by 2016) or BREEAM ('Very Good'/'Excellent' standard).
			Percentage of new development which sources a percentage of energy from low carbon or renewable sources: i. Onsite; ii. Offsite.
		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)	
•	To reduce vulnerability to climatic events	Will it minimise the risk of flooding to people and property from rivers and watercourses?	Flood Risk – Planning applications approved against Environment Agency advice
			Properties at risk of flooding from rivers
			Incidence of fluvial flooding (properties affected)

No	Objective	Detailed decision making criteria	Indicator (source)
		Will it reduce the risk of damage to people and property from storm events?	Incidence of flood watches and warnings
•	To conserve and enhance biodiversity and geodiversity	Will it maintain and enhance sites designated for their nature conservation interest statutory: SSSIs, SPA, SAC, LNRs and non-statutory: County Wildlife Sites (CWS)?	Change in number and area of designated ecological sites
			Condition of CWS (new National Indicator 197)
		Will it avoid disturbance or damage to protected species and their habitats?	Reported condition of ecological SSSIs
			Development proposals affecting protected species outside protected areas
		Will it help deliver targets and action for habitats and species within the Suffolk Biodiversity Action Plan (BAP)?	Achievement of Habitat Action Plan targets
			Achievement of Species Action Plan targets
			Development proposals affecting BAP habitats outside protected areas
		Will it help to reverse the national decline in farmland birds?	Bird survey results
Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?	Change in number and area of designated geological SSSIs and Regionally Important Geological/Geomorphological Sites (RIGSs)		
	Reported condition of geological SSSIs and RIGSs		
•	To conserve and where appropriate enhance areas of historical and archaeological importance	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?	Number of listed buildings and buildings at risk
			Area of historic parks and gardens
			Number and area of Conservation Areas (CAs) and Article 4 directions
			Number of Conservation Area Appraisals (CAAs) completed and enhancement schemes (in conservation areas) implemented

No	Objective	Detailed decision making criteria	Indicator (source)
		Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas?	Number of Scheduled Ancient Monuments (SAMs) damaged as a result of development Number of applications affecting known or unknown archaeological site but judged of high potential and approved with conditions requiring prior excavation or recording during development
•	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?	Number and percentage of new dwellings completed on previously developed land Number and percentage of existing housing commitments on previously developed land Number of vacant dwellings
		Will it improve the landscape and/or townscape?	Landscape condition specified in landscape character assessments Number / area of town / village greens and commons Area of Designated Landscape, Historic Parks and Gardens Number of Countryside Stewardship / Environmental Stewardship schemes Light pollution Number of planning applications refused for reasons due to poor design

No	Objective	Detailed decision making criteria	Indicator (source)
Economic Objectives			
19.	To achieve sustainable levels of prosperity and economic growth throughout the plan	Will it improve business development and enhance competitiveness?	Take-up of URBAN employment floorspace (completions) Take-up of RURAL employment floorspace (completions) Employment permissions and allocations (URBAN)

	area		Employment permissions and allocations (RURAL)
			Net change in the total number of VAT registered businesses in the area
			Business formation rate (or new VAT registrations as % of total VAT registered stock)
		Will it improve the resilience of business and the economy?	Business start ups and closures
			Employment by industry %
			Number and percentage of businesses by main industry type
			Number and percentage of businesses by size (number of employees)
		Will it promote growth in key sectors?	Number and percentage of businesses by industry type in key sectors
Will it improve economic performance in advantaged and disadvantaged areas?	Comparative industrial and office rental costs within the plan area (to complete based on identified advantaged and disadvantaged areas in own area)		
Will it encourage rural diversification?	Employment permissions and allocations in rural areas (RURAL)		
20.	To revitalise town centres	Will it increase the range of employment opportunities, shops and services available in town centres?	Percentage of town centre units with A1 uses
		Will it decrease the number of vacant units in town centres?	% Vacant units in town centres
21.	To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting?	Distances travelled to work for the resident population
			Import/export of workers to district and/or major towns
			Employment permissions and allocations in urban areas (URBAN)
			Number / percentage of people working from home as main place of work

		Will it improve accessibility to work by public transport, walking and cycling?	Number of developments where a travel plan is submitted or is a condition of development
			Percentage of journeys to work undertaken by sustainable modes
		Will it increase the proportion of freight transported by rail or other sustainable modes?	Proportion of port freight carried by rail
		Will it increase the consumption of locally produced food and goods?	Number of farmers markets and farm shops
			Number of locally sourced products stocked by major supermarket chains
22.	To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?	Number of enquiries to business advice services from within area
		Will it encourage inward investment?	Number of enquiries to business advice services from outside of area
		Will it make land available for business development?	Employment land availability (URBAN)
			Employment land availability (RURAL)
			Employment permissions and allocations (URBAN)
	Employment permissions and allocations (RURAL)		

10 Forest Heath SA Baseline Data and Trends

10.1 SA Baseline Data and Trends

The SA Framework is the key tool used in the assessment of effects. The prediction of effects is conducted via detailed analysis of the baseline data. It is thus important to ensure that critical aspects of the baseline can be directly related to the objectives and indicators of the SA framework. Determining the significance of predicted effects is perhaps the most critical task in the SA. The picture that the baseline presents in terms of the SA framework is the starting point for this.

Table 11.1 presents a summary of the current trends observed in the baseline data (improving, stable or declining) against the updated SA objectives.

10.2 S.A Current and predicted baseline trends

The Forest Heath sustainability objectives, baseline and context are identified within their Scoping Report which was updated in 2010 and was the subject of consultation with the statutory bodies, namely English Heritage, the Environment Agency and Natural England.

A considerable number of indicators show no trend and cannot be updated because they use data from the Census which will not be updated until later in 2012. It is therefore difficult to assess 'future trends' with a great degree of accuracy, although an attempt has been made, (see table 10.1). The data available does offer a fairly good insight into the 'current condition' of the environment, economy and society however.

It would seem prudent for FHDC to update their scoping report, (and re-consult with the statutory agencies), once the new census data is available.

Table 10.1 – SA Current and Predicted Future Baseline Data Trends

SA Objectives		Current Condition	Future Trends	Comments
Social				
1	To meet the Housing requirement of the whole community	Moderate/poor	Stable	<p>In 2001 it generally cost between 4.5 to 5.5 times the average Forest Heath income to buy a dwelling in the District. This was in line with most of the rest of Suffolk, and was in the average band for the whole of the East of England, which ranged from between less than 3.5 to more than 7.5. However, the ratio was a worsening one and by 2003 was calculated to be between 5.5 & 6, just below the Suffolk average of 6. In March 2004 the average house price in the District was just below the averages for Suffolk, the East of England and the whole of England. However, there were variations within the District and the average house price in Newmarket was above the national average.</p> <p>Low incomes in the District also contribute to income/property ratio problems. Affordable housing is therefore an issue. Between 1990 and 2004 the stock of 'social housing' for rent from either the Council or a housing association had decreased from 4,029 to 3,852, whereas the overall housing stock had increased from 21,900 to 24,692. Hence the proportion of 'social housing' to the overall stock had decreased over the same period from 18.4% to 15.6%. In 2001 the average proportion in England was 21%.</p> <p>Annual Monitoring Report data shows that in the period April 2006 to March 2012 a total of 2,278 new dwellings were completed in the District which equated to 380 units per annum over the six year period, slightly above the old RSS target of 370 dwellings per annum.</p>
2	To reduce anti-social activities	Poor	Stable	Recorded domestic burglaries, violent crime in public places and vehicle crime in the District were all above the Suffolk average in 2002-03. Burglaries and vehicle crime were below the national averages, but violent crime in public places was slightly above the national average.

SA Objectives		Current Condition	Future Trends	Comments
3	To maintain and improve levels of education and skills in the population overall	Moderate/poor	Stable	The proportion of people aged 16 to 74 with no qualification is higher than the averages for Suffolk, the East of England and the whole of England. The proportion of full-time students aged 18+ is less than average.
4	To ensure the unique character and population of the District are addressed	Moderate	Stable	There is a need to provide a strong requirement that new development is carefully master planned, taking account of characterisation analysis of existing environmental assets.
5	To improve access to key services for all sectors of the population	Poor	Stable	The percentage of the rural population living in Parishes which have a food shop/general store, post office, pub, primary school and meeting place was only 4.4% compared to the Suffolk average of 43%. However, 50% do have access to any four of those five facilities. Only 2% have none of these facilities which is slightly better than the Suffolk average. The indicator relating to access to services fluctuates as the population estimates change from year to year. This reflects part of the problem of accurately estimating population for the District. In reality the number of services has changed little within the District.
6	To prevent further loss of publicly accessible open space	Moderate	Declining	97% of the population live within 5km of an informal countryside recreation site, which is just above the Suffolk wide average of 93%. Development pressure may result in the loss of open space that has recreational value, which may encourage sports activities, or which benefits the character of the locality.
Economic				

SA Objectives		Current Condition	Future Trends	Comments
7	To offer everybody the opportunity for rewarding and satisfying employment	Moderate	Stable	<p>At January 2004 unemployment in the District was 1.2%. This was below the averages for Suffolk, the East of England and the whole of England.</p> <p>The proportion of people within the 16-74 age group who are in some form of work, (economically active), is significantly higher than the average for both the East of England and the whole of England.</p> <p>The proportion of people working as managers, in professional occupations and administrative/secretarial occupations is below the average for Suffolk, the East of England and the whole of England. Conversely, the proportion working as 'plant and machine operatives' and in 'elementary occupations', (unskilled labourers), is higher than the averages for the East of England and the whole of England.</p>
8	To achieve sustainable levels of prosperity and economic development throughout the plan area	Moderate	Stable	<p>There are no reliable figures for the District but given that the District has a high proportion of unskilled jobs and the fact that the average Suffolk wage is below the national average, it is highly likely that the weekly wage in Forest Heath will be below the averages for Suffolk, the East of England and the whole of England.</p>

SA Objectives		Current Condition	Future Trends	Comments
9	To reduce poverty and social exclusion	Moderate	Stable	<p>Based on the index of multiple deprivation 2000, Forest Heath suffers from significantly less deprivation than the average for the whole of England, and the average amount relative to Suffolk and the East of England. Future development should not increase disparities in the District, and should aim to reduce the deprivation of the most deprived areas.</p> <p>Although the District has a below average rate of unemployment for the region, social deprivation for some of the Districts inhabitants is still an issue. Lower than averages income levels is a factor in this deprivation. House purchase rates in the district continue to rise while salaries do not, (particularly in the public sector), with the result that more than half the households in the District could not buy an average-priced home, creating a divided society.</p> <p>In 2001, 2.4% of the housing stock was classified as 'unfit', which was below the average for Suffolk of 3.4%.</p> <p>At the 2001 census, 72% of the population considered themselves to be in 'good health', 21% in 'fairly good health' and 7% in 'not good health'. This was healthier than the averages for Suffolk, the East of England and the whole of England. There are no significant health problems in the District.</p>

SA Objectives		Current Condition	Future Trends	Comments
10	To increase the ability for shorter commuting times and more sustainable forms of transport	Poor	Stable	<p>The proportion of those in work who travel less than 2km to work, (28%), is significantly higher than the averages for Suffolk, the East of England or the whole of England. Dispersal of housing and employment beyond main conurbations has occurred at different rates and in different directions, contributing to relatively high levels of commuting, particularly that by private car.</p> <p>The proportion of people working from home in 2001 was 9% which was the same as the averages for the East of England and the whole of England, but slightly below the average for Suffolk. The predominantly dispersed rural population of the district makes it difficult to justify the cost of installing broadband telecoms infrastructure which could encourage tele-working and support the dispersal of some businesses.</p>
11	To revitalise town centres	Moderate	Improving	In 2002 the proportion of vacant retail units in Brandon and Mildenhall was above the Suffolk average and the proportion in Newmarket was below.
12	To improve the range of tourist attractions in the District	Moderate	Stable	In 2000 Forest Heath was host to 11% of Suffolk's total recorded day visitors. If visitors were evenly distributed between the seven local authorities in Suffolk, then each District would receive 14%. In 2001 Forest Heath had the 2nd highest number of visitor bed-spaces of all the Suffolk Districts. This is largely due to the presence of 'Centre Parcs'. However, the District had the 2nd lowest number of tourism attractions in Suffolk. The tourist potential of the District should be developed in a sustainable manner.
Environmental				
13	To mitigate the noise pollution impact of American military aircraft	Poor	Stable	17% of the District suffers from aircraft noise of 70 dB(A) or above which is a significant problem because of the two large military airbases in the District.

SA Objectives		Current Condition	Future Trends	Comments
14	To maintain low levels of all other pollution which are present in Forest Heath	Moderate	Stable	<p>An 'Air Quality Management Area' was declared in Newmarket in 2009 and the situation needs to be monitored and work in combination with Suffolk County Council and DEFRA carried out to rectify the situation. Elsewhere in Suffolk there were a total of eight 'air quality management areas' affecting a total of 51 properties.</p> <p>The two large USAF airbases within the District contribute significantly to the emission of greenhouse gases in addition to the noise pollution issue.</p> <p>Land contamination is limited, and 'brown-field' development should provide the opportunity to clean up some sites.</p>

SA Objectives		Current Condition	Future Trends	Comments
15	To protect the Districts vast biodiversity natural capital	Good	Stable	<p>17% of the District is covered by woodland, the majority of which is commercial coniferous forest, and only 1% is designated as 'ancient woodland'. The woodland in Forest Heath contributes 20% of the total woodland in Suffolk, which is above the average for the other rural Districts. 33% of the District's area is designated as SSSIs because of its nationally important wildlife interests. This is a significantly higher proportion than any other District in Suffolk, and the area of SSSI in Forest Heath amounts to 39% of the total in Suffolk.</p> <p>64% of the species identified in the Suffolk Biodiversity Action Plan, and 2.8% of those in the National Biodiversity Action Plan, are found in the District. One of the regional biodiversity targets was to create an additional 2000ha of reed beds and Fen by 2010. The RSPB reserve at Lakenheath covers nearly 300 ha, 15% of the regional target.</p> <p>30% of all agricultural land in the District is classified as grade 1 or 2, and 4% is farmed organically. Approximately 50% of the District is designated as an 'Environmentally Sensitive Area'. Therefore the relationship between intensive agricultural practices, their impacts and wildlife conservation must be managed. ESA agreements are gradually being superseded by either Entry Level or Higher Level Stewardship schemes.</p>
16	To adapt to the impact climate change will have on Forest Heath	Moderate	Stable	<p>There is a relatively high proportion of the District designated at flood risk because of the low-lying fen land, (flood zones 2 and 3). The River Kennett at Moulton and the drainage channel through Newmarket are at the greatest risk. Climate change will only exacerbate the District's vulnerability to more frequent flooding possibilities.</p>
17	To mitigate greenhouse gas emissions arising from activities in the District	Moderate	Stable	<p>As at 2004 no known renewable energy was being produced within the District, although it is understood that woodland waste from Thetford Forest is used to produce renewable energy at the power station just over the boundary in Breckland District.</p>

SA Objectives		Current Condition	Future Trends	Comments
18	To improve the availability and access to sustainable modes of transport	Poor	Declining	Rail infrastructure is already under stress and bus service availability is relatively poor. Public transport infrastructure is likely to be a significant constraint on new development in the region. The rural nature of the District makes residents dependent on the private car, resulting in high levels of ownership and usage.
19	To ensure a sustainable and good quality supply of water	Moderate	Stable	River water quality, (by chemicals), in the District, in a survey carried out between 2000 and 2002, demonstrated that Forest Heath had a large number of rivers graded A, (best quality), above the Suffolk average, and also less grade D and E, (most poor quality), than the Suffolk average. River quality is generally good. However, large areas of ground water aquifers are vulnerable to potential nitrate pollution.
20	To maintain a high quality rural environment	Moderate	Stable	The District is one of the smallest rural Districts in the UK, just under 38,000 hectares. However, it is made up of four distinct 'landscape character areas', which makes for a diverse character in terms of both landscape and vernacular buildings. Further development will put increased pressure upon the landscape character areas. However, should development be successfully focused in existing settlements, these effects should be felt more at the urban environment rather than deteriorating the countryside. Substantial expansion could adversely affect the unique character and setting of the District, harming the quality of the landscape, and shutting off key views of its distinctive skyline.
21	To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	Moderate	Declining	In the 6 years between 1998 and 2004 the average proportion of new dwellings built on 'previously developed land', (PDL), was 59%. This was just below the national target of 60% but above the regional target of 50%. However, there is likely to be a down turn in the future as the extant planning permissions at Red Lodge, the majority of which have been on green-field land, are built-out. Government guidance has been to make efficient use of land. In 2002-03 the average density of completed dwellings was only 24 dwellings per hectare, which was below the Suffolk average of 29. Limited stock of brown-field land means new development will inevitably result in the loss of some 'green-field' land.

SA Objectives		Current Condition	Future Trends	Comments
22	To encourage environmentally friendly energy uses	Moderate	Stable	The region has a target of 20% of energy from renewable resources by 2020. However, as at 2010, no known commercial renewable energy was being produced within the District.
23	To increase the rate of improvement to the energy efficiency of buildings in the District	Moderate/ Poor	Stable	Between 1996-2003 there was only an 8.7% increase in energy efficiency in residential properties in the District. This was below the rate required to achieve the national target of a 30% increase by 2011.
24	To safeguard Forest Heath's heritage for future generations	Moderate	Stable	<p>Newmarket is recognised both nationally and internationally as the headquarters of the horseracing industry and is the only place in the world which still has horseracing stables operating in and around the town-centre. It is estimated that around 20% of jobs in the Newmarket area, (over 2,000 jobs), are horseracing related. The unique character of Newmarket and historic racehorse training areas should be safeguarded.</p> <p>2% of the District's area is designated as Conservation Area because of the special architectural and historical character of the locality. This is just below the Suffolk wide average of 2.6%. In 2003 the proportion of all listed buildings classified as 'at risk' was 1.9%, (9 properties). Whilst this was one of the lowest numbers of properties in Suffolk it was the highest proportion, and more than twice the Suffolk average of 0.8%. Further development must avoid detriment to sensitive historic areas and buildings. Appropriate measures should be taken to safeguard those listed buildings still on the 'at risk' register.</p> <p>As with the natural environment, Forest Heath's archaeological heritage could be threatened by development that in effect sterilises known sites, or which harms the setting of sites with important historical or cultural associations.</p>

SA Objectives		Current Condition	Future Trends	Comments
25	To reduce waste	Good	Improving	The national target was to recycle or compost 40% of household waste by 2010, 45% by 2015 and 50% by 2020; and to reduce landfill for industrial and commercial waste to 45% of the 2000 level by 2020. This is supported by the Landfill Directive. Forest Heath is already ahead of this target. Approximately 50%, of household waste is recycled in Forest Heath and this is one of the highest proportions in England.

Key:

**Current Conditions -
good/moderate/poor**

Good
Moderate
Poor

**Future Trends –
improving/stable/declining**

Improving
Stable
Declining

11 St Edmundsbury SA Baseline Data and Trends

11.1 SA Baseline Data and Trends

The SA Framework is the key tool used in the assessment of effects. The prediction of effects is conducted via detailed analysis of the baseline data. It is thus important to ensure that critical aspects of the baseline can be directly related to the objectives and indicators of the SA framework. Determining the significance of predicted effects is perhaps the most critical task in the SA. The picture that the baseline presents in terms of the SA framework is the starting point for this.

Table 11.1 presents a summary of the current trends observed in the baseline data (improving, stable or declining) against the updated SA objectives.

11.2 Future Baseline

The SEA Directive requires the consideration of the likely evolution of the state of the environment without the implementation of the plan being assessed. Within the next 20 years it is predicted that there will be a number of external influences that will affect the state of St Edmundsbury's social, natural, built and economic environment, without the implementation of the St Edmundsbury Core Strategy and associated joint DM DPD.

Such influences and future trends are also set out in Table 11.1. These baseline trends without the implementation of the Core Strategy have been used in the assessment of the DM policies set out in Section 12 below.

Table 11.1 – SA Current and Predicted Future Baseline Data Trends

SA Objectives		Current Condition	Future Trends	Comments
Social				
1	To improve the health of the population overall and reduce health inequalities	Good	Stable	Accessibility to GP and Hospitals in St Edmundsbury improved between 2004 and 2005. Current good levels of self-assessed health averages, similar to that of the East England and better than that of England as a whole, are likely to remain stable in the future with or without the implementation of the plan, as the Replacement Local Plan will safeguard potential sites for health and emergency facilities.
2	To maintain and improve levels of education and skills in the population overall	Good	Improving	The average percentage of year 11 students attaining 5 A*-C grades at GCSE for St Edmundsbury was above both the regional and national averages in 2007 at 70.7%. The proportion of students gaining 5 A*-C grades at GCSE in the borough is growing year on year, at approximately the same rate as England.
3	To reduce crime and anti-social activity	Good	Stable	There has been a significant reduction in crime figures between 2005 and 2008 and crime rates in St. Edmundsbury are lower than those for East of England and England. The situation is likely to remain stable in the future with or without implementation of the plan.
4	To reduce poverty and social exclusion	Good	Declining	The overall rank of 2007 Indices of Multiple Deprivation of St Edmundsbury is good. However, the borough's score and ranking declined between 2004 and 2007, indicating that the borough became more deprived in comparison with the rest of the nation during this period.
5	To improve access to key services for all sectors of the population	Moderate	Improving	Many parishes in the rural areas of St Edmundsbury lack essential services. Nonetheless, 59% had a public house and 69% 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. Accessibility to key services and facilities is likely to further improve in line with the current trends, as the Local Plan Strategy is committed to reduce the need to travel, by improving the balance between homes and key services.

SA Objectives		Current Condition	Future Trends	Comments
6	To offer everybody the opportunity for rewarding and satisfying employment	Moderate	Stable	In 2008, St Edmundsbury was the local authority with the highest employment rate in Great Britain outside London. There is an upward trend for pay in the borough. However, rates are still below that for the East of England and England with a high rate of low paid jobs in the borough. The likely trend without implementation of the Core Strategy will be for current employment characteristics to remain stable.
7	To meet the housing requirements of the whole community	Moderate	Improving	The current level of housing completion is below the East of England Plan target. However, there was an increase in the number of housing completions in recent years. Proportion of affordable completions has increased significantly between 2004/05 and 2007/08. The proportion of net completions which were affordable in St Edmundsbury is higher than for the East of England.
8	To improve the quality of where people live and to encourage community participation	Moderate	Stable	St Edmundsbury has a relatively high level of satisfaction for 'residents who are happy with their neighbourhood as a place to live' with the percentage of satisfied residents 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. The completion or participation level in the production of Parish Plans is relatively poor compared with other Suffolk authorities.
Environmental				
9	To improve water and air quality	Good	Improving	The quality of water within the borough's rivers is generally fair to good in terms of chemical and biological quality. Air quality is also generally good within St Edmundsbury with no Air Quality Management Areas (AQMAs) having been designated within the borough. The likely trends in water and air quality without implementation of the Core Strategy is likely to be improving as the Replacement Local Plan identifies measures to be undertaken and the need to protect water resources and local air quality.
10	To conserve soil resources and quality	Moderate	Improving	The target of 40% of development to be provided on previously developed land set in the Replacement St Edmundsbury Local Plan has been exceeded in recent years, with 54.4% of dwellings completed in St Edmundsbury in 2007/8 being located on PDL. However, this is below the Government target of 60%. 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 diminishes the threats posed by contamination to health, safety and the environment. The number of potentially contaminated sites has been reduced. This trend is likely to continue, as the Local Plan includes a policy (NE4) to ensure improvement in the study area's contaminated sites.

SA Objectives		Current Condition	Future Trends	Comments
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Good	Declining	The East of England is already the driest region in the UK, therefore water conservation and efficiency are becoming an increasing priority. Domestic water consumption in St Edmundsbury is marginally below national levels. The proportion of household waste recycled in the borough is significantly higher than that for the East of England and England, and is increasing year on year. However, the level of population growth expected in St Edmundsbury is likely to dramatically increase pressure on both water and mineral resources in the future.
12	To reduce waste	Moderate	Declining	The volume of household waste produced has been roughly stable over the period of 1999-2006, whereas the volume of municipal waste produced has reduced by a significant amount since 2002/03. The amount of household waste collected per head in St Edmundsbury has reduced since 2004/05 but is higher than the national mean. Likely population growth within St Edmundsbury is likely to increase the volume of waste produced by the borough.
13	To reduce the effects of traffic on the environment	Poor	Stable	Traffic volumes within the study area are high with the proportion of journeys to work by car significantly higher than that for the East of England and England (2001). The reliance on the private car is likely to remain high in the absence of a realistic alternative.
14	To reduce contributions to climate change	Poor	Declining	Total emissions per capita in 2006 increased from 2005 level and are higher than regional and national figures, as a result of the more industrial nature of the borough. Per capita domestic CO ₂ emissions have decreased in St Edmundsbury and are comparable to national but higher than regional figures. The probable continuation of the operation of industry in St Edmundsbury, and the increase in CO ₂ emissions which is expected to accompany the future increase in St Edmundsbury's population, the likely trend will be declining.
15	To reduce vulnerability to climatic events	Good	Stable	A very low proportion of properties in the borough are at risk of flooding and the average flow of the watercourses is low. The likely trend will remain stable if no planning applications are approved against EA advice.
16	To conserve and enhance biodiversity and geodiversity	Moderate	Improving	Large areas of the Borough have ecological designations at national, regional and local levels and there are a large number of designated BAP habitats and species. The majority of the ecological SSSIs in the borough are in partly an unfavourable or mixed condition, with 13 of the 23 SSSIs meeting PSA targets, a further 7 meeting PSA targets in over half of their areas, 1 meeting PSA targets in under half of its area, with a further 2 SSSIs not meeting their PSA target at all. However, all geological SSSIs meet PSA targets. The likely trend will be improving, as the Local

SA Objectives		Current Condition	Future Trends	Comments
				Plan aims to protect and enhance biodiversity and ecological conservation.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Good	Improving	The number of Listed Buildings, Designated Parks and Gardens and Conservation Areas has gradually increased in the Borough. The number of buildings at risk has fallen since 2003 and the borough has met the Suffolk target of 0.7% and no SMs have been damaged as a result of new development. These features are well protected within the Borough and the Local Plan is committed to protect the local historic environment. Therefore, the likely trend will be improving.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Moderate	Declining	St Edmundsbury has 16687 ha of Special landscape area (25.5% of Borough) and 14 landscape types. Development pressures (e.g. suburbanisation, transport and industrial developments, agricultural rationalisation and tourism related development) as a result of past and projected future development within the borough have placed, and are likely to continue to place significant pressure on the landscape of St Edmundsbury.
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Moderate	Improving	The business formation rate in St Edmundsbury fluctuates but is broadly similar to that of East of England. The business formation rate in 2006 and 2007 was lower than that observed between 2001 and 2004. Between 1998 and 2004, the Banking and Finance industry, and the Public Admin, education and health sectors have seen significant levels of growth, with a large decline in the energy and water and manufacturing sectors. The Replacement Local Plan envisages balancing economic growth with protecting the built and natural environment.
20	To revitalise town centres	Good	Improving	The town centre at Bury St Edmunds and increasingly the town centre at Haverhill act as sub-regional centres providing a focus for shopping, leisure, business and cultural activities for the towns themselves and the surrounding smaller settlements, as well as the needs of residents outside the borough. Policy BSE7 (town centre development area – Bury St Edmunds) and Policy HAV5 (Haverhill town centre Masterplan) in the Replacement Local Plan aim to regenerate and revitalise the town centres. Therefore, the likely trend will be improving.
21	To encourage efficient patterns of movement in support of economic growth	Moderate	Declining	A large majority of people who live in St Edmundsbury also work in the borough (71%). However, the distance that residents of St Edmundsbury commute to work is significantly higher than the national mean. A high proportion of journeys to work in the borough is undertaken by car. The reliance on the private car is likely to persist due to a predominantly rural nature of the area and the lack of public transport provision.

SA Objectives		Current Condition	Future Trends	Comments
22	To encourage and accommodate both indigenous and inward investment	Good	Improving	St Edmundsbury was designated as a Growth Area in 2007. This enabled preparation of an area development programme and obtaining funding. It is considered that targeted public investment will stimulate private sector investment in the area.

Key:

Current Conditions
good/moderate/poor

Good
Moderate
Poor

- Future Trends
improving/stable/declining

Improving
Stable
Declining

-

12 Development of Plan Policies

12.1 Conformity with Core Strategy Policies

The policies of the joint DM DPD complement the policies in the authorities respective Core Strategies. The relationship between the Core Strategy policies and the joint DM DPD for Forest Heath and St Edmundsbury are shown in Table 12.1 below

Table 12.1 Relationship between Plan Policies and the Authorities Core Strategy Policies

Joint DM DPD policies	St Edmundsbury Core Strategy	Forest Heath Core Strategy
DM1. Presumption in Favour of Sustainable Development	CS1, CS2, CS4	CS1, CS2, CS3, CS4, CS5, CS6, CS7, CS8, CS9, CS10, CS11, CS12, CS13.
Sustainable Growth, Development and Design Principles		
DM2. Creating Places – Development Principles and Local Distinctiveness	CS1, CS2, CS3, CS4	CS5
DM3. Masterplans	CS2, CS3	CS5
DM4. Development Briefs	CS2, CS3	CS5
DM5. Development in the Countryside	CS2, CS4, CS13	CS2, CS3, CS5
DM6. Flooding and Sustainable Drainage	CS2	CS4
DM7. Sustainable Design and Construction	CS2	CS4
DM8. Improving Energy Efficiency and Reducing Carbon Dioxide Emissions	CS2	CS4
DM9. Low and Zero Carbon Generation	CS2	CS4
DM10. Infrastructure services and Telecommunications	CS2, CS15	CS13
The Natural and Historic Environment		
DM11. Impact of Development on Sites of Biodiversity and Geodiversity Importance	CS2	CS2
DM12. Protected Species	CS2	CS2
DM13. Mitigation, Enhancement, Management and Monitoring of Biodiversity	CS2	CS2
DM14. Landscape Features	CS2	CS2
DM15. Safeguarding from Hazards	CS2	CS5
DM16. Listed Buildings	CS2, CS3	CS3, CS5
DM17. Local Heritage Assets and Buildings Protected by an Article 4 Direction	CS2, CS3	CS3, CS5
DM18. Conservation Areas and Buildings of Local Importance	CS2, CS3	CS3, CS5
DM19. New Uses for Historic Buildings	CS2, CS3	CS3, CS5
DM20. Development Affecting Parks and Gardens of Special Historic or Design Interest	CS2, CS3	CS3, CS5
DM21. Archaeology	CS2	CS3
DM22. Enabling Development	CS2, CS3	CS3, CS5
Housing and Homes		
DM23. Residential Design	CS2, CS3	CS4, CS5
DM24. Special Housing Needs	CS2	CS7, CS8

Joint DM DPD policies	St Edmundsbury Core Strategy	Forest Heath Core Strategy
DM25. Alterations or Extensions to Dwellings and self contained Annexes	CS3	CS5, CS7
DM26. Changes to domestic gardens in the Countryside	CS2	CS10
DM27. Agricultural and Essential Workers dwellings	CS2, CS13	CS10
DM28. Housing in the Countryside	CS2, CS13,	CS10
DM29. Residential use of redundant Buildings in the Countryside	CS2, CS13	CS10
Sustainable Economic and Tourism Development		
DM30. Appropriate Employment Uses and Protection of Employment land and Existing Businesses	CS2, CS9, CS13	CS6
DM31. Farm Diversification	CS2, CS9, CS13	CS10
DM32. Business and Domestic Equine Related Activities	CS2, CS9, CS13	CS10
DM33. Re-use Replacement of Buildings in the Countryside	CS2, CS9, CS13	CS10
DM34. Tourism Development	CS2, CS9,	CS6
Retail, Community Facilities and Leisure		
DM35. Town Centre Boundaries	CS10	CS11
DM36. Protection of Local Services	CS2, CS4, CS10	CS11
DM37. Public Realm Improvements	CS2, CS3, CS10	CS11
DM38. Shop Fronts and advertisements	CS2, CS3	CS5, CS11
DM39. Street Trading and street Cafes	CS2, CS10	CS11
DM40. Ancillary Retail Uses	CS2, CS9, CS10	CS11
DM41. Community Facilities and services	CS2, CS4, CS14	CS6, CS10
DM42. Open Space, Sport and recreation Facilities	CS2, CS14	CS6, CS13
DM43. Leisure Facilities	CS2, CS3	CS6, CS13
DM44. Rights of Way	CS2, CS7	CS12
Transport		
DM45 Transport Assessments and Travel Plans	CS2, CS7	CS12
DM46 Parking Standards	CS2, CS7	CS12
Forest Heath specific Policies		
DM47. Development relating to the horse racing industry		CS6
DM48. Development Affecting the Horse Racing Industry		CS6
DM49. Redevelopment of existing sites relating to the horse racing industry		CS6
DM50. Securing the restoration of horse racing related assets		CS3, CS5
DM51 Horse Walks		CS6
St Edmundsbury Specific Policy – Affordable Housing		
DM52 Rural Housing Exception Sites	CS2, CS13	

12.2 Development of plan policies

Forest Heath and St Edmundsbury produced previous iterations of their Development Management Policies DPD as detailed in Table 1.1 and in Section 2.9. At each stage, SA/SEA of the document was undertaken. The consultation responses received at each stage have influenced the development of the subsequent version of the DPD produced by the respective Authorities and subsequently the content of the Joint Development Management Submission Draft DPD

Table 12.2 shows the development of the joint plan policies from the integration of the two sets of policies. The plan policies are assessed in section 13 and 14 of this SA.

St Edmundsbury policies are the Development Management DPD 'Submission Draft' policies amended to take account of the representations submitted in respect of the consultation (April – June 2010) and to take into account the revocation of the Regional Spatial Strategies, (RSS) and the National planning Policy Framework.

The Forest Heath DC policies were those that appeared in the Development Policies Preferred Options Consultation Document that was approved for consultation by FHDC Elected members on 28th April 2010. Consultation did not take place on this document and subsequently the decision was made to progress with a joint set of Development Management Policies for application across both Authority areas.

The joint plan policies are listed in Table 12.3

Table 12.2 Development of joint policies and removed policies

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM1: Presumption in Favour of Sustainable Development				New NPPF policy required by the planning inspectorate. This policy seeks to enshrine at a local level the NPPF's presumption in favour of sustainable development. The wording is a model wording provided by the Planning Inspectorate, and is a policy which has been imposed by PINS within a number of similar policy documents that have recently been considered by them elsewhere.
Policy DM2: Creating Places – Development Principles and Local Distinctiveness	DP11 – Design Principles	SD1 - Creating Places - Development principles and local distinctiveness	Based upon Policy SD1. There were no significant criteria from the FHDC policy which were not represented in the SEBC version. Policy does introduce the concept of 'Master-plans' and 'Development Briefs' to FHDC's development management framework.	As previously worded the policy did not take account of existing 'activities' which could give rise to problems if subject to new sensitive development in close proximity. As a consequence, an additional sub-category has been inserted: i) not site sensitive development where its users would be adversely affected by noise, smell vibration or other forms of pollution from existing sources, unless adequate mitigation works can be implemented. It was also considered that an additional sub category should be

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
				inserted to ensure that development was of a design respected the character, scale, density and massing of the locality.
Policy DM3: Master-plans	no existing equivalent policy	SD2 - Master-plans	SEBC policy SD2. FHDC did not previously have a specific development management policy requiring the preparation of Master-plans, this policy does relate directly to policy CS5 of their adopted and overarching Core Strategy DPD	Reference to 'major landscaping, green infrastructure and open space proposals to assimilate new development into the landscape, provide sufficient recreational green-space and create new habitats' was added to the Policy on the recommendation of Natural England. On the recommendation of the County Council it was agreed that the policy should also make reference to blue corridors, (areas designated for the channelling of overland flows of water away from property and key infrastructure)'. In practice, consideration of the historic environment is always required, although it was acknowledged that it appeared to be an omission from the Policy. It was considered that the inclusion of a new category to reflect this requirement would strengthen the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM4: Development Briefs	no existing equivalent policy	Policy SD3 - Development Briefs	SEBC policy SD3. FHDC did not previously have a specific development management policy requiring the preparation of Master-plans, this policy does relate directly to policy CS5 of their adopted and overarching Core Strategy DPD	As with policy DM3 above, on the recommendation of the County Council it was agreed that the policy should make reference to blue corridors, (areas designated for the channelling of overland flows of water away from property and key infrastructure)'. It was also agreed that making reference to the potential for areas to have multiple uses would be a positive addition to the previous version.
Policy DM5: Development in the Countryside	DP14 – Development in the Countryside	Policy HH4: Housing Development in the Countryside	FHDC Policy DP14. FHDC's policy DP14 dealt with all development in the countryside whereas SEBC policy HH4 dealt only with housing development in the countryside The joint policy option retains the exacting criteria of the original FHDC policy but also includes the specific criteria pertaining to the replacement of existing dwellings	The previous policy was negatively worded, ('development will only be permitted where...'), whereas in light of the NPPF the proposed wording is now that 'development that recognises the intrinsic character and beauty of the countryside will be permitted where....' The Policy then lists a number of criteria which must be met in order for development to be acceptable. The policy continues to seek to protect the countryside from unsustainable development. It is considered that these changes reflect the shift in emphasis provided by the NPPF.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM6: Flooding and Sustainable Drainage	DP10 - Surface Water Drainage	Policy SD4: Adapting to a Changing Climate	Policy is based on those parts of the SEBC policy SD4 that dealt with Flooding and sustainable drainage issues (and not general climatic change)	No significant changes made to the preferred options version of the policy.
Policy DM7: Sustainable Design and Construction	DP9 – Sustainable Construction	Policy SD5: Sustainable Design and Construction	Based on FHDC Policy DP9. The joint policy incorporates elements of the original FHDC Policy DP9 as they pertain to improvements in energy efficiency arising from good design, layout, orientation, materials, insulation and construction techniques. References to the achievement of standards as they relate to the Code for Sustainable Homes and BREEAM as they appeared within the original SEBC policy have been retained	Advice has been received from a climate consultant working on behalf SEBC and some minor amendments have been made accordingly to improve the intent and wording of this Policy.
Policy DM8: Improving Energy Efficiency and Reducing Carbon Dioxide Emissions	no existing equivalent policy	Policy SD6: Improving Energy Efficiency	SEBC Policy SD6	Advice has been received from a climate consultant working on behalf of SEBC and some minor amendments have been made accordingly to improve the intent and wording of the Policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM9: Low and Zero Carbon Energy Generation	DP8 - Renewable Energy	Policy SD7: Low and Zero Carbon Energy Generation	The policy is based upon SEBC Policy SD7. There were no pertinent issues from the FHDC policy that were not covered in the wording of the SEBC policy.	In response to a representation it was considered that the policy should be amended to include reference to the impact of decommissioning development and the effects on public health as a consequence of development. Facets of policy DM10 were included in this policy as they relate to standards of siting, design, visual harm and impact on the environment and in particular designated areas and conservation areas. It was considered that this addition would strengthen the policy.
Policy DM10: Infrastructure Services and Telecommunications Development	DP22 – Telecommunications	Policy SD8: Infrastructure services and Telecommunications Development	Joint policy option based on SEBC policy SD8 and FHDC policy DP22.	No significant changes made to the previous version of the policy.
Policy DM11: Impact of Development on Sites of Biodiversity and Geodiversity Interest	Policy DP1: Sites of National Biodiversity/Geo-diversity Importance Policy DP2 Sites of Regional and Local Biodiversity / Geo-diversity Importance	Policy EB1: Impact of Development on Sites of Biodiversity and Geological Importance	The policy option is based on SEBC policy EB1	No changes made to the preferred options version of the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM12: Protected Species	Policy DP1: Sites of National Biodiversity/Geo-diversity Importance Policy DP2 Sites of Regional and Local Biodiversity / Geo-diversity Importance	<u>Policy EB2: Protected Species</u>	FHDC had two policies with aspects covering protected species, (DP1 & DP2). The joint policy option is based on SEBC policy EB2.	No changes made to the preferred options version of the policy.
Policy DM13: Mitigation, Enhancement, Management and Monitoring of Biodiversity	Policy DP1: Sites of National Biodiversity/Geo-diversity Importance Policy DP2 Sites of Regional and Local Biodiversity / Geo-diversity Importance	Policy EB3: Mitigation and Biodiversity Protection	FHDC had two policies with aspects covering mitigation and enhancement, (DP1 & DP2). The joint policy option is based on SEBC policy EB3.	There has been some strengthening of the policy wording in terms of requiring the enhancement of biodiversity as part of any proposed development commensurate with it's scale and the management and monitoring of biodiversity sites.
Policy DM14: Landscape Features	Policy DP3: Landscape Features	Policy EB4: Protection of the Landscape	The policy option is based upon FHDC policy DP3. The separate policies were based on different philosophies, criteria based in Forest Heath and designation based in St Edmundsbury. The chosen approach was to remove the detailed guidance on what should be provided by the applicant, (as per the SEBC proposed submission option), with a focus on trying to get the two draft policies to integrate in principal.	No significant changes to the preferred options version of the policy.
Policy DM15: Safeguarding from Hazards	no existing equivalent policy	Policy EB7: Safeguarding from Hazards	The joint policy option is SEBC policy EB7	No significant changes to the preferred options version of the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM16: Listed Buildings	Policy DP5 : Listed Buildings	Policy SD 9: Alterations and Extensions to Listed Buildings and Development within their Curtilage Policy SD10: Demolition of Listed Buildings	The policy option is based on FHDC policy DP5. Both FHDC policy DP5 and SEBC policy SD9 referenced the criteria based approach to the assessment of proposals. SEBC policy SD10 requires recording of buildings prior to their demolition. The policy option is essentially FHDC Policy DP5, (criteria based approach), with the addition of SD10's requirement for recording of a building prior to demolition	No significant changes made to the preferred options version of the policy.
Policy DM17: Local Heritage Assets and Buildings Protected by Article 4 Direction	no existing equivalent policy	Policy SD12: Heritage Assets Protected by an Article 4 Direction	FHDC currently have no Article 4 Directions, or designated Buildings of Local Interest, it is intended to advance such designations as a consequence of the ongoing work in relation to their Conservation Area Management Plans. For this reason, it was considered that a joint policy, similar in nature to SEBC policy SD12. The policy was amended post consultation with reference made to an appendices containing a list of buildings of local architectural or historical significance.	Changes in policy wording respond to the latest English Heritage guidance and policy and it now refers to 'Local Heritage Assets' rather than Buildings of Local Significance. The wording of the Policy has also been amended to reflect the widely adopted criteria-based approach.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM18: Conservation Areas and Buildings of Local Importance	Policy DP6: Conservation Areas and Buildings of Local Importance.	Policy SD13: Demolition of Unlisted Buildings, Structures or Features within Conservation Areas Policy SD14: New Development within Conservation Areas	The policy option is based on FHDC policy DP6. It was considered that one policy setting out criteria for the demolition/alteration of any heritage asset in line with advice contained within PPS5 would suffice. The joint policy is based on FHDC policy DP6 as it was more comprehensive in terms of addressing proposals within conservation areas, but includes some elements of criteria taken from SEBC policy SD13. SEBC policy SD13 criteria (i) was added to cover the possibility that repair could potentially harm significance. Reference to unidentified heritage assets was considered necessary for incorporation within the chosen joint policy option.	No changes made to the preferred options version of the policy.
Policy DM19: New Uses for Historic Buildings	no existing equivalent policy	Policy SD15: New Uses for Historic Buildings	The SEBC policy that has been slightly reworded as the original criteria were considered to be implicit rather than explicit.	No changes made to preferred options version of the policy.
Policy DM20: Development Affecting Parks and Gardens of Special Historic or Design Interest	no existing equivalent policy	Policy SD16: Development Affecting Parks and Gardens of Special Historic or Design Interest	SEBC policy as amended post consultation, with a slight re-ordering of the wording as the original assessment criteria was considered to be too implicit rather than explicit.	No changes made to the preferred options version of the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM21: Archaeology	Policy DP4: Archaeology	Policy SD17: Sites and Heritage Assets of Archaeological Importance	The policy option is based on FHDC policy DP4. It was considered that neither policy fully addressed the need for an archaeological evaluation to be carried out prior to determination where appropriate. The policy is essentially the original FHDC policy DP4, with the requirement at criteria (a) on the need for a thorough archaeological evaluation at the pre-application stage. The term 'excavation' used in the original FHDC policy has been replaced with 'investigation' to reflect the possibility of above ground remains etc	No significant changes made to the preferred options version of the policy.
Policy DM22: Enabling Development	DP7 – Enabling Development	Policy SD11: Enabling Development	The policy is based upon the more comprehensive FHDC policy DP7 with the term 'historic asset' replaced with 'heritage asset' and 'artistic and traditional' added to criteria (a) to reflect the up-to-date phraseology contained within PPS5.	No changes made to the preferred options version of the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM23: Residential Design	no existing equivalent policy	Policy HH1: Building for Life	It was considered that a policy approach based on CABE's best practice principles as they related to sustainable design and construction should be adopted across both authority areas. The joint policy is based on SEBC policy HH1	Significant amendment has been made to the Policy as a consequence of considerable criticism of the previous policy wording at the consultation stage. The Policy has been completely reworded to set out a list of subjective criteria to be applied when considering applications for residential development. This Policy responds to the NPPF requirement for securing better design.
Policy DM24: Special Housing Needs	no existing equivalent policy	Policy HH2: Special Housing Needs	policy HH2 be adopted for use by both authorities with the term 'primary villages' inserted in the first and final paragraphs to accord with FHDC's settlement hierarchy	No significant changes made to the preferred options version of the policy.
Policy DM25: Alterations or Extensions to Dwellings and Self Contained Annexes and Development within the Curtilage	DP18 - Residential Annexes	Policy HH3: Alterations or Extensions to Dwellings POLICY HH7: Residential extensions and annexes in the Rural Areas	The policy is essentially an amalgamated version of SEBC policies HH3 and HH7 thus creating a single policy option that encompasses extensions, annexes and alterations, is applicable in both urban and rural areas.	No significant changes made to the preferred options version of the policy.
Policy DM26: Extension to Domestic Gardens within the Countryside	DP13 - Extensions of Residential Curtilages into the Countryside	no existing equivalent policy	The policy option is based on FHDC policy DP13, (albeit a more concise version).	No changes made to the preferred options version of the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM27: Agricultural and Essential Worker Dwellings	DP17 - Agricultural and Essential Workers Dwellings	Policy HH5: Removal of Agricultural Occupancy Conditions	The FHDC policy DP17 approach is preferred in that it refers to 'long term' need, not just need. The reference to five years does not feature in the policy. The reference to a period of 12 months of marketing evidence, (SEBC policy HH5), is included.	No significant changes made to the preferred options version of the policy.
Policy DM28: Housing in the Countryside				New policy in response to concern that the existing policies did not allow for very small scale growth within small communities. This new policy seeks to allow the infilling of 'small undeveloped plots' within existing built up frontages within small clusters of dwellings where otherwise policies of rural housing restraint would apply. The policy seeks to respond to the requirement of the NPPF to locate rural housing where it will enhance or maintain the vitality of rural communities.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM29: Residential use of Redundant Buildings in the Countryside	DP16 - Re-use and Replacement of Buildings in the Countryside	Policy HH8: Residential use of Redundant Rural Buildings in the Countryside	The policy is SEBC Policy HH8 with a focus on the residential use of redundant buildings in the countryside. There is a very positive approach towards economic re-use of buildings, (replacement buildings are covered by Policy SE6), and a more restrictive exception policy towards residential use.	The previous version of the policy sought to be a negatively worded policy but, as with Policy DM5, it has been made a positively worded Policy in accordance with the aims of the NPPF. It seeks to allow the residential conversation of existing buildings in rural areas, subject to first discounting the possibility of re-using any such buildings for economic purpose and subject, of course, to all other matters being acceptable.
Policy DM30: Appropriate Employment Uses and Protection of Employment Land and Existing Businesses	DP23 - Appropriate Employment Uses and Protection of Employment land and Existing Businesses	Policy SE1: Existing Employment Land and Premises	The policy is essentially FHDC policy DP23 although the revised version makes reference to the 'suitability' of alternative employment sites to replace the loss of existing employment land (i.e. sustainability of location, neighbouring land-uses, and quality of infrastructure)	No significant changes to the previous version of the policy.
Policy DM31: Farm Diversification	DP26 Farm Diversification	Policy SE3 Farm Diversification	The policy is essentially the FHDC policy with reference made to the potential wider community benefits of any diversification scheme at criteria (a).	No change to the previous version of the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM32: Business and Domestic Equine Related Activities	DP19 - Equine Related Development	Policy SE4: Business and Domestic Equine Related Activities	SEBC policy SE4 and FHDC policy DP19 were almost identical. The policy is FHDC DP19, amended to encompass off-road riding facilities within farm units and the loss of best agricultural land.	No significant change to the previous version of the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM33: Re-use or Replacement of Buildings in the Countryside	DP16 - Re-use and Replacement of Buildings in the Countryside	Policy HH8: Residential use of Redundant Rural Buildings in the Countryside SE5 – Re-use of rural Buildings in the countryside	FHDC Policy DP16 addresses the re-use and replacement of buildings in the countryside for all uses including residential and commercial use, whereas SEBC Policy HH8 relates solely to residential use of rural buildings. SEBC consider alternative uses within the context of Policy SE5.	The policy as previously drafted did not state the circumstances under which a replacement building may be permitted. An additional paragraph has been added to read; 'Furthermore, in exceptional circumstances and notwithstanding criterion (a) above, it may be appropriate to permit the replacement of a building where: (g) the replacement building will result in a more acceptable and sustainable development than might be achieved through conversion; (h) the replacement building would restore the visual, architectural or historical coherence of a group of buildings where this would otherwise be lost. Buildings which are remote, or have become so derelict, have been abandoned or are otherwise incapable of adaption or re-use will not be considered favourably for replacement.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM34: Tourism Development	DP31: Tourism Development	Policy SE7: Tourism Development Policy SE8: Visitor Accommodation and Camp Sites	The policy option is based on FHDC policy DP31. FHDC policy with minimal changes, such as the inclusion of a reference to 'appropriate design', covers all aspects of tourism development that featured in the original policies	No significant change to the previous version of the policy.
Policy DM35: Proposals within Town Centre Boundaries	DP27 - Town Centre Boundaries DP28 - Shopping Frontages DP29 - Non Retail Town Centre Uses	TV1 – Town Centre Shopping Areas	The policy is a combination of FHDC policies DP27, DP28 and DP29 with some elements of SEBC policy TV1 included.	No change to the previous preferred options version of the policy.
Policy DM36: Protection of Local Centres	DP30 - Local Centres	Policy TV3: Protection of Local Centres	The policy is based upon FHDC policy DP30. The policy should offer sufficient scope to protecting a wider range of key community services within local centres and specific reference to Use Class A may ultimately limit the effectiveness of the policy.	No significant change to the previous preferred options version of the policy.
Policy DM37: Public Realm Improvements	no existing equivalent policy	POLICY TV4: Improving Town Centre Streets	SEBC policy TV4	No significant change to the previous version of the policy.
Policy DM38: Shop Fronts and Advertisements	DP6 – Conservation Areas and Buildings of Local Importance	Policy TV5: Shop-fronts and Advertisements	The policy is based on that part of SEBC policy TV5 that dealt with shop-fronts and advertisements in more general terms	No change to the previous version of the policy.
Policy DM39: Street Trading and Street Cafes	no existing equivalent policy	Policy TV6: Street Trading and Street Cafes	SEBC policy TV6 with the term shopping 'centres' replaced with shopping 'areas' to ensure consistency with other policies	No significant change to the previous version of the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM40: Ancillary Retail Uses	no existing equivalent policy	Policy TV7: Ancillary Retail Uses	SEBC policy TV7	No change to the previous version of the policy.
Policy DM41: Community Facilities and Services	DP25 Community Facilities and Services	Policy TV9: Protection of Rural Services Policy TV10: Community Services	The policy option is based on FHDC policy DP25. The policy is a single policy approach based on the content of the FHDC 'Community Facilities and Services' policy, (DP25).	No significant change to the previous version of the policy.
Policy DM42: Open Space, Sport and Recreation Facilities	DP34 - Open Space, Sport and Recreation Facilities	Policy TV11: Standards of Open Space and Recreation Provision	The policy option is based on FHDC policy DP34. FHDC and SEBC have different standards and requirements from developers as they relate to the provision of Open Space, Sport and Recreation facilities. It was therefore important that any joint policy did not contradict the local standards and/or Supplementary Planning Documents where they existed.	No significant change to preferred options version.
Policy DM43: Leisure Facilities	DP32 Leisure	Policy TV14: Golf Courses and Other Leisure uses Requiring a Rural Location	The policy option is based on FHDC policy DP32 that deals with leisure in more general terms and can be applied to both urban and rural locations.	No significant change to the previous version of the policy.
Policy DM44: Rights of Way	DP36 Public Rights of Way	Policy TV15 – Public Rights of Way	The existing policies for SEBC and FHDC were almost identical. The joint policy is based on the FHDC policy with the omission of the reference to 'other' Development Management policies.	No changes to the preferred options version of the policy.
Policy DM45: Transport Assessments and Travel Plans	DP35 Transport Assessments and Travel Plans	Policy ST1: Managing the Impact of Travel Policy ST2: Travel Plans	FHDC policy DP35	No significant changes to the preferred options version of the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM46: Parking Standards	DP37 - Parking Standards	Policy ST3: Parking Standards	SEBC Policy ST3. The design of car parking has been included in the suggested joint policy	No significant changes to the preferred options version of the policy.
Policy DM47: Development Relating to the Horse Racing Industry	DP38 - Development Relating to the Horse Racing Industry	no existing equivalent policy	FHDC policy DP38	No significant changes to the preferred options version of the policy.
Policy DM48: Development Affecting the Horse Racing Industry	DP38 - Development Relating to the Horse Racing Industry	no existing equivalent policy		A reference to the potential long term impact on the viability of the racing industry included to strengthen the policy as a consequence of consultation.
Policy DM49: Redevelopment of Existing Sites Relating to the Horse Racing Industry	DP39 - Re-development of Existing Sites Relating to the Horse Racing Industry	no existing equivalent policy	FHDC policy DP39	No significant change to the preferred options version of the policy.
Policy DM50: Securing the Restoration of Horse Racing Related Historic Assets	DP40 - Securing the restoration of horse racing related historic assets	no existing equivalent policy	FHDC policy DP40	No significant changes to the preferred options version of the policy.
Policy DM51: Horse Walks	DP41 - Horse Walks	no existing equivalent policy	FHDC policy DP41	No change to the preferred options version of the policy.

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Policy DM52: Rural Housing Exception Sites	equivalent policy is in FHDC Core Strategy Policy CS9 Affordable Housing Provision	Policy HH6 - Rural Housing Exception Sites	SEBC policy HH6	Policy strengthened with addition of criterion (d) that seeks to ensure that development will not negatively impact on biodiversity, geodiversity or the surrounding landscape character. Any unavoidable harm to the natural environment will be adequately mitigated.
Removed Policy	DP12 – Housing Density and Mix		The content of this policy should be covered in Policy 2: Master-plans	
Removed Policy	DP20 – Housing in Military Settlements		The content of this policy is covered generally within the 'Chapter 3' policies and in particular Policy 1, (Creating Places – Development Principles and Local Distinctiveness).	
Removed Policy	DP21 – Aircraft Noise		The content of this policy is covered generally within the 'Chapter 3' policies and in particular Policy 1, (Creating Places – Development Principles and Local Distinctiveness).	
Removed Policy	DP24 - Live/Work Units		The content of this policy is covered generally within the 'Chapter 3' policies and in particular Policy 1, (Creating Places – Development Principles and Local Distinctiveness).	
Removed Policy	DP33 – Green Infrastructure		The content of this policy is covered in FHDC Core Strategy Policy CS2: Natural Environment	

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Removed Policy	DP42 – infrastructure Provision and Mitigation of Impacts		The content of this policy is covered within the suite of DM policies and namely Policies 1, (Creating Places – Development Principles and Local Distinctiveness) and Policy 9, (Infrastructure Services and Telecommunications Development).	
Removed Policy		SE2 – Employment Development in Rural Areas	Not required in addition to Policy 29: Farm Diversification and Policy 30: Business and Domestic Equine Related Activities	
Removed Policy		SE6 – Replacement of Buildings in Rural Areas	The content of this policy should be covered in Policy 31: Re-use or Replacement of Buildings in the Countryside. The policy requires amending to incorporate replacement buildings	
Removed Policy		TV8 – Retail proposals within Rural Settlements	The content of this policy is covered in SEBC Core Strategy Policy CS10 Retail, Leisure, Cultural and Office Provision and in the emerging Rural Vision 2031	
Removed Policy		TV2 – Town Centre Usus Outside Shopping Centres	The content of this policy is covered in SEBC Core Strategy Policy CS10 Retail, Leisure, Cultural and Office Provision	
Removed Policy		TV12 – Safeguarding Parks and Open Spaces	The content of this policy is covered in Policy 1: Creating Places – Development Principles and Local Distinctiveness and Policy 40: Open Space, Sport and Recreation Facilities	
Removed Policy		TV13 – Allotments	The content of this policy is covered in the Green Infrastructure Strategy and in Policy 2: Master-plans	

Joint policy	Forest Heath Policy (Preferred Options April 2010)	St Edmundsbury Policy (Proposed Submission April 2010 –)	Comment - Preferred Option Stage)	Comment - Submission Draft Stage
Removed Policy		EB5 – Natural Resources	The content of this policy is covered in SEBC Core Strategy Policy CS2: Sustainable Development and partly in Policy 4: Development in the Countryside and Policy 5: Flooding and Sustainable Drainage	
Removed Policy		EB6 – Environmental Quality	The content of this policy is covered in SEBC Core Strategy Policy CS2: Sustainable Development and in Policy 10: Impact of Development on Sites of Biodiversity and Geodiversity Interest	
Removed Policy		HH9 – Sites for Gypsies, Travellers and travelling Showpeople	The content of this policy is covered in SEBC Core Strategy Policy CS6: Gypsies, Travellers and Travelling Showpeople	

Table 12.3 Joint plan policies

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
	<p>DM1 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 Councils will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • 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. 	<p>New policy – appraisal necessary</p>
<p>1. Creating Places - Development Principles and Local Distinctiveness Proposals for all development, (including changes of use, shop-fronts, and the display of advertisements), should, as appropriate:</p> <ol style="list-style-type: none"> a) recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building; b) maintain or create a sense of place and /or local character, particularly restoring or enhancing localities where strong local characteristics are lacking or have been eroded; c) preserve or enhance the setting of, or views into and out of, a Conservation Area; d) produce a landscape/townscape character appraisal prior to or as part of any concept statement and/or master plan; 	<p>DM2. Creating Places - Development Principles and Local Distinctiveness Proposals for all development, (including changes of use, shopfronts, and the display of advertisements), should, as appropriate:</p> <ol style="list-style-type: none"> a) recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building; b) maintain or create a sense of place and /or local character, particularly restoring or enhancing localities where strong local characteristics are lacking or have been eroded; c) preserve or enhance the setting of, or views into and out of, a Conservation Area; d) produce a landscape/townscape character appraisal prior to or as part of any concept statement and/or master plan; 	<p>Re-appraisal of policy content as changes may be significant to scoring</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>e) not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of a settlement;</p> <p>f) provide, in line with national and detailed local policies (including policies in this DPD), open space, recreation, play and leisure facilities as appropriate;</p> <p>g) incorporate sustainable design and construction measures and energy efficiency measures as required by policies 6 and 7 of this DPD;</p> <p>h) not affect adversely;</p> <p>i) the distinctive historic character and architectural or archaeological value of the area and/or building;</p> <p>ii) the urban form, including significant street patterns, individual or groups of buildings and open spaces;</p> <p>iii) important landscape characteristics and prominent topographical features;</p> <p>iv) sites, habitats, species and features of ecological interest;</p> <p>v) the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and / or</p> <p>vi) residential amenity.</p> <p>i) produce designs and layouts which are safe and take account of crime prevention, community safety and public health;</p> <p>j) produce designs that provide access for all, and that encourage the use of sustainable forms of transport through the provision of pedestrian and cycle links, including access to shops and community facilities; and</p> <p>k) produce designs, in accordance with standards, that maintain or enhance the safety of the highway network; and</p> <p>l) incorporate appropriate refuse and recycling facilities, compost bins, water butts and litter and dog waste bins.</p>	<p>e) not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of a settlement;</p> <p>f) provide, in line with national and detailed local policies (including policies in this DPD), open space, recreation, play and leisure facilities as appropriate;</p> <p>g) incorporate sustainable design and construction measures and energy efficiency measures as required by Policies DM7 and DM8 of this DPD;</p> <p>h) not affect adversely;</p> <p>i) the distinctive historic character and architectural or archaeological value of the area and/or building;</p> <p>ii) the urban form, including significant street patterns, individual or groups of buildings and open spaces;</p> <p>iii) important landscape characteristics and prominent topographical features;</p> <p>iv) sites, habitats, species and features of ecological interest;</p> <p>v) the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and / or</p> <p>vi) residential amenity.</p> <p>i) not site sensitive development where its users would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;</p> <p>j) produce designs and layouts which are safe and take account of crime prevention, community safety and public health;</p> <p>k) produce designs that respect the character, scale, density and massing of the locality;</p> <p>l) produce designs that provide access for all, and that encourage the use of sustainable forms of transport through the provision of pedestrian and cycle links, including access to shops and community facilities; and</p> <p>m) produce designs, in accordance with standards, that maintain or enhance the safety of the highway network; and</p> <p>n) incorporate appropriate refuse and recycling facilities, compost bins, water butts and litter and dog waste bins.</p>	

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>2. Masterplans Masterplans will be required for proposals on land allocated in Area Action Plans and the Sites Allocations DPD, where a Concept Statement has been prepared, and any sites which by virtue of size, location or proposed mix of uses is determined by the Local Planning Authority to require a master-planning approach. Masterplans will be based upon a Concept Statement, or content of an Area Action Plan prepared by the Local Planning Authority. Proposals for development of sites subject to Masterplans will be permitted only where proposals accord with Policy 1 and with any relevant design guidance, Concept Statements, and Development Briefs approved by the Local Planning Authority or other adopted Supplementary Planning Documents. Where appropriate, the masterplan will set out: -</p> <ul style="list-style-type: none"> a) the exact site boundaries for the whole development and individual phases, including any growth proposed beyond the plan period; b) defined neighbourhoods and development parcels for which separate development briefs will be prepared, including plans to show in detail how the design principles will be implemented; c) major landscaping and open space proposals to assimilate new development into the landscape and create new habitats; d) a comprehensive biodiversity plan, including species and habitat protection, mitigation, compensation and new habitat creation measures for sustainability for the whole development site; e) design principles and measures to be taken to minimise climate change risks (such as extreme temperatures, flash flooding, ground heave etc) in the location, orientation, construction and provision of buildings, infrastructure and services; f) proposed shopping centres/areas; g) provision of public art; h) the range and mix of housing types and the level of affordable housing provision in line with adopted policy; i) density of housing/mix of uses for each neighbourhood; j) location and design principles of employment sites; k) location and design principles of social infrastructure sites; l) pedestrian and cycle links, including access to all workplaces, shops, and community facilities, as well as providing access to the surrounding countryside and open space; m) public transport links and a Travel Plan designed to maximise the use of bus and cycles and limit dependence on the private car. Developer funding will be required and the scale/proportion of this and delivery/funding implementation timetable will need to be set out in the masterplan to ensure revenue funding is secured to enable bus services to run from the first 	<p>DM3. Masterplans Masterplans will be required for proposals on land allocated in Area Action Plans and the Sites Allocations DPD, where a Concept Statement has been prepared, and any sites which by virtue of size, location or proposed mix of uses is determined by the Local Planning Authority to require a masterplanning approach. Masterplans will be based upon a Concept Statement, or content of an Area Action Plan prepared by the Local Planning Authority. Proposals for development of sites subject to Masterplans will be permitted only where proposals accord with Policy DM2 and with any relevant design guidance, Concept Statements, and Development Briefs approved by the Local Planning Authority or other adopted Supplementary Planning Documents. Where appropriate, the masterplan will set out: -</p> <ul style="list-style-type: none"> a) the exact site boundaries for the whole development and individual phases, including any growth proposed beyond the plan period; b) defined neighbourhoods and development parcels for which separate development briefs will be prepared, including plans to show in detail how the design principles will be implemented; c) major landscaping, green infrastructure and open space proposals to assimilate new development into the landscape, provide sufficient recreational greenspace and create new habitats; d) a comprehensive biodiversity plan, including species and habitat protection, mitigation, compensation and new habitat creation measures for sustainability for the whole development site; e) how the development will seek to protect the historic environment; f) design principles and measures to be taken to minimise climate change risks (such as extreme temperatures, flash flooding, ground heave etc) in the location, orientation, construction and provision of buildings, infrastructure and services, including details of any blue corridors (areas designated for the channelling of overland flows of water away from property and key infrastructure)'; g) proposed shopping centres/areas; h) provision of public art; i) the range and mix of housing types and the level of affordable housing provision in line with adopted policy; j) density of housing/mix of uses for each neighbourhood; k) location and design principles of employment sites; l) location and design principles of social infrastructure sites; m) pedestrian and cycle links, including access to all workplaces, shops, and community facilities, as well as providing access to the surrounding countryside and open space; 	<p>Re-appraisal of policy content as changes may be significant to scoring</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>occupation of the site and for the medium to long term;</p> <p>n) the basic road network, and links to the existing highway network;</p> <p>o) provision for domestic waste disposal storage and collection, a composting unit and water butt per dwelling, commercial waste and recycling facilities (as appropriate) on non-residential developments, and litter and dog waste bins on areas of amenity/open space;</p> <p>p) measures to reduce energy demand, maximising energy efficiency and secure on-site renewable, decentralised or low carbon energy generation to cut carbon dioxide emissions;</p> <p>q) resource efficiency and waste reduction measures including, if appropriate, a site resource and waste management plan/implementation timetable;</p> <p>r) phasing and funding release for any other social and physical infrastructure and implementation timetable, including phases beyond the plan period; and</p> <p>s) how the development will protect the amenity of nearby areas from noise, smell, vibration, overlooking, overshadowing, light or other pollution, or volume of vehicular activity generated.</p>	<p>n) public transport links and a Travel Plan designed to maximise the use of bus and cycles and limit dependence on the private car. Developer funding will be required and the scale/proportion of this and delivery/funding implementation timetable will need to be set out in the masterplan to ensure revenue funding is secured to enable bus services to run from the first occupation of the site and for the medium to long term;</p> <p>o) the basic road network, and links to the existing highway network;</p> <p>p) provision for domestic waste disposal storage and collection, a composting unit and water butt per dwelling, commercial waste and recycling facilities (as appropriate) on non-residential developments, and litter and dog waste bins on areas of amenity/open space;</p> <p>q) measures to reduce energy demand, maximising energy efficiency and secure on-site renewable, decentralised or low carbon energy generation to cut carbon dioxide emissions;</p> <p>r) resource efficiency and waste reduction measures including, if appropriate, a site resource and waste management plan/implementation timetable;</p> <p>s) phasing and funding release for any other social and physical infrastructure and implementation timetable, including phases beyond the plan period; and</p> <p>t) how the development will protect the amenity of nearby areas from noise, smell, vibration, overlooking, overshadowing, light or other pollution, or volume of vehicular activity generated.</p>	

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>3. Development Briefs</p> <p>Proposals for development schemes identified by the Local Planning Authority as being of a size, location or proposed mix of uses and/or of significant local interest, will normally be required to be the subject of a Development Brief which shall have been through the agreed process of consultation and approved prior to the submission of a planning application. Development Briefs should accord with the Core Strategy, Infrastructure Delivery Plan, and other policies in this DPD, relevant design guidance, Supplementary Planning Guidance/Documents or DPDs, and other development guidance current at the time the scheme is being prepared, and where appropriate should identify:</p> <p>a) the mix of housing and affordable housing provision for a site, (or details of unit size and mix for employment sites), and the density of housing across the site;</p> <p>b) the mix of uses to be provided on a site;</p> <p>c) the social and physical infrastructure needed to serve the development including open space and play/recreation provision;</p> <p>d) major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity;</p> <p>e) details of the manner in which any existing and proposed wildlife, landscape or historic features will be incorporated and where possible enhanced within development proposals;</p> <p>f) provision for safe and attractive footpaths and cycle linkages to be kept, or created, to link the new development into nearby areas. (In particular, links should be created to district centres, including access to all workplaces, shops, and community facilities, and give access where achievable to the surrounding countryside);</p> <p>g) details of vehicular movement, parking and public transport linkages;</p> <p>h) details of phasing, funding release stages and delivery of social and physical infrastructure;</p> <p>i) details of materials, design features and specific design guidelines, (such as height, layout, density, mix of uses, etc), for buildings and other townscape features to achieve local distinctiveness;</p> <p>j) details of sustainable design and construction measures and energy efficiency measures to be incorporated;</p> <p>k) details of the manner in which buildings and infrastructure will be designed to address climate change risks, (such as extreme temperatures, flash flooding, ground heave etc); and</p> <p>l) measures to promote sustainable living patterns, including reducing the need to travel set out in a Travel Plan.</p> <p>Note: Developers should contact the Local Planning Authority at an early stage of the development process to ascertain the requirements for a development</p>	<p>DM4 Development Briefs</p> <p>Proposals for development schemes identified by the Local Planning Authority as being of a size, location or proposed mix of uses and/or of significant local interest, will normally be required to be the subject of a Development Brief which shall have been through the agreed process of consultation and approved prior to the submission of a planning application. Development Briefs should accord with the Core Strategy, Infrastructure Delivery Plan, and other policies in this DPD, relevant design guidance, Supplementary Planning Guidance/Documents or DPDs, and other development guidance current at the time the scheme is being prepared, and where appropriate should identify:</p> <p>a) the mix of housing and affordable housing provision for a site, (or details of unit size and mix for employment sites), and the density of housing across the site;</p> <p>b) the mix of uses to be provided on a site, including the potential for areas to have multiple uses;</p> <p>c) the social and physical infrastructure needed to serve the development including open space and play/recreation provision;</p> <p>d) major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity;</p> <p>e) details of the manner in which any existing and proposed wildlife, landscape or historic features will be incorporated and where possible enhanced within development proposals;</p> <p>f) provision for safe and attractive footpaths and cycle linkages to be kept, or created, to link the new development into nearby areas. (In particular, links should be created to district centres, including access to all workplaces, shops, and community facilities, and give access where achievable to the surrounding countryside);</p> <p>g) details of vehicular movement, parking and public transport linkages;</p> <p>h) details of phasing, funding release stages and delivery of social and physical infrastructure;</p> <p>i) details of materials, design features and specific design guidelines, (such as height, layout, density, mix of uses, etc), for buildings and other townscape features in order to achieve local distinctiveness;</p> <p>j) details of sustainable design and construction measures and energy efficiency measures to be incorporated;</p> <p>k) details of the manner in which buildings and infrastructure, including blue corridors (areas designated for the channelling of overland flows of water away from property and key infrastructure, will be designed to address climate change risks, (such as extreme temperatures, flash flooding, ground heave etc); and</p> <p>l) measures to promote sustainable living patterns, including reducing the need</p>	<p>Re-appraisal of policy content as changes may be significant to scoring</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
brief.	to travel set out in a Travel Plan. <i>Note: Developers should contact the Local Planning Authority at an early stage of the development process to ascertain the requirements for a development brief.</i>	
<p>4. Development in the Countryside Areas designated as countryside will be protected from inappropriate development. Any new development will only be permitted where:</p> <ul style="list-style-type: none"> a) there is a justification for the development to be located in the countryside; b) it will not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a); c) there will be no significant detrimental impact on the visual amenity of the landscape or nature conservation and biodiversity interests; and d) there will be no significant adverse impact on the local road network. <p>Except where permitted by other policies within this DPD, a new or extended building will only be permitted where it is for:</p> <ul style="list-style-type: none"> e) purposes directly related to agriculture or forestry; f) affordable housing for local needs in accordance with other policy; g) development relating to the horse racing industry in accordance with other policy; h) essential small scale facilities for outdoor sport or recreation or other uses of land which preserve the openness, appearance and character of the countryside; i) a dwelling for a key worker essential to the operation of agriculture, forestry or a commercial equine-related business in accordance with the requirements of Policy 26; or j) the replacement of an existing dwelling on a one for one basis where it can be demonstrated that: <ul style="list-style-type: none"> i) the proposed replacement dwelling respects the scale and floor area of the existing dwelling, and, ii) the curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to Policy 25. 	<p>DM5 Development in the Countryside Areas designated as countryside will be protected from unsustainable development. Any new sustainable development that recognises the intrinsic character and beauty of the countryside will be permitted where:</p> <ul style="list-style-type: none"> a) there is a justification for the development to be located in the countryside, including a demonstration of the sustainability of the proposal; b) it will not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a); c) there will be no significant detrimental impact on the historic environment, visual amenity of the landscape or nature conservation and biodiversity interests; and d) there will be no significant adverse impact on the local road network. A new or extended building will normally be permitted, in accordance with other policies within this DPD, where it is for: <ul style="list-style-type: none"> e) purposes directly related to agriculture or forestry; f) affordable housing for local needs in accordance with other policy; g) development relating to the horse racing industry in accordance with other policy; h) essential small scale facilities for outdoor sport or recreation or other uses of land which preserve the openness, appearance and character of the countryside; i) a dwelling for a key worker essential to the operation of agriculture, forestry or a commercial equine-related business in accordance with the requirements of Policy DM27; j) small scale residential development of a small undeveloped plot, in accordance with policy DM28 of the DPD; or k) the replacement of an existing dwelling on a one for one basis where it can be demonstrated that: <ul style="list-style-type: none"> i) the proposed replacement dwelling respects the scale and floor area of the existing dwelling, and, ii) the curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to Policy DM26. 	Re-appraisal of policy content as changes may be significant to scoring

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>5. Flooding and Sustainable Drainage Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal, detailing how the proposed development will address the following, both within buildings and open spaces: Flooding, rainwater harvesting, grey-water recycling, and run-off and water management such as Sustainable Urban Drainage Systems (SUDS) or other natural drainage system.</p>	<p>DM6 Flooding and Sustainable Drainage Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal, detailing how the proposed development will address the following, both within buildings and open spaces: Flooding, water recycling (e.g. rainwater harvesting and greywater recycling), and run-off and water management such as Sustainable Urban Drainage Systems (SUDS) or other natural drainage system.</p>	<p>Minor changes to policy that are not expected to affect the overall SA findings</p>
<p>6. Sustainable Design and Construction All proposals for new development including the re-use or conversion of existing buildings will be expected to maximise energy efficiency through the use of design, layout, orientation, materials, insulation, and construction techniques. All proposals for new residential development will be required to meet the following full Code for Sustainable Homes standards or an equivalent standard where appropriate These requirements will not come into effect until successive updates to Part L of the Building Regulations become mandatory: at least Code level 3 is currently required. at least Code level 4 will be required for all new homes once updates to Part L come into effect, (currently scheduled for 2013). All new non-residential developments over 1000 square metres will be required to achieve the BREEAM "Very Good" standard or equivalent. The submission of interim Code for Sustainable Homes certificates or design stage BREEAM certificates, (as appropriate), will be required to demonstrate compliance. Conditions will be attached to planning permissions requiring submission of final Code certificates and post-construction BREEAM certificates(as appropriate), and such conditions will not be discharged until compliance has been satisfactorily demonstrated. Opportunities for the delivery of new development which surpasses the requirements outlined above will be identified for specific sites in Area Action Plans, or Concept Statements, and shall subsequently be incorporated into Masterplans or Development Briefs as appropriate.</p>	<p>DM7 Sustainable Design and Construction All proposals for new development including the re-use or conversion of existing buildings will be expected to adhere to broad principles of sustainable design and construction. All proposals for new residential development will be required to meet the following full Code for Sustainable Homes standards or an equivalent standard where appropriate These requirements will not come into effect until successive updates to Part L of the Building Regulations become mandatory: <ul style="list-style-type: none"> • at least Code level 3 is currently required. • at least Code level 4 will be required for all new homes once updates to Part L come into effect, (currently scheduled for 2013). All new non-residential developments over 1000 square metres will be required to achieve the BREEAM "Very Good" standard or equivalent until 2013 when developments will be required to meet BREEAM "Excellent" standard or equivalent. New non-residential developments below this threshold will also be encouraged to meet this standard. The submission of Code for Sustainable Homes or BREEAM pre-assessment reports (as appropriate), will be required to demonstrate compliance. Conditions will be attached to planning permissions requiring submission of final Code certificates and post-construction BREEAM certificates (as appropriate), and such conditions will not be discharged until compliance has been satisfactorily demonstrated. Opportunities for the delivery of new development which surpasses the Action Plans, or Concept Statements, and shall subsequently be incorporated into Masterplans or Development Briefs as appropriate.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>7 Improving Energy Efficiency All 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 CO2 emissions in all buildings after Building Regulations Part L compliance has been demonstrated, unless it can be demonstrated to the satisfaction of the Local Planning Authority 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).</p> <p>Planning approval will be dependent on the provision of design stage and as-built Building Control Compliance documentation clearly showing the Target Emission Rate (TER) and Dwelling Emission Rate (DER) / Building Emission Rate (BER).</p> <p>There may be opportunities for the delivery of new development which surpasses the requirement outlined above and the Local Planning Authority will identify such sites through Area Action Plans and Concept Statements, and which shall subsequently be incorporated into Masterplans or Development Briefs.</p> <p>Note: Information, advice and supporting guidance will be provided by guidance leaflets on the planning pages of the councils' websites.</p>	<p>DM8 Improving Energy Efficiency and Reducing Carbon Dioxide Emissions All proposals for new development including the re-use or conversion of existing buildings will be expected to maximise energy efficiency through the use of design, layout, orientation, materials, insulation, and construction techniques and, where feasible and viable, improve on the standards set in the version of the Building Regulations Part L current at the time of submission.</p> <p>All 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 CO2 emissions in all buildings after compliance with the current / prevailing version of Building Regulations Part L (until such time as zero carbon standards are required under Part L) has been demonstrated, unless it can be demonstrated to the satisfaction of the Local Planning Authority that this level is not viable. This should be achieved by following the 'carbon compliance' elements of the Energy Hierarchy, i.e. a combination of energy efficient measures, directly connected heat (heat source not necessarily on site) and incorporation of on-site low carbon and renewable technologies.</p> <p>Planning approval will be dependent on the provision of an energy statement informed by preliminary calculations under the Standard Assessment Procedure and National Calculation Method or such methodologies as replace these, unless it can be demonstrated to the satisfaction of the Local Planning Authority that a more appropriate methodology should be used.</p> <p>Conditions will be attached to planning permissions requiring submission of as-built Building Control Compliance documentation showing the Target Emission Rate (TER) and Dwelling Emission Rate (DER) / Building Emission Rate (BER), or such other metrics as replace these.</p> <p>There may be opportunities for the delivery of new development which surpasses the requirement outlined above and the Local Planning Authority will identify such sites through Area Action Plans and Concept Statements, and which shall subsequently be incorporated into Masterplans or Development Briefs.</p> <p><i>Note: Information, advice and supporting guidance will be provided by guidance leaflets on the planning pages of the councils' websites.</i></p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>8 Low and Zero Carbon Energy Generation</p> <p>All proposals for generation or recovery of low carbon or renewable energy, such as wind turbines, biomass, and combined heat and power, will be encouraged subject to the following criteria:</p> <p>a) proposals will be required to include a landscape and visual assessment which should, where appropriate:</p> <p>i) Show the impact of the proposal in the landscape or townscape;</p> <p>ii) Include mitigation measures to address the visual impact of the scheme;</p> <p>iii) Include an appraisal of the impact, on the environment of the proposal either in isolation or cumulatively with any other similar developments;</p> <p>b) where appropriate the proposal includes provision for mitigation and compensation measures, such as habitat enhancement or relocation.</p> <p>All proposals will need to demonstrate to the satisfaction of the Local Planning Authority that due regard has been given to the following:</p> <p>c) the impact of off-site and on-site power generation infrastructure including achieving underground connections to the electricity grid system; and</p> <p>d) in respect of proposals for wind turbines, current standards relating to noise emission, shadow flicker and other negative effects such as interference to television transmission and air traffic control systems; and</p> <p>e) soil quality is not affected adversely by either construction or the operation of the development.</p>	<p>DM9 Low and Zero Carbon Energy Generation</p> <p>All proposals for generation or recovery of low carbon or renewable energy, such as wind turbines, biomass, and combined heat and power, will be encouraged subject to the following criteria:</p> <p>a) proposals will be required to demonstrate the new carbon saving benefit that they will create, taking into account both carbon dioxide savings from renewable energy generation and any additional carbon dioxide generation that results from the proposal.</p> <p>b) proposals will be required to include a landscape and visual assessment which should, where appropriate:</p> <p>i) Show the impact of the proposal in the landscape or townscape. All development should be designed and sited to minimise intrusion and visual impact;</p> <p>ii) Include mitigation measures to address the visual impact of the scheme;</p> <p>iii) Include an appraisal of the impact, on the environment of the proposal either in isolation or cumulatively with any other similar developments;</p> <p>c) where appropriate the proposal includes provision for mitigation and compensation measures, such as habitat enhancement or relocation.</p> <p>All proposals will need to demonstrate to the satisfaction of the Local Planning Authority that due regard has been given to the following:</p> <p>d) the impact of off-site and on-site power generation infrastructure including achieving underground connections to the electricity grid system; and</p> <p>e) in respect of proposals for wind turbines, current standards relating to noise emission, shadow flicker and other negative effects such as interference to television transmission and air traffic control systems and the effects on public health; and</p> <p>f) soil quality is not affected adversely by either construction or the operation or decommissioning of the development.</p> <p>In the case of proposals in nature conservation sites, or within or visible from Conservation Areas or other heritage assets, the developer or operator must be able to demonstrate to the satisfaction of the Local Planning Authority that:</p> <p>g) there is no suitable alternative location outside the designated area that would enable development to be sited and designed with the least visual harm; and;</p> <p>h) the proposal represents the highest standards of siting and design appropriate to the location.</p>	<p>Re-appraisal of policy content as changes may be significant to scoring</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>9. Infrastructure Services and Telecommunications Development All power generation and supply and telecommunications development should be designed and sited to minimise intrusion and visual impact. Permission for all telecommunication developments will be granted only where:</p> <p>a) a full justification has been made to satisfy the local planning authority that there is a need for the proposed development; and</p> <p>b) in the case of telecommunication equipment sufficient evidence has been provided to indicate that appropriate consultation with nearby schools and colleges has taken place before an application has been submitted; and</p> <p>c) in the case of ground based masts, apparatus can not be located on an existing mast, site, suitable building or other existing structure where this best minimises impacts;</p> <p>All proposals should include a landscape and visual assessment which should, where appropriate:</p> <p>i) Show the impact of the proposal in the landscape or townscape;</p> <p>ii) Include mitigation measures to address the visual impact of the scheme;</p> <p>iii) Include an appraisal of the impact on the environment of the proposal, either in isolation or cumulatively with any other similar and / or nearby power or telecommunications related developments;</p> <p>Permission for infrastructure for the connection or supply of power to the National Grid, and for telecommunications developments will be granted only where:</p> <p>d) in the case of proposals in nature conservation sites, or within or visible from Conservation Areas, the developer or operator can demonstrate to the satisfaction of the Local Planning Authority that there is:</p> <p>i) no suitable alternative location outside the designated area that would enable development to be sited and designed with the least visual harm; and</p> <p>ii) the proposal represents the highest standards of siting and design appropriate to the location; and</p> <p>iii) with regard to full planning permission, if the Local Planning Authority feel that a power supply or connection to the National Grid or a telecommunications development should be made available for sharing the applicant will be obliged to supply evidence that this is possible and such may be subject to a planning obligation.</p> <p>Should the need for any power or telecommunication equipment and/or mast and other apparatus cease, developers and operators will be required to remove any redundant equipment and apparatus from the site.</p>	<p>DM10 Infrastructure Services and Telecommunications Development All power generation (except low and zero carbon generation, which is addressed in Policy DM9) and supply and telecommunications development should be designed and sited to minimise intrusion and visual impact. Permission for all telecommunication developments will normally be granted where:</p> <p>a) a full justification has been made to satisfy the local planning authority that there is a need for the proposed development; and</p> <p>b) in the case of telecommunication equipment sufficient evidence has been provided to indicate that appropriate consultation with nearby schools and colleges has taken place before an application has been submitted; and</p> <p>c) in the case of ground based masts, apparatus can not be located on an existing mast, site, suitable building or other existing structure where this best minimises impacts;</p> <p>All proposals should include a landscape and visual assessment which should, where appropriate:</p> <p>i) show the impact of the proposal in the landscape or townscape;</p> <p>ii) include mitigation measures to address the visual impact of the scheme;</p> <p>iii) include an appraisal of the impact on the environment of the proposal, either in isolation or cumulatively with any other similar and / or nearby power or telecommunications related developments;</p> <p>Permission for infrastructure for the connection or supply of power to the National Grid, and for telecommunications developments will be granted only where:</p> <p>d) in the case of proposals in nature conservation sites, or within or visible from Conservation Areas or other heritage assets, the developer or operator can demonstrate to the satisfaction of the Local Planning Authority that there is:</p> <p>i) no suitable alternative location outside the designated area that would enable development to be sited and designed with the least visual harm; and</p> <p>ii) the proposal represents the highest standards of siting and design appropriate to the location; and</p> <p>iii) with regard to full planning permission, if the Local Planning Authority feel that a power supply or connection to the National Grid or a telecommunications development should be made available for sharing the applicant will be obliged to supply evidence that this is possible and such may be subject to a planning obligation.</p> <p>Should the need for any power or telecommunication equipment and/or mast and other apparatus cease, developers and operators will be required to remove any redundant equipment and apparatus from the site.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>10. Impact of Development on Sites of Biodiversity and Geodiversity Importance</p> <p>When considering development proposals which may have an adverse impact on nature conservation sites or interests, the local planning authority will have regard to the expert nature conservation advice provided by Natural England, the Suffolk Wildlife Trust and other specialist sources and the following criteria:</p> <ul style="list-style-type: none"> a) The ecological or geological value and objectives for which the site was classified or designated; b) The integrity of the site in terms of its wildlife value, its diversity and relationship with other ecological resources; c) The cumulative impact of the proposal and other developments on the wildlife or geological value of the site; d) The presence of protected species, habitat areas and wildlife corridors, or geological features, and proposed measures to safeguard and enhance them; e) The opportunity to create new habitat areas and to improve the conservation status of locally vulnerable species; f) Guidance set down within Biodiversity Action Plans (BAP), habitat management plans and other relevant sources; and g) The extent to which the imposition of conditions or planning obligation: <ul style="list-style-type: none"> i) would mitigate the effects of the development and/or protect the geological or nature conservation value of the locality; ii) ensure replacement habitat or features; and/or iii) ensure that resources are made available for the future enhancement and management of the replacement habitat or feature to enable it to attain the quality and attributes that have been lost. <p>Development which would have an adverse impact on areas of international nature conservation or geological importance, as indicated on the Proposals Map, will not be permitted unless there are imperative reasons of overriding national public interest and that there is no alternative solution. Development which would have an adverse impact on national, county and locally designated sites will not be permitted unless the need for the development clearly outweighs the importance of the nature conservation or geological value of the site. In considering development proposals which may give rise to serious or irreversible environmental damage to important biodiversity or geodiversity interests, the Local Planning Authority will apply the precautionary principle.</p> <p>Note: With respect to criterion g) the provision of replacement habitat or</p>	<p>DM11 Impact of Development on Sites of Biodiversity and Geodiversity Importance</p> <p>When considering development proposals which may have an adverse impact on nature conservation sites or interests, the local planning authority will have regard to the expert nature conservation advice provided by Natural England, the Suffolk Wildlife Trust and other specialist sources and the following criteria:</p> <ul style="list-style-type: none"> a) the ecological or geological value and objectives for which the site was classified or designated; b) the integrity of the site in terms of its wildlife value, its diversity and relationship with other ecological resources; c) the cumulative impact of the proposal and other developments on the wildlife or geological value of the site; d) the presence of protected species, habitat areas and wildlife corridors, or geological features, and proposed measures to safeguard and enhance them; e) the opportunity to create new habitat areas and to improve the conservation status of locally vulnerable species; f) guidance set down within Biodiversity Action Plans (BAP), habitat management plans and other relevant sources; and g) the extent to which the imposition of conditions or planning obligation: <ul style="list-style-type: none"> i) would mitigate the effects of the development and/or protect the geological or nature conservation value of the locality; ii) ensure replacement habitat or features; and/or iii) ensure that resources are made available for the future enhancement and management of the replacement habitat or feature to enable it to attain the quality and attributes that have been lost. <p>Development which would have an adverse impact on areas of international nature conservation or geological importance, as indicated on the Proposals Map, will not be permitted unless there are imperative reasons of overriding national public interest and that there is no alternative solution.</p> <p>Development which would have an adverse impact on national, county and locally designated sites will not be permitted unless the need for the development clearly outweighs the importance of the nature conservation or geological value of the site.</p> <p>In considering development proposals which may give rise to serious or irreversible environmental damage to important biodiversity or geodiversity interests, the Local Planning Authority will apply the precautionary principle.</p> <p><i>Note: With respect to criterion g) the provision of replacement habitat or features is viewed as a last resort, rather than a regular development tool.</i></p>	<p>No changes to the previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>features is viewed as a last resort, rather than a regular development tool. Where compensation has been established as an acceptable approach, it will be necessary to provide replacement areas of at least equivalent value to the lost habitats. The local planning authority will normally expect new habitats to be in place to a satisfactory standard before the original habitats are lost.</p>	<p><i>Where compensation has been established as an acceptable approach, it will be necessary to provide replacement areas of at least equivalent value to the lost habitats. The local planning authority will normally expect new habitats to be in place to a satisfactory standard before the original habitats are lost.</i></p>	
<p>11. Protected Species Development which would have an adverse impact on species protected by the Conservation of Habitats and Species Regulations (2010), the Wildlife and Countryside Act 1981, the Protection of Badgers Act 1992, and listed in the Suffolk Biodiversity Action Plan, or subsequent legislation, will not be permitted unless there is no alternative and the Local Planning Authority is satisfied that suitable measures have been taken to:</p> <ul style="list-style-type: none"> a) facilitate the survival of the protected species; b) reduce disturbance to a minimum; and c) provide adequate alternative habitats to sustain at least the current levels of population. <p>Where appropriate, the Local Planning Authority will use planning conditions and/or planning obligations to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.</p> <p>Note: Developers should take into account separate legislation, Acts, regulations, case law, planning guidance and any subsequent replacement Supplementary Planning Documents and laws preventing interference with protected species, and should be aware of the need to undertake relevant assessments, studies and surveys as required prior to the submission of a planning application.</p>	<p>DM12 Protected Species Development which would have an adverse impact on species protected by the Conservation of Habitats and Species Regulations (2010), the Wildlife and Countryside Act 1981, the Protection of Badgers Act 1992, and listed in the Suffolk Biodiversity Action Plan, or subsequent legislation, will not be permitted unless there is no alternative and the Local Planning Authority is satisfied that suitable measures have been taken to:</p> <ul style="list-style-type: none"> a) facilitate the survival of the protected species; b) reduce disturbance to a minimum; and c) provide adequate alternative habitats to sustain at least the current levels of population. <p>Where appropriate, the Local Planning Authority will use planning conditions and/or planning obligations to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.</p> <p><i>Note: Developers should take into account separate legislation, Acts, regulations, case law, planning guidance and any subsequent replacement Supplementary Planning Documents and laws preventing interference with protected species, and should be aware of the need to undertake relevant assessments, studies and surveys as required prior to the submission of a planning application.</i></p>	<p>No changes to the previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>12. Protection, Mitigation and Enhancement of Biodiversity In addition to, or as part of the requirements of other policies in this DPD, measures should be included, where appropriate, in the design for all developments of more than 10 dwellings or 1,000m² of non-residential floor-space for the protection, mitigation or enhancement of biodiversity, e.g. landscaping designed to include habitat creation, wildlife links, and buildings may also contribute where suitable (e.g. green roofs, bird/bat roosts etc.). Smaller developments will be expected to contribute to enhancing biodiversity, for example through provision of bird/bat boxes where appropriate and incorporation of native species in planting schemes.</p>	<p>DM13 Mitigation, Enhancement, Management and Monitoring of Biodiversity In addition to, or as part of the requirements of other policies in this DPD, measures should be included, as necessary and where appropriate, in the design for all developments for the protection, of biodiversity and the mitigation of any adverse impacts. Additionally, enhancement for biodiversity should be included in all proposals, commensurate with the scale of the development. For example, such enhancement could include habitat creation, wildlife links and building design which creates wildlife habitat (e.g. green roofs, bird and / or bat boxes). All new development (excluding minor household applications) will be required to make appropriate contributions through CIL (or S106 agreements prior to 2014), towards management and/or monitoring visitor pressure and urban effects on key biodiversity sites.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

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<p>13. Landscape Features Development will only be permitted where it will not have an adverse impact on the character of the landscape, landscape features wildlife or amenity value. Areas of acute landscape sensitivity, including Special Landscape Areas, (as defined on the proposal map); have been identified. These areas have, by virtue of their landform, historic landscape importance and/or condition, a very limited capacity to absorb change without a significant material effect on their character and/or condition. However, individual proposals within or adjacent to these areas will be assessed based their specific landscape and visual impact. All proposals for development should be informed by, and be sympathetic to, the character of the landscape. Landscape Character Types are identified in the Suffolk Landscape Character Assessment. However, the Type boundaries are only indicative, being mapped for the whole county at a scale of 1:50,000. Therefore, the character of the site and setting of a proposal should be individually assessed. All development proposals should demonstrate that their location, scale, design and materials will protect, and where possible enhance the character of the landscape. Gaps between settlements and their settings and the nocturnal character of the landscape, must be maintained. Developers/applicants will be required to submit, where appropriate, landscaping schemes with applications for planning permission and for the approval of reserved matters. Where the benefit of the development is considered to outweigh the risk to landscape character and condition, development will be permitted, subject to other planning considerations. In these cases provisions should be made for compensatory and landscape mitigation measures, so that disruption to the locally distinctive character is minimised and there is no net loss of characteristic features. Where this is not possible development will not be permitted.</p>	<p>DM14 Landscape Features Development will be permitted where it will not have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife, or amenity value. Areas of particular landscape sensitivity, including Special Landscape Areas (as defined on the proposal maps) have been identified. These areas have, by reason of their landform, historic landscape importance and/or condition, a very limited capacity to absorb change without a significant material effect on their character and/or condition. However, individual proposals within or adjacent to these areas will be assessed based on their specific landscape and visual impact. All proposals for development should be informed by, and be sympathetic to, the character of the landscape. Landscape Character Types are identified in the Suffolk Landscape Character Assessment. However, the 'Type' boundaries are only indicative, being mapped for the whole county at a scale of 1:50,000. Therefore, the character of the site and setting of a proposal should be individually assessed. All development proposals should demonstrate that their location, scale, design and materials will protect, and where possible enhance the character of the landscape. Gaps between settlements and their settings and the nocturnal character of the landscape, must be maintained. Developers/applicants will be required to submit, where appropriate, landscaping schemes with applications for planning permission and for the approval of reserved matters. Where any harm will not significantly and demonstrably outweigh the benefit of the proposal, development will be permitted subject to other planning considerations. However, it is essential that commensurate provision must be made for landscape mitigation and compensation measures, so that harm to the locally distinctive character is minimised and there is no net loss of characteristic features. Where this is not possible development will not normally be permitted.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>Safeguarding from Hazards Development will not be permitted where there is an unacceptable risk: a) Due to siting on known or suspected unstable land; b) Due to siting on contaminated land which is unsuitable for the use proposed; or c) Due to the storage or use of hazardous substances.</p> <p>Proposals for development on or adjacent to contaminated land, or involving the storage and/or use of hazardous substances, will be required to submit a full assessment of the risk levels, appropriate site investigations and other relevant studies, and remediation proposals and implementation schedule prior to or as part of any planning application.</p> <p>In appropriate cases, the local planning authority may impose planning conditions or through a legal obligation secure remedial works and/or monitoring processes.</p>	<p>DM15 Safeguarding from Hazards Development will not be permitted where there is an unacceptable risk: a) due to siting on known or suspected unstable land; or b) due to siting on land which is known to be or potentially affected by contamination or where the land may have a particular sensitive end use. c) due to the storage or use of hazardous substances.</p> <p>Proposals for development on or adjacent to land which is known to be or potentially affected by contamination; or land which may have a particular sensitive end use; or involving the storage and / or use of hazardous substances, will be required to submit an appropriate assessment of the risk levels, site investigations and other relevant studies, and remediation proposals and implementation schedule prior to or as part of any planning application.</p> <p>In appropriate cases, the Local Planning Authority may impose planning conditions or through a legal obligation secure remedial works and/or monitoring processes.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>15 Listed Buildings Proposals to alter, extend or change the use of a listed building, or development affecting its setting, will only be permitted where they would:</p> <ul style="list-style-type: none"> a) contribute to the preservation of the building; b) not be detrimental to the buildings' character or any architectural or historic features that contribute towards its special interest; c) be of an appropriate scale, form, height, massing, and design which respects the existing building and its setting; d) use appropriate materials and methods of construction which respect the character of the building; e) have regard to the historic internal layout and other internal features of importance; f) not harm the setting of the listed building, including inward and outward views; g) respect the character or appearance of a park, garden or yard of historic or design interest, particularly where the grounds have been laid out to complement the design or function of the building. A curtilage and / or setting which is appropriate to the listed building, and which maintains its relationship with its surroundings should be retained; and h) have regard to the present and future economic viability or function of the listed building. <p>Proposals to demolish all or part of a listed building will only be permitted in very exceptional circumstances. Applicants must demonstrate that all reasonable efforts have been made to sustain existing uses or find viable new ones, and that they have addressed the considerations set out in national legislation and guidance. Where appropriate, the recording of the building to a specified standard will be required prior to the commencement of demolition.</p>	<p>DM16 Listed Buildings Proposals to alter, extend or change the use of a listed building, or development affecting its setting, will only be permitted where they would:</p> <ul style="list-style-type: none"> a) contribute to the preservation of the building; b) not be detrimental to the buildings' character or any architectural or historic features that contribute towards its special interest; c) be of an appropriate scale, form, height, massing, and design which respects the existing building and its setting; d) use appropriate materials and methods of construction which respect the character of the building; e) have regard to the historic internal layout and other internal features of importance; f) not harm the setting of the listed building, including inward and outward views; g) respect the character or appearance of a park, garden or yard of historic or design interest, particularly where the grounds have been laid out to complement the design or function of the building. A curtilage and / or setting which is appropriate to the listed building, and which maintains its relationship with its surroundings should be retained; and h) have regard to the present and future economic viability or function of the listed building. Proposals to demolish all or part of a listed building will only be permitted in very exceptional circumstances. Applicants must demonstrate that all reasonable efforts have been made to sustain existing uses or find viable new ones, and that they have addressed the considerations set out in national legislation and guidance. Where appropriate, the recording of the building to a specified standard will be required prior to the commencement of demolition. 	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>16 Buildings of Local Architectural or Historic Significance or Protected by an Article 4 Direction</p> <p>Proposals for the demolition, extension or alteration of buildings identified as being of local architectural or historic significance, or protected by an Article 4 direction or subsequent legislation will be considered against the following criteria:</p> <p>a) the effect on the historic fabric, design, materials, elevational treatment and ornamentation of the original building;</p> <p>b) the extent of loss, damage or covering of original features;</p> <p>c) setting, plot layout and boundary features; and</p> <p>d) the contribution made by any new development on the site to its surroundings, particularly with regard to the character and appearance of the wider area.</p> <p>See Appendix for a list of Buildings of Local Architectural or Historic Significance.</p>	<p>DM17 Local Heritage Assets and Buildings Protected by an Article 4 Direction</p> <p>Proposals for the demolition, extension or alteration of buildings identified as being Local Heritage Assets, or protected by an Article 4 direction or subsequent legislation, will only be supported where they:</p> <p>a) do not have a significantly detrimental effect upon the historic fabric, design, materials, elevational treatment and ornamentation of the original building;</p> <p>b) will not entail an unacceptable level of loss, damage or covering of original features; and</p> <p>c) will not have a significantly adverse impact upon the setting, plot layout and boundary features; or</p> <p>d) the contribution made by any new development on the site to its surroundings, particularly with regard to the character and appearance of the wider area, outweighs any harm to, or arising from the loss of, the building.</p> <p>See Appendix for a list of Local Heritage Assets</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>17. Conservation Areas and buildings of local importance Proposals for development within, adjacent to or visible from a Conservation Area must:</p> <ul style="list-style-type: none"> a) preserve or enhance the character and appearance of the Conservation Area or its setting, and views into, through, and out of the area; b) be of an appropriate scale, form, height, massing, alignment and detailed design which respect the area's character and its setting; c) retain important natural features such as open spaces, plot divisions, boundary treatments, and trees and hedges, which contribute to the special character of the area. d) retain important traditional features that contribute to the area's character such as original doors, windows, shop fronts and flint or clunch walls; e) include fenestration which respects its setting; f) use materials and building techniques which complement or harmonise with the character of the area; and g) where a Conservation Area Appraisal and Management Plan is adopted, the proposal must demonstrate how the key characteristics of the character area have been addressed. <p>New shop fronts, fascias, awnings, canopies, advertisements and other alterations to commercial premises must be of a high standard of design which respects the character of the Conservation Area and the building to which they relate. Standardised shop fronts, unsympathetic 'House' signs, projecting box signs, internally illuminated signs and externally lit signs will not normally be granted consent. Where it can be demonstrated that a premises relies principally on trading after dark externally illuminated signs sympathetic to the character of the building and the surrounding area may be permissible.</p> <p>Proposals to demolish buildings or structures that make a positive contribution to the special architectural or historic interest of a Conservation Area will only be permitted in very exceptional circumstances. Applicants must demonstrate that they have addressed the considerations set out in national legislation and guidance for such proposals. In particular it should be demonstrated that:</p> <ul style="list-style-type: none"> i) the building or structure is structurally unsound and beyond reasonable repair, or the proper repair of the building would result in the loss of the qualities which give it architectural or historic interest; and / or ii) all possible measures to sustain an existing use or find an alternative use have been explored and failed, and redevelopment would bring substantial public benefits, and in both cases iii) planning permission has been granted for the redevelopment of the site and a contract for the carrying out of the works has been made. <p>Development proposals will not be permitted where this would harm the</p>	<p>DM18 Conservation Areas Proposals for development within, adjacent to or visible from a Conservation Area must:</p> <ul style="list-style-type: none"> a) preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through, and out of the area; b) be of an appropriate scale, form, height, massing, alignment and detailed design which respect the area's character and its setting; c) retain important natural features such as open spaces, plot divisions, boundary treatments, and trees and hedges, which contribute to the special character of the area. d) retain important traditional features that contribute to the area's character such as original doors, windows, shop fronts and flint or clunch walls; e) include fenestration which respects its setting; f) use materials and building techniques which complement or harmonise with the character of the area; and g) where a Conservation Area Appraisal and Management Plan is adopted, the proposal must demonstrate how the key characteristics of the character area have been addressed. <p>New shop fronts, fascias, awnings, canopies, advertisements and other alterations to commercial premises must be of a high standard of design which respects the character of the Conservation Area and the building to which they relate. Standardised shop fronts, unsympathetic 'House' signs, projecting box signs, internally illuminated signs and externally lit signs will not normally be granted consent. Where it can be demonstrated that a premises relies principally on trading after dark externally illuminated signs sympathetic to the character of the building and the surrounding area may be permissible.</p> <p>Proposals to demolish buildings or structures that make a positive contribution to the special architectural or historic interest of a Conservation Area will only be permitted in very exceptional circumstances. Applicants must demonstrate that they have addressed the considerations set out in national legislation and guidance for such proposals. In particular it should be demonstrated that:</p> <ul style="list-style-type: none"> i) the building or structure is structurally unsound and beyond reasonable repair, or the proper repair of the building would result in the loss of the qualities which give it architectural or historic interest; and / or ii) all possible measures to sustain an existing use or find an alternative use have been explored and failed, and redevelopment would bring substantial public benefits, and in both cases iii) planning permission has been granted for the redevelopment of the site and 	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>architectural or historic value of a locally listed building, or a previously unidentified heritage asset or their setting. The Local Planning Authority will, as far as is possible, resist any proposals for the demolition of any building or structure of local interest, or previously unidentified heritage asset unless they comply with criteria i, ii and iii of this policy.</p>	<p>a contract for the carrying out of the works has been made. Development proposals will not be permitted where this would harm the architectural or historic value of a locally listed building, or a previously unidentified heritage asset or their setting. The Local Planning Authority will, as far as is possible, resist any proposals for the demolition of any building or structure of local interest, or previously unidentified heritage asset, unless they comply with criteria i, ii and iii of this Policy.</p>	
<p>18. New Uses for Historic Buildings Permission for the adaptation of a historic building to sustain a new use will be permitted only where the proposal will protect the special architectural or historic interest of the building, and would not have a detrimental impact on: a) the character, appearance and setting of the building or significant elements of the buildings historic fabric. b) the scale, height, massing, alignment, style and materials of the building; c) the form, function and manner of construction of the building; New use that would bring substantial community benefits, environmental enhancement or include alterations which help to mitigate climate change will be weighed against, and should aim to minimise, any potential harm to the significance of the historic building or its setting.</p>	<p>DM19 New Uses for Historic Buildings Permission for the adaptation of a historic building to sustain a new use will be permitted only where the proposal will protect the special architectural or historic interest of the building, and would not have a detrimental impact on: a) the character, appearance and setting of the building or significant elements of the buildings historic fabric. b) the scale, height, massing, alignment, style and materials of the building; c) the form, function and manner of construction of the building; New use that would bring substantial community benefits, environmental enhancement or include alterations which help to mitigate climate change will be weighed against, and should aim to minimise, any potential harm to the significance of the historic building or its setting.</p>	<p>No changes to previous policy content made</p>
<p>19. Development Affecting Parks and Gardens of Special Historic or Design Interest Proposals for development which affect the character, setting, or views into and/or out of parks and gardens of special historic or design interest and their settings must not have a detrimental impact upon: a) the overall design and layout; b) features, both built and natural, which form an integral part of the design and layout; and c) views into, through, or out of the park or garden, particularly those which are an integral part of the design.</p>	<p>DM20 Development Affecting Parks and Gardens of Special Historic or Design Interest Proposals for development which affect the character, setting, or views into and/or out of parks and gardens of special historic or design interest and their settings must not have a detrimental impact upon: a) the overall design and layout; b) features, both built and natural, which form an integral part of the design and layout; and c) views into, through, or out of the park or garden, particularly those which are an integral part of the design.</p>	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>20. Archaeology Development will not be acceptable if it would have a material adverse effect on Scheduled Ancient Monuments or other sites of archaeological importance, or their settings. On sites of archaeological importance, or of potential archaeological importance, provided there is no overriding case against development, planning permission will be granted subject to satisfactory prior arrangements being agreed. This will include one or a combination of the following: a) an appropriate desk based assessment or field evaluation of the archaeological interest or potential interest prior to determination. b) the preservation of archaeological remains in situ; c) the recording of the heritage asset by archaeological investigation before development commences (preservation by record).</p>	<p>DM21 Archaeology Development will not be acceptable if it would have a material adverse effect on Scheduled Ancient Monuments or other sites of archaeological importance, or their settings. On sites of archaeological interest, or of potential archaeological importance, provided there is no overriding case against development, planning permission will be granted subject to satisfactory prior arrangements being agreed. This will include one or a combination of the following: a) an appropriate desk based assessment and / or field evaluation of the archaeological interest or significance prior to determination. b) the preservation of archaeological remains <i>in situ</i>; c) the recording of the heritage asset by archaeological investigation before development commences (preservation by record).</p>	<p>No changes to previous policy content made</p>
<p>21. Enabling Development Enabling development that would secure the future of a listed building or other heritage asset, but would contravene other policies or objectives elsewhere in this Plan or other Development Plan Documents, will not be permitted unless all the following criteria can be met: a) it will not materially harm the special archaeological, architectural, historic, artistic, traditional or landscape interest of the heritage asset or its setting; b) it will secure the long term future of the heritage asset through a full and properly implemented scheme of repair, and, where applicable its continued use for a sympathetic purpose; c) it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimises harm to other public interests; d) the public benefit of securing the future of the heritage asset through enabling development decisively and demonstrably outweighs the disbenefits of overriding other planning policies or objectives; e) it avoids detrimental fragmentation of the heritage asset; f) sufficient subsidy is not available from any other source; and g) it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid.</p>	<p>DM22 Enabling Development Enabling development that would secure the future of a listed building or other heritage asset, but would contravene other policies or objectives elsewhere in this Plan or other Development Plan Documents, will not be permitted unless all the following criteria can be met: a) it will not materially harm the special archaeological, architectural, historic, artistic, traditional or landscape interest of the heritage asset or its setting; b) it will secure the long term future of the heritage asset through a full and properly implemented scheme of repair, and, where applicable its continued use for a sympathetic purpose; c) it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimises harm to other public interests; d) the public benefit of securing the future of the heritage asset through enabling development decisively and demonstrably outweighs the disbenefits of overriding other planning policies or objectives; e) it avoids detrimental fragmentation of the heritage asset; f) sufficient subsidy is not available from any other source; and g) it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid.</p>	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>22. Building for Life All developments comprising or including twenty or more dwellings will be required to meet the Building for Life Silver Standard as a minimum unless satisfactory evidence is provided to demonstrate that there are significant constraints to meeting the standard.</p> <p>Development of between five and nineteen dwellings will still be expected to meet the Silver Standard, but greater recognition will be given by the Local Planning Authority to the constraints in meeting that standard arising from the smaller scale of the development, upon receipt of satisfactory evidence to demonstrate such.</p>	<p>DM23 Residential Design All residential development proposals should maintain or create a sense of place and / or character by:</p> <ul style="list-style-type: none"> a) employing designs that are specific to the scheme, and which respond intelligently and appropriately to a clear brief articulated in a Design and Access Statement. b) basing design on an analysis of existing buildings, landscape or topography, and fully exploiting the opportunities that these present. c) utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness. d) creating or contributing to a coherent and legible place that is structured and articulated so that it is visually interesting and welcoming. e) creating and supporting continuity of built form and enclosure of spaces. <p>Residential development should be laid out to optimise amenity with streets and parking facilitating this primary objective. Therefore, in addition to the criteria above, development should:</p> <ul style="list-style-type: none"> f) avoid the dominance of highways and parking, and the rigid application of engineering geometry to meet highways design standards. g) take opportunities for parking to support the street scene. h) consider the needs of pedestrians and cyclists before car users. i) integrate comfortably with surrounding street networks. j) seek to create a safe and welcoming environment. <p>New dwellings should also be of a high architectural quality, meaning that:</p> <ul style="list-style-type: none"> k) they are fit for purpose and function well, providing adequate space, light and privacy. l) they are adaptable in terms of lifetime changes and use. m) they are well built and physically durable. n) they are the product of coherent and appropriate design principles. 	<p>Re-appraisal of policy content as changes may be significant to scoring</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>23 Special Housing Needs Proposals for new or extensions to existing accommodation for elderly people, sheltered housing, community/shared homes, nursing homes or similar specialist accommodation will be acceptable on sites appropriate for residential development within the towns, Key Service Centres and Local Service Centres/Primary Villages, provided that such schemes meet the following criteria: a) the proposed development is designed to meet the specific needs of residents including requirements for disabled persons where appropriate; and b) includes appropriate amenity space for residents of an acceptable quantity and quality; and c) the location of the development is well served by community shopping and services and public transport facilities; and d) the proposed development does not create an over concentration of similar accommodation in any one street or area. Proposals for extensions to existing specialist accommodation outside Key Service Centres and Local Service Centres/Primary Villages will be acceptable providing a need can be clearly demonstrated and the proposals meet criteria a), b), c) and d) above.</p>	<p>DM24 Special Housing Needs Proposals for new or extensions to existing accommodation for elderly and / or vulnerable people will be supported on sites appropriate for residential development, provided that such schemes meet the following criteria: a) the proposed development is designed to meet the specific needs of residents including requirements for disabled persons where appropriate; and b) includes appropriate amenity space for residents of an acceptable quantity and quality; and c) the location of the development is well served by public transport, community and retail facilities; and d) the proposed development does not create an over concentration of similar accommodation in any one street or area. Proposals for extensions to existing specialist accommodation outside areas otherwise suitable for residential development will be supported providing a need can be clearly demonstrated and the proposals meet criteria a), b), c) and d) above</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>24 Alterations or Extensions to Dwellings, including self contained Annexes and Development within the Curtilage</p> <p>Within those towns and villages with settlement boundaries planning permission for alterations or extensions to existing dwellings, self contained annexes, and ancillary development within the curtilage of dwellings will be permitted, provided that the proposals:</p> <p>a) respect the character, scale and design of existing dwellings, and the character and appearance of the immediate and surrounding area;</p> <p>b) will not result in over-development of the dwelling curtilage; and</p> <p>c) will not adversely affect the residential amenity of occupants of nearby properties. In addition to criteria a, b and c, proposals for the alteration or extension of an existing dwelling in the countryside outside of towns and villages with settlement boundaries will also be required to demonstrate that:</p> <p>i) it is subordinate in scale and proportion to the original dwelling; and</p> <p>ii) it would not create or be capable of becoming a separate dwelling.</p> <p>Proposals for self contained residential annexes in the countryside will be permitted only where:</p> <p>d) the design and siting of the annexe is such that it is capable of being reasonably integrated into the use of the original dwelling once the need for it has ceased;</p> <p>e) the size of the annexe is the minimum necessary to meet the purpose;</p> <p>f) the annexe is not capable of being used as a separate dwelling; and</p> <p>g) the size, scale, location and design relates satisfactorily to the existing dwelling and its curtilage, and to the wider surrounding area</p> <p>The occupation of the annexe will be controlled by planning condition or legal agreement to ensure that it is tied to the main dwelling and cannot be used as a separate dwelling.</p>	<p>DM25 Alterations or Extensions to Dwellings, including self contained Annexes and Development within the Curtilage</p> <p>Within those towns and villages with settlement boundaries planning permission for alterations or extensions to existing dwellings, self contained annexes, and ancillary development within the curtilage of dwellings will be permitted, provided that the proposals:</p> <p>a) respect the character, scale and design of existing dwellings, and the character and appearance of the immediate and surrounding area;</p> <p>b) will not result in over-development of the dwelling curtilage; and</p> <p>c) will not adversely affect the residential amenity of occupants of nearby properties.</p> <p>In addition to criteria a, b and c, proposals for the alteration or extension of an existing dwelling in the countryside outside of towns and villages with settlement boundaries will also be required to demonstrate that:</p> <p>i) it is subordinate in scale and proportion to the <i>original</i> dwelling; and</p> <p>ii) it would not create or be capable of becoming a separate dwelling.</p> <p>Proposals for self contained residential annexes in the countryside will be permitted only where:</p> <p>d) the design and siting of the annexe is such that it is capable of being reasonably integrated into the use of the original dwelling once the need for it has ceased;</p> <p>e) the size of the annexe is the minimum necessary to meet the purpose;</p> <p>f) the annexe is not capable of being used as a separate dwelling; and</p> <p>g) the size, scale, location and design relates satisfactorily to the existing dwelling and its curtilage, and to the wider surrounding area</p> <p>The occupation of the annexe will be controlled by planning condition or legal agreement to ensure that it is tied to the main dwelling and cannot be used as a separate dwelling.</p>	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>25. Extensions to Domestic Gardens Within the Countryside Extensions to domestic gardens within the countryside will not normally be permitted. Small, unobtrusive extensions of residential curtilages into the surrounding countryside, which will not adversely affect the character and rural amenities of the site and wider countryside may be approved where the following criteria are met –</p> <ul style="list-style-type: none"> a) The development will not involve the loss of the best and most versatile agricultural land; b) The proposal will not involve the loss of an important hedgerow or other important landscape feature; c) There will be no significant detrimental effect upon biodiversity interests; and d) That provision is made for suitable landscaping to ensure boundary treatment is of an appropriate rural character and appearance. 	<p>DM26 Extensions to Domestic Gardens within the Countryside Extensions to domestic gardens within the countryside will not normally be permitted. Small, unobtrusive extensions of residential curtilages into the surrounding countryside, which will not adversely affect the character and rural amenities of the site and wider countryside may be approved where the following criteria are met –</p> <ul style="list-style-type: none"> a) the development will not involve the loss of the best and most versatile agricultural land; b) the proposal will not involve the loss of an important hedgerow or other important landscape feature; c) there will be no significant detrimental effect upon biodiversity interests; and d) that provision is made for suitable landscaping to ensure boundary treatment is of an appropriate rural character and appearance. 	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>26. Agricultural and Essential Workers Dwellings New dwellings in the countryside, related to and located in the immediate vicinity of a rural enterprise, will only be permitted where:</p> <ul style="list-style-type: none"> a) evidence has been submitted to the satisfaction of the Local Planning Authority that there is an existing agricultural, forestry or other commercial equine business-related functional need for a full time worker in that location; and b) there are no suitable alternative dwellings available, or which could be made available, in the locality to serve the identified functional need; and c) it can be demonstrated that the enterprise is, or will be in the case of new businesses, a viable business with secure future prospects; and d) the size and nature of the proposed dwelling is commensurate with the needs of the enterprise concerned; and e) the development is not intrusive in the countryside, is designed to have a satisfactory impact upon the character and appearance of the area, and is acceptable when considered against other planning requirements. <p>In additional to the above requirements, if a new dwelling is essential to support a new agricultural or forestry or other commercial equine business-related enterprise it will normally, for the first three years, be provided temporarily by a caravan, a wooden structure which can easily be dismantled, or other temporary accommodation. Successive extensions to any temporary permission will not normally be granted beyond three years, and any subsequent proposals to provide permanent accommodation at any site will be considered using the criteria above.</p> <p>Planning permission will be subject to an appropriate occupancy condition, which will only be waived or varied where it can be demonstrated that there is no long term need for such a dwelling associated with the enterprise and which demonstrates that it has been offered for sale and to let to other relevant interests, for a period of at least 12 months, at a price to reflects the occupancy condition.</p>	<p>DM27 Agricultural and Essential Workers Dwellings New dwellings in the countryside, related to and located in the immediate vicinity of a rural enterprise, will only be permitted where:</p> <ul style="list-style-type: none"> a) evidence has been submitted to the satisfaction of the Local Planning Authority that there is an existing agricultural, forestry or other commercial equine business-related functional need for a full time worker in that location; and, b) there are no suitable alternative dwellings available, or which could be made available, in the locality to serve the identified functional need; and c) it can be demonstrated that the enterprise is, or will be in the case of new businesses, a viable business with secure future prospects; and, d) the size and nature of the proposed dwelling is commensurate with the needs of the enterprise concerned; and, e) the development is not intrusive in the countryside, is designed to have a satisfactory impact upon the character and appearance of the area, and is acceptable when considered against other planning requirements. <p>In additional to the above requirements, if a new dwelling is essential to support a new agricultural or forestry or other commercial equine business-related enterprise it will normally, for the first three years, be provided temporarily by a caravan, a wooden structure which can easily be dismantled, or other temporary accommodation. Successive extensions to any temporary permission will not normally be granted beyond three years, and any subsequent proposals to provide permanent accommodation at any site will be considered using the criteria above.</p>	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
	<p>DM28 Housing in the Countryside Proposals for new dwellings may be permitted in the countryside subject to satisfying the following criteria; a) the development is within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway. b) the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage. Permission will not be granted where a visually important gap is an essential feature of the rural scene, or where development would have an adverse impact on the environment or highway safety. <i>Note: A small undeveloped plot is one which could be filled by one detached or a pair of semi-detached dwellings where the plot sizes and spacing between dwellings is similar to adjacent properties and thereby respects the rural character and street scene of the locality.</i></p>	<p>New policy to be appraised</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>27. Residential use of Redundant Rural Buildings in the Countryside Proposals for the conversion of redundant or disused barns or other buildings in the countryside into dwellings will only be permitted where there are special circumstances. Satisfactory evidence will need to be submitted to demonstrate that, in addition to other policies in the Plan:</p> <p>a) alternative uses for employment/economic development, tourist accommodation, recreation and community facilities have been fully explored to the satisfaction of the local planning authority and can be discounted;</p> <p>b) the building is of architectural or historic merit, or makes an important historical and visual contribution to the landscape;</p> <p>c) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction;</p> <p>d) the proposal is a high quality design and the method of conversion retains the character and historic interest of the building. In the case of barns the single open volume should be retained with minimal change to the external appearance;</p> <p>e) the creation of a residential curtilage and associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, group of buildings or the surrounding area.</p> <p>Not all buildings in the countryside will be suitable for conversion or adaptation to new uses. Some existing rural buildings are often badly designed and sited or poorly constructed, having been erected before planning controls existed or by using agricultural permitted development rights, or they may be relatively modern agricultural buildings that are of an inappropriate scale and materials to be re-used as dwellings. If converted to an alternative use, and without any significant and appropriate enhancement of the structure, such buildings would be permanently retained as intrusive features in the landscape, in obvious conflict with the aim of conserving and enhancing the rural environment.</p>	<p>DM29 Residential use of Redundant Buildings in the Countryside Proposals for the conversion of redundant or disused barns or other buildings in the countryside into dwellings will be permitted where there are special circumstances. Satisfactory evidence will also need to be submitted to demonstrate that, where relevant and in addition to other policies in the Plan:</p> <p>a) alternative uses for employment/economic development, tourist accommodation, recreation and community facilities, in accordance with Policy DM33, have been fully explored to the satisfaction of the Local Planning Authority and can be discounted;</p> <p>b) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction;</p> <p>c) the proposal is a high quality design and the method of conversion retains the character and historic interest of the building. In the case of barns the single open volume should be retained with minimal change to the external appearance;</p> <p>d) the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.</p> <p>Not all buildings in the countryside will be suitable for conversion or adaptation to new uses, perhaps due to their unsuitable or unsustainable location or due to the condition or appearance of the structure. Some existing rural buildings are often badly designed and sited or poorly constructed, having been erected before planning controls existed or by using agricultural permitted development rights, or they may be relatively modern agricultural buildings that are of an inappropriate scale and materials to be re-used as dwellings. If converted to an alternative use, and without any significant and appropriate enhancement of the structure, such buildings would be permanently retained as intrusive features in the landscape, in obvious conflict with the aim of conserving and enhancing the rural environment.</p>	<p>Re-appraisal of policy content as changes may be significant to scoring</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>28. Appropriate Employment Uses and Protection of Employment Land and Existing Businesses</p> <p>Any use proposed on sites and premises used and / or designated on the proposals maps for employment purposes, and that is expected to have an adverse effect on employment generation, will only be permitted where the Local Planning Authority is satisfied that:</p> <p>a) there is a sufficient supply of alternative and suitable employment land available to meet District and local employment job growth requirements;</p> <p>b) evidence can be provided that genuine attempts have been made to sell / let the site in its current use, and that no suitable and viable alternative employment uses can be found or are likely to be found in the foreseeable future;</p> <p>c) the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment site;</p> <p>d) an alternative use or mix of uses would assist in urban regeneration and offer greater benefits to the community in meeting local business and employment needs;</p> <p>e) it is for an employment related support facility such as employment training / education, workplace crèche or industrial estate café;</p> <p>Where appropriate any approval will be subject to a legal agreement requiring a contribution to improve employment prospects in the District to mitigate the loss of employment sites.</p>	<p>DM30 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses</p> <p>Any non-employment use proposed on sites and premises used and / or designated on the proposals maps for employment purposes, and that is expected to have an adverse effect on employment generation, will only be permitted where the Local Planning Authority is satisfied that:</p> <p>a) there is a sufficient supply of alternative and suitable employment land available to meet District and local employment job growth requirements;</p> <p>b) evidence can be provided that genuine attempts have been made to sell / let the site in its current use, and that no suitable and viable alternative employment uses can be found or are likely to be found in the foreseeable future;</p> <p>c) the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment site;</p> <p>d) an alternative use or mix of uses would assist in urban regeneration and offer greater benefits to the community in meeting local business and employment needs;</p> <p>e) it is for an employment related support facility such as employment training / education, workplace crèche or industrial estate café;</p> <p>f) an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site.</p> <p>Where appropriate any approval will be subject to a legal agreement requiring a contribution to improve employment prospects in the District to mitigate the loss of employment sites.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>29. Farm Diversification Proposals for farm diversification will be permitted providing they meet the following criteria:</p> <ul style="list-style-type: none"> a) the proposal is a subsidiary component of the farm enterprise and contributes to the continuing viability of the farm as a whole, retaining existing or providing new employment opportunities and services for the local community; b) the scale and nature of the proposal must be appropriate within its rural location and where it is likely to create significant vehicular movements to and from the site it should be well located in relation to sustainable settlements; c) the proposal should re-use or adapt any existing farm buildings which are suitable and where appropriate include the removal of any redundant buildings which are derelict or offer no opportunity for beneficial use; d) if a new building can be justified it should be sited in or adjacent to an existing group of buildings, be compatible in scale, design, siting and materials, must relate satisfactorily to the surrounding landscape and character, and must avoid where possible the loss of the best and most versatile agricultural land; e) there would be no significant detriment to the amenity of nearby residents, the surrounding landscape, biodiversity or geodiversity, and no unacceptable effect on water quality or flooding on any watercourse in the vicinity of the site; f) the proposal should have regard to the local road network and the associated traffic movement should not compromise highway safety or the free flow of traffic; and g) where a retail use is proposed it must be directly related to the farm unit. <p>Proposals for retail development in the countryside, not related to a farm enterprise, will not be permitted and should be directed to more sustainable settlements identified within the Core Strategy.</p>	<p>DM31 Farm Diversification Proposals for farm diversification will be permitted providing they meet the following criteria:</p> <ul style="list-style-type: none"> a) the proposal is a subsidiary component of the farm enterprise and contributes to the continuing viability of the farm as a whole, retaining existing or providing new employment opportunities and services for the local community; b) the scale and nature of the proposal must be appropriate within its rural location and where it is likely to create significant vehicular movements to and from the site it should be well located in relation to sustainable settlements; c) the proposal should re-use or adapt any existing farm buildings which are suitable and where appropriate include the removal of any redundant buildings which are derelict or offer no opportunity for beneficial use; d) if a new building can be justified it should be sited in or adjacent to an existing group of buildings, be compatible in scale, design, siting and materials, must relate satisfactorily to the surrounding landscape and character, and must avoid where possible the loss of the best and most versatile agricultural land; e) there would be no significant detriment to the amenity of nearby residents, the surrounding landscape, biodiversity or geodiversity, and no unacceptable effect on water quality or flooding on any watercourse in the vicinity of the site; f) the proposal should have regard to the local road network and the associated traffic movement should not compromise highway safety or the free flow of traffic; and g) where a retail use is proposed it must be directly related to the farm unit. <p>Proposals for retail development in the countryside, not related to a farm enterprise, will not be permitted and should be directed to more sustainable settlements identified within the Core Strategy.</p>	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>30. Business and Domestic Equine Related Activities Proposals for equestrian development, whether domestic or commercial, will be permitted providing they meet the following criteria:</p> <ul style="list-style-type: none"> a) the size, scale, design and siting of new development does not have a significant adverse effect on the character and appearance of the locality; b) proposals do not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a) or it can be demonstrated to the satisfaction of the local planning authority that there are no suitable alternative sites on lower grade land; c) proposals should re-use existing buildings where appropriate and any new buildings should be located in or adjacent to an existing group of buildings and have minimal visual impact within the landscape; d) there is no significant detriment to residential amenity in terms of noise, odour, light pollution or other related forms of disturbance; e) there is appropriate parking and access and the associated traffic movement should not compromise highway safety; f) sufficient land is available for grazing and exercise where necessary; g) proposals include a satisfactory scheme for the disposal of waste; h) where a new equine-related use is proposed and there is no dwelling available on the holding, proposals must demonstrate the site selection procedure and arrangements for animal supervision and welfare; and i) there would be no significant detriment to biodiversity, geo-diversity or the surrounding landscape character. <p>Encouragement will be given to off road riding facilities such as headlands or bridleways within farm units.</p>	<p>DM32 Business and Domestic Equine Related Activities Proposals for equestrian development, whether domestic or commercial, will be permitted providing they meet the following criteria:</p> <ul style="list-style-type: none"> a) the size, scale, design and siting of new development (including lighting and means of enclosure) does not have a significant adverse effect on the character and appearance of the locality; b) proposals do not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a) or it can be demonstrated to the satisfaction of the local planning authority that there are no suitable alternative sites on lower grade land; c) proposals should re-use existing buildings where appropriate and any new buildings should be located in or adjacent to an existing group of buildings and have minimal visual impact within the landscape; d) there is no significant detriment to residential amenity in terms of noise, odour, light pollution or other related forms of disturbance; e) there is appropriate parking and access and the associated traffic movement should not compromise highway safety; f) sufficient land is available for grazing and exercise where necessary; g) proposals include a satisfactory scheme for the disposal of waste; h) where a new equine-related use is proposed and there is no dwelling available on the holding, proposals must demonstrate the site selection procedure and arrangements for animal supervision and welfare; and i) there would be no significant detriment to biodiversity, geo-diversity or the surrounding landscape character. <p>Encouragement will be given to off road riding facilities such as headlands or bridleways within farm units.</p>	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>31. Re-Use or Replacement of Buildings in the Countryside The re-use, conversion and alteration or extension of rural buildings in the countryside for the following uses will be considered favourably where proposals comply with other policies in the Core Strategies and in this DPD:</p> <ul style="list-style-type: none"> i) employment (defined for the purposes of this policy as uses within Classes B1 and, where appropriate, B2 general industrial, and limited small scale or ancillary storage), where it can be demonstrated that such uses would not create significant levels of traffic, particularly lorries, on rural roads ii) tourist accommodation iii) recreational uses including riding stables, livery, and sports pavilions iv) community facilities. <p>In addition to other policies in the Plan, proposals for the re-use of rural buildings must also satisfy the following criteria:</p> <ul style="list-style-type: none"> a) the building is structurally sound and capable of conversion without the need for significant extension or alteration or reconstruction; b) any proposed alterations to the building, its proposed use, its associated operational area, the provision of any services, and / or any amenity space or outbuildings, would not harm its appearance as a rural building or adversely affect the rural setting of the building in the locality; c) the nature and intensity of the proposed use would be compatible with its rural location. Proposals for employment uses will be required to provide a sustainability assessment (which may include a Travel Plan designed to maximise the opportunities to reduce the need to travel by private car); d) proposals which would be likely to create a significant number of jobs should be well located in relation to towns and villages or be readily accessible by public transport; e) in the case of tourist accommodation there is no creation or installation of private curtilages and domestic paraphernalia which would have a harmful effect on the character of the site or the surrounding area; and f) it will not lead to unacceptable levels or types of traffic or problems of road safety or amenity and will not require highway improvements which will harm the character of rural roads in the area. 	<p>DM33 Re-Use or Replacement of Buildings in the Countryside The re-use, conversion and alteration or extension of buildings in the countryside for the following uses will be considered favourably where proposals comply with other policies in the Core Strategy and in this DPD:</p> <ul style="list-style-type: none"> i) employment (defined for the purposes of this policy as uses within Classes B1 and, where appropriate, B2 general industrial, and limited small scale or ancillary storage), where it can be demonstrated that such uses would not create significant levels of traffic, particularly lorries, on rural roads; ii) tourist accommodation; iii) recreational uses including riding stables, livery, and sports pavilions; iv) community facilities; v) residential use, where justified, in accordance with Policy DM29. <p>In addition to other policies in the Plan, proposals for the re-use, conversion and alteration or extension of buildings must also satisfy the following criteria:</p> <ul style="list-style-type: none"> a) the building is structurally sound and capable of conversion without the need for significant extension or alteration or reconstruction; b) any proposed alterations to the building, its proposed use, its associated operational area, the provision of any services, and / or any amenity space or outbuildings, would not harm its appearance or adversely affect the setting of the building in the rural locality; c) the nature and intensity of the proposed use would be compatible with its rural location. Proposals for employment uses will be required to provide a sustainability assessment (which may include a Travel Plan designed to maximise the opportunities to reduce the need to travel by private car); d) proposals which would be likely to create a significant number of jobs should be well located in relation to towns and villages or be reasonably accessible by public transport; e) in the case of tourist accommodation there is no creation or installation of private curtilages and domestic paraphernalia which would have a harmful effect on the character of the site or the surrounding area; f) it will not lead to unacceptable levels or types of traffic or problems of road safety or amenity and will not require highway improvements which will harm the character of rural roads in the area; and g) any extension must be subservient in scale, footprint and design to the host building. <p>Furthermore, in exceptional circumstances and notwithstanding criterion a) above, it may be appropriate to permit the replacement</p>	<p>Re-appraisal of policy content as changes may be significant to scoring</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
	<p>of a building where;</p> <p>h) the replacement building will result in a more acceptable and sustainable development than might be achieved through conversion;</p> <p>i) the replacement building would restore the visual, architectural or historical coherence of a group of buildings where this would otherwise be lost.</p> <p>Buildings which are remote, or have become so derelict, have been abandoned or are otherwise incapable of adaptation or re-use will not be considered favourably for replacement.</p>	

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>32. Tourism Development Planning applications for new tourism facilities, including overnight visitor accommodation, (hotels, bed & breakfast, self catering, holiday lodges, static and touring caravans and tenting fields), or improvements and extension to existing facilities, will normally be permitted in appropriate locations provided that:</p> <p>a) The need for the development can be justified, b) The proposals are connected to and associated with existing facilities or located at a site that relates well to the main urban areas and defined settlements in the area and can be made readily accessible to adequate public transport, cycling and walking links for the benefit of non-car users. c) It would not adversely effect the character, appearance or amenities of the area and the design is of a standard acceptable to the Local Planning Authority. d) Vehicle access and on-site vehicle parking would be provided to an appropriate standard.</p> <p>The large urban areas, (Market Towns & Key Service Centres), will be the focus for larger scale tourism activities and overnight accommodation in accordance with the requirement to concentrate development at the most sustainable locations. In rural areas any tourism activity/proposal must, in addition to criteria a), b), c) & d) above, seek to support the existing local community services and facilities, and:</p> <p>e) Have no significant adverse impact on nature conservation interests, biodiversity interests and the character or appearance of the countryside, f) Be small scale and/or comprise the conversion of suitable existing rural buildings or limited extension to existing visitor accommodation.</p> <p>The occupation of any new tourist accommodation will be restricted via condition or legal agreement to ensure a tourist use solely and not permanent residential occupation.</p>	<p>DM34 Tourism Development Planning applications for new tourism facilities, including overnight visitor accommodation, (hotels, bed & breakfast, self catering, holiday lodges, static and touring caravans and tenting fields), or improvements and extension to existing facilities, will normally be permitted in appropriate locations provided that:</p> <p>a) the proposals are connected to and associated with existing facilities or located at a site that relates well to the main urban areas and defined settlements in the area and can be made readily accessible to adequate public transport, cycling and walking links for the benefit of non-car users. b) it would not adversely effect the character, appearance or amenities of the area and the design is of a standard acceptable to the Local Planning Authority. c) vehicle access and on-site vehicle parking would be provided to an appropriate standard. The larger urban areas, (Market Towns & Key Service Centres), will be the focus for larger scale tourism activities and overnight accommodation in accordance with the requirement to concentrate development at the most sustainable locations. In rural areas any tourism activity/proposal must, in addition to criteria a), b), & c) above, seek to support the existing local community services and facilities, and: d) have no significant adverse impact on nature conservation, biodiversity or geodiversity interests or upon the character or appearance of the landscape and countryside, e) be of an appropriate scale for their context and/or comprise the conversion of suitable existing rural buildings or limited extension to existing visitor accommodation.</p> <p>The occupation of any new tourist accommodation will be restricted via condition or legal agreement to ensure a tourist use solely and not permanent residential occupation.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>33. Proposals Within the Town Centre Boundaries Within the town centres, as defined on the proposals maps, support will be given, subject to compliance with other policies, to proposals for the following: i) Shopping (Use Class A1); ii) Financial and professional services (A2); iii) Food and drink (A3, A4, A5); iv) Leisure, culture and recreation; v) Business (B1) commercial uses; vi Health facilities and other community uses; vii) Visitor accommodation; and viii) Residential, A2 or B1 uses on upper floors. A balance between retail and non-retail commercial uses will be maintained to secure the vitality and viability of the Primary Shopping Areas, albeit with a predominance of shopping uses maintained. The change of use of ground floor A1 units within a Primary Shopping Area, to other appropriate town centre uses, will therefore only be permitted if the balance of retail vitality and viability is not likely to be harmed and all of the following criteria are met: a) The proposal will not result in three or more non-A1 units in adjoining premises within the Primary Shopping Area; b) The proposal will retain or provide a shop front with a display function and entrances which relate well to the design of the host building and the street scene and its setting in terms of its materials, form and proportions; c) The proposal will not remove existing or potential beneficial use of upper floors; and d) The proposal will not adversely affect the amenity of the surrounding area by virtue of noise, litter, congestion on pavements, or disturbance arising from late night opening.</p>	<p>DM35 Proposals within the Town Centre Boundaries Within the town centres, as defined on the proposals maps, support will be given, subject to compliance with other policies, to proposals for the following: i) shopping (Use Class A1); ii) financial and professional services (A2); iii) food and drink (A3, A4, A5); iv) leisure, culture and recreation; v) business (B1) commercial uses; vi) health facilities and other community uses; vii) visitor accommodation; and viii) residential, A2 or B1 uses on upper floors. A balance between retail and non-retail commercial uses will be maintained to secure the vitality and viability of the Primary Shopping Areas, albeit with a predominance of shopping uses maintained. The change of use of ground floor A1 units within a Primary Shopping Area, to other appropriate town centre uses, will therefore only be permitted if the balance of retail vitality and viability is not likely to be harmed and all of the following criteria are met: a) the proposal will not result in three or more non-A1 units in adjoining premises within the Primary Shopping Area; b) the proposal will retain or provide a shop front with a display function and entrances which relate well to the design of the host building and the street scene and its setting in terms of its materials, form and proportions; c) the proposal will not remove existing or potential beneficial use of upper floors; and d) the proposal will not adversely affect the amenity of the surrounding area by virtue of noise, litter, congestion on pavements, or disturbance arising from late night opening.</p>	<p>No changes to previous policy content made</p>
<p>34. Protection of Local Centres In local centres the loss or change of use of shops or services will not be permitted unless it can be demonstrated that the use is no longer viable or that the change of use will not have a detrimental impact on the vitality and viability of the centre. Proposals for new or extended shops or services will be supported provided that the proposal does not result in the loss or change of use of an existing, viable, facility and that there is no adverse effect on residential amenity or environmental quality.</p>	<p>DM36 Protection of Local Centres In local centres the loss or change of use of shops or services will not be permitted unless it can be demonstrated that the use is no longer viable or that the change of use will not have a detrimental impact on the vitality and viability of the centre. Proposals for new or extended shops or services within local centres will be supported provided that there is no adverse effect on residential amenity or environmental quality, and subject to compliance with other Policies within this DPD.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>35. Public Realm Improvements Proposals for new major development or redevelopment in the towns will be required to provide or contribute towards public realm improvements appropriate to the scale of the proposal. Proposals in the Primary Shopping Areas should also provide active street frontages to create attractive and safe street environments.</p> <p>Note: Necessary improvements to the public realm will be identified and schemes and priorities outlined in Area Action Plans for the towns. Where appropriate the Local Planning Authority will secure public realm improvements through the use of conditions and/or planning obligations.</p>	<p>DM37 Public Realm Improvements Proposals for new major development or redevelopment in the towns will, where justified, be required to provide or contribute towards public realm improvements appropriate to the scale of the proposal. Proposals in the Primary Shopping Areas should also provide active street frontages to create attractive and safe street environments.</p> <p><i>Note: Necessary improvements to the public realm will be identified and schemes and priorities outlined in Area Action Plans for the towns. Where appropriate the Local Planning Authority will secure public realm improvements through the use of conditions and/or planning obligations.</i></p>	<p>No changes to previous policy content made</p>
<p>36. Shop Fronts and Advertisements Proposals to alter an existing shop front or create a new shop front, including the installation of external security measures, advertisements or canopies, or advertisements proposed in any other location, must preserve or enhance the character and appearance of the building or location of which it forms a part, and the street scene in which the proposal is located, and must not adversely affect amenity and / or public safety. Advertisements unrelated to the site on which they are displayed will not normally be permitted.</p>	<p>DM38 Shop Fronts and Advertisements Proposals to alter an existing shop front or create a new shop front, including the installation of external security measures, advertisements or canopies, or advertisements proposed in any other location, must preserve or enhance the character and appearance of the building or location of which it forms a part, and the street scene in which the proposal is located, and must not adversely affect amenity and / or public safety. Advertisements unrelated to the site on which they are displayed will not normally be permitted.</p>	<p>No changes to previous policy content made</p>
<p>37. Street Trading and Street Cafes Proposals for street trading and street cafés in defined Primary Shopping Areas will be permitted unless there would be an adverse impact on amenity and / or the movement and safety of pedestrians, prams, wheelchairs, emergency and other vehicles would be obstructed.</p>	<p>DM39 Street Trading and Street Cafes Proposals for street trading and street cafés in defined Primary Shopping Areas will be permitted unless there would be a significantly adverse impact on amenity and / or the movement and safety of pedestrians, prams, wheelchairs, emergency and other vehicles would be obstructed.</p>	<p>No changes to previous policy content made</p>
<p>38. Ancillary Retail Uses Proposals for extensions and/or change of use to provide ancillary retail sales facilities attached to petrol filling stations or garages; farms; market gardening and horticultural centres; manufacturers (Classes B1 and B2); craft workshops; and similar establishments will, in addition to the policies and proposals elsewhere in this DPD, be considered against the following criteria: a) the sale of goods should be small in scale in relation to the primary use or activity; and b) in the case of manufacturers (Classes B1 and B2) and craft workshops, the sale of goods should relate to products manufactured on site.</p>	<p>DM40 Ancillary Retail Uses Proposals for extensions and/or change of use to provide ancillary retail sales facilities attached to petrol filling stations or garages; farms; market gardening and horticultural centres; manufacturers (Classes B1 and B2); craft workshops; and similar establishments will, in addition to the policies and proposals elsewhere in this DPD, be considered against the following criteria: a) the sale of goods should be small in scale in relation to the primary use or activity; and b) in the case of manufacturers (Classes B1 and B2) and craft workshops, the sale of goods should relate to products manufactured on site.</p>	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>39. Community Facilities and Services The provision and enhancement of community facilities and services will be supported where they contribute to the quality of community life and the maintenance of sustainable communities. Proposals that will result in the loss of facilities or services which support a local community will only be permitted where:</p> <p>a) it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and</p> <p>b) it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; and</p> <p>c) there is no evidence of significant support from the community for the retention of the use; or</p> <p>d) alternative facilities and services are available or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.</p> <p>Where a local need has been identified the Local Planning Authority will require developers of residential schemes to enhance existing community buildings, provide new facilities or provide land and a financial contribution towards the cost of these developments.</p>	<p>DM41 Community Facilities and Services The provision and enhancement of community facilities and services will be supported where they contribute to the quality of community life and the maintenance of sustainable communities. Proposals that will result in the loss of valued facilities or services which support a local community will only be permitted where:</p> <p>a) it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and</p> <p>b) it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or</p> <p>c) alternative facilities and services are available or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.</p> <p>Where a local need has been identified the Local Planning Authority will require developers of residential schemes to enhance existing community buildings, provide new facilities or provide land and a financial contribution towards the cost of these developments</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>40. Open Space, Sport and Recreation Facilities Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless: a) it can be demonstrated that the space or facility is surplus to requirement against the Local Planning Authority's standards for the particular location and the proposed loss will not result in a likely shortfall during the plan period; or b) suitable mitigation can be identified and made available. Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the Local Planning Authority. Developers of new housing will be required to provide open space including play areas, formal sport/recreation areas and amenity areas and where appropriate, indoor sports facilities in accordance with adopted Local Planning Authority standards of provision. Where appropriate, the Local Planning Authority will seek the provision of recreational open space and sports and recreation facilities as part of office, retail and other commercial and mixed development schemes. In addition to on-site and off-site contributions, a contribution may be required for the maintenance of the facility in accordance with adopted Local Planning Authority Guidelines.</p> <p>Clubhouses, car parking and ancillary facilities must be of a high standard of design, in accordance with other policies in this DPD. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas. Proposals which give rise to intrusive floodlighting will not be permitted.</p>	<p>DM42 Open Space, Sport and Recreation Facilities Proposals for the provision, enhancement and expansion of amenity, sport or recreation open space or facilities will be supported subject to compliance with other Policies in the DPD. Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless: a) it can be demonstrated that the space or facility is surplus to requirement against the Local Planning Authority's standards for the particular location, and the proposed loss will not result in a likely shortfall during the plan period; or b) replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility. Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the Local Planning Authority. Developers of new housing will be required to provide open space including play areas, formal sport/recreation areas and amenity areas and where appropriate, indoor sports facilities in accordance with adopted Local Planning Authority standards of provision. Where appropriate and justified, the Local Planning Authority will seek the provision of recreational open space and sports and recreation facilities as part of office, retail and other commercial and mixed development schemes. In addition to on-site and off-site contributions, a contribution may be required for the maintenance of the facility in accordance with adopted Local Planning Authority Guidelines. Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout, and be in accordance with other policies in this DPD. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas. Proposals which give rise to intrusive floodlighting will not be permitted.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>41. Leisure Facilities Planning applications for new leisure facilities or improvements and extensions to existing facilities, will normally be permitted provided that:</p> <ul style="list-style-type: none"> a) the proposals are connected to and associated with existing facilities or located at a site that relates well to, (where achievable within or on the edge of), a defined Settlement in the District and can be made readily accessible to adequate public transport, cycling and walking links for the benefit of non-car users. b) there would be no unacceptable impacts on the character, appearance or amenities of the area and the design is of a standard acceptable to the Local Planning Authority. c) vehicle access and on-site vehicle parking would be provided to an appropriate standard. <p>Where it can be demonstrated that there is a justifiable need for the leisure activity to be located within the open countryside and away from any defined settlement the preference will be for the re-use of appropriately located and suitably constructed existing buildings. New buildings and/or infrastructure required to service a particular leisure activity will only be permitted where:</p> <ul style="list-style-type: none"> d) there are no other appropriate and existing buildings in the locality that can feasibly be converted for the required purpose(s), e) it will not have a significant adverse impact on nature conservation interests, biodiversity interests and the character or appearance of the countryside, and f) the commercial benefits in terms of creating sustainable employment outweigh the loss of open countryside. 	<p>DM43 Leisure Facilities Planning applications for new leisure facilities or improvements and extensions to existing facilities, will normally be permitted provided that:</p> <ul style="list-style-type: none"> a) the proposals are connected to and associated with existing facilities or located at a site that relates well to, (where achievable within or on the edge of), a defined Settlement and can be made readily accessible to adequate public transport, cycling and walking links for the benefit of non-car users. b) there would be no unacceptable impacts on the character, appearance or amenities of the area and the design is of a standard acceptable to the Local Planning Authority. c) vehicle access and on-site vehicle parking would be provided to an appropriate standard. <p>Where it can be demonstrated that there is a justifiable need for the leisure activity to be located within the open countryside and away from any defined settlement the preference will be for the re-use of appropriately located and suitably constructed existing buildings. New buildings and/or infrastructure required to service a particular leisure activity will only be permitted where:</p> <ul style="list-style-type: none"> d) there are no other appropriate and existing buildings in the locality that can feasibly be converted for the required purpose(s), e) it will not have a significant adverse impact on nature conservation, biodiversity or geodiversity interests or upon the character or appearance of the landscape and countryside; and f) the commercial benefits in terms of creating sustainable employment outweigh the loss of open countryside. 	<p>No changes to previous policy content made</p>
<p>42. Rights of Way Development which would adversely affect the character of, or result in the loss of existing or proposed rights of way, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to rights of way for pedestrian, cyclist, or horse rider use. Improvements to such rights of way will be sought in association with new development to enable new or improved links to be created within the settlement, between settlements, and/or providing access to the countryside or green infrastructure sites as appropriate and to achieve the objectives of the Suffolk Rights of Way Improvement Plan.</p>	<p>DM44 Rights of Way Development which would adversely affect the character of, or result in the loss of existing or proposed rights of way, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to rights of way for pedestrian, cyclist, or horse rider use. Improvements to such rights of way will be sought in association with new development to enable new or improved links to be created within the settlement, between settlements, and/or providing access to the countryside or green infrastructure sites as appropriate and to achieve the objectives of the Suffolk Rights of Way Improvement Plan</p>	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>43. Transport Assessments and Travel Plans</p> <p>For major development, and/or where a proposal is likely to have significant transport implications, the Council requires the applicant to submit the following documents alongside their planning applications:</p> <p>a) A Transport Assessment* appropriate to the scale of development and the likely extent of transport implications.</p> <p>b) A Travel Plan that identifies the physical and management measures necessary to address the transport implications arising from development. Where a transport assessment and / or travel plan does not demonstrate that the travel impacts arising from the development will be satisfactorily mitigated or that adequate measures are in place to promote the use of more sustainable modes of transport, then planning permission will not be granted.</p> <p>The developer will be expected to provide the necessary funding to deliver any travel plan agreed in writing with the Local Planning Authority. Developers may also be required to make a financial contribution towards the delivery of improvements to the existing transport infrastructure that negates the impact of cumulative development in a given area and / or improves access to and use of more substantial transport modes.</p> <p>*Indicative thresholds for application of transport assessment/transport statements are contained at - Appendix B, DCLG Guidance March 2007, Guidance on Transport Assessment.</p>	<p>DM45 Transport Assessments and Travel Plans</p> <p>For major development, and/or where a proposal is likely to have significant transport implications, the Council requires the applicant to submit the following documents alongside their planning applications:</p> <p>a) a Transport Assessment* appropriate to the scale of development and the likely extent of transport implications.</p> <p>b) a Travel Plan that identifies the physical and management measures necessary to address the transport implications arising from development. Where a transport assessment and / or travel plan does not demonstrate that the travel impacts arising from the development will be satisfactorily mitigated or that adequate measures are in place to promote the use of more sustainable modes of transport, then planning permission will not be granted. The developer will be expected to provide the necessary funding to deliver any travel plan agreed in writing with the Local Planning Authority. Developers may also be required to make a financial contribution, appropriate to the scale of the development, towards the delivery of improvements to the existing transport infrastructure that negates the impact of cumulative development in a given area and / or improves access to and use of more substantial transport modes.</p> <p><i>*Indicative thresholds for application of transport assessment/transport statements are contained at - Appendix B, DCLG Guidance March 2007, Guidance on Transport Assessment.</i></p>	<p>No changes to previous policy content made</p>
<p>44. Parking Standards</p> <p>In order to reduce over-reliance on the car and to promote more sustainable forms of transport, all proposals for development, including changes of use, will be required to provide appropriately designed car and cycle parking, plus provision for delivery and service vehicles, in accordance with the adopted standards current at the time of the application. In the town centres and other locations with good accessibility to facilities and services, and/or well served by public transport, a reduced level of car parking will generally be sought. Proposals for residential development will be expected to cater for anticipated levels of residential and visitor demand. Proposals for new mixed-use sites will be expected to minimise the provision of car parking by design, for example, by providing shared use parking, and/or car pooling as part a Travel Plan. Exceptions may be made to parking standards for economic development proposals in rural areas where satisfactory evidence is included with a transport assessment and Travel Plan.</p>	<p>DM46 Parking Standards</p> <p>The Authority will seek to reduce over-reliance on the car and to promote more sustainable forms of transport. All proposals for redevelopment, including changes of use, will be required to provide appropriately designed and sited car and cycle parking, plus make provision for emergency, delivery and service vehicles, in accordance with the adopted standards current at the time of the application.</p> <p>In the town centres and other locations with good accessibility to facilities and services, and / or well served by public transport, a reduced level of car parking will generally be sought in all new development proposals. Proposals for new mixed-use sites will be expected to minimise the provision of car parking where achievable, for example by providing shared use parking, and/or car pooling as part a Travel Plan. Exceptions may be made to parking standards for economic development proposals in rural areas where satisfactory evidence and justification is included along with a transport assessment and Travel Plan.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>45. Development Relating to the Horse Racing Industry Development relating to the horse racing industry will be permitted provided that:</p> <ul style="list-style-type: none"> a) there is satisfactory evidence of the need for and scale of the development; b) it is in keeping with the character and appearance of the distinctive townscape of Newmarket and Exning and the rural character of surrounding areas; c) access proposals (including for the movement of horses) are acceptable to the Local Highway Authority; and d) the occupation of any residential accommodation is restricted by condition or legal agreement to those directly employed in the day to day operation and management at the horse racing establishment. 	<p>DM47 Development Relating to the Horse Racing Industry Development relating to the horse racing industry will be permitted provided that:</p> <ul style="list-style-type: none"> a) there is satisfactory evidence of the need for and scale of the development; b) it is in keeping with the character and appearance of the distinctive townscape of Newmarket and Exning and the rural character of surrounding areas; c) access proposals (including for the movement of horses for training) and the impact of all other movements are acceptable to the Local Highway Authority; and d) the occupation of any residential accommodation is restricted by condition or legal agreement to those directly employed in the day to day operation and management at the horse racing establishment. 	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>
<p>46. Development Affecting the Horse Racing Industry Any development, including other development proposals within and around Newmarket, which would adversely affect the operational use of an existing site within the horse racing industry, or the horse racing industry as a whole, will not be permitted.</p>	<p>DM48 Development Affecting the Horse Racing Industry Any development within or around Newmarket which is likely to have a material adverse impact on the operational use of an existing site within the horse racing industry, or which would threaten the long term viability of the horse racing industry as a whole, will not be permitted.</p>	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>47. Re-development of Existing Sites Relating to the Horse Racing Industry</p> <p>The change of use of land and buildings, including associated residential accommodation, presently or previously relating to racehorse training yards, stud farms, the racecourses, horse exercise areas or other horse racing industry related uses, and including the sub-division of the yard or site from its associated residential accommodation, will not be permitted, except in exceptional circumstances:</p> <p>In exceptional circumstances, alternative uses directly related to the horse racing industry may be accepted and any proposal will need to demonstrate, to the satisfaction of the Local Planning Authority, its specific benefit to the horse racing industry.</p> <p>In approving any such proposal the Local Planning Authority would need to be satisfied that there is a greater need for any particular racing related use, rather than continuing in its present use.</p> <p>Any approval granted in exceptional circumstances would also be subject to the proposal not being unduly detrimental to the character and appearance of the unique heritage of Newmarket.</p>	<p>DM49 Re-development of Existing Sites Relating to the Horse Racing Industry</p> <p>The change of use of land and buildings, including associated residential accommodation, presently or previously relating to racehorse training yards, stud farms, the racecourses, horse training grounds or other horse racing industry related uses, and including the sub-division of the yard or site from its associated residential accommodation, will not be permitted, except in exceptional circumstances:</p> <p>In exceptional circumstances, alternative uses directly related to the horse racing industry may be accepted and any proposal will need to demonstrate, to the satisfaction of the Local Planning Authority, its specific benefit to the horse racing industry.</p> <p>In approving any such proposal the Local Planning Authority would need to be satisfied that there is a greater need for any particular racing related use, rather than continuing in its present use.</p> <p>Any approval granted in exceptional circumstances would also be subject to the proposal positively enhancing the character and appearance of the unique heritage of Newmarket.</p>	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>48. Securing the Restoration of Horse Racing Related Historic Assets The release of land for 'enabling' development to secure the restoration and return to racing use of an historic yard, will not be permitted unless all the following criteria can be met:</p> <ul style="list-style-type: none"> a) The development is located within (or adjacent to) a settlement boundary; b) The historic asset is identified as a Listed Building at risk within the up to date 'Suffolk Local Planning Authorities Historic Buildings at Risk Register', English Heritage - Heritage at Risk Register or an adopted Conservation Area Appraisal; c) If the land in question is paddock land, the enabling development will need to demonstrate that the benefit of restoring the listed building significantly outweighs the loss of paddock land; d) That it will secure an historic yards restoration and return to racing use, with an appropriate and enforceable legal mechanism; and e) satisfies all the criteria set out in Policy 19 – Enabling Development. Where there is evidence that a listed building has been wilfully neglected to capitalise on this policy, since 2010, enabling development to restore a historic site will not be permitted. The Council will use its listed building enforcement powers to ensure the condition and fabric of existing historic yards are not neglected. 	<p>DM50 Securing the Restoration of Horse Racing Related Historic Assets The release of land for 'enabling' development to secure the restoration and return to racing use of a historic yard, will not be permitted unless all the following criteria can be met:</p> <ul style="list-style-type: none"> a) the development is located within (or adjacent to) a settlement boundary; b) the historic asset is identified as a Listed Building at risk within the up to date 'Suffolk Local Planning Authorities Historic Buildings at Risk Register', English Heritage - Heritage at Risk Register or an adopted Conservation Area Appraisal; c) if the land in question is paddock land, the enabling development will need to demonstrate that the benefit of restoring the listed building significantly outweighs the loss of paddock land; d) that it will secure the re-establishment of a historic racing yard with an appropriate and enforceable legal mechanism; and' e) that it satisfies, where appropriate, all the criteria set out in Policy DM22 - 'Enabling Development'. Where there is evidence that a listed building has been wilfully neglected to capitalise on this policy, since 2010, enabling development to restore a historic site will not be permitted. The Council will use its listed building enforcement powers to ensure the condition and fabric of existing historic yards are not neglected. 	<p>Although the policy has been altered, it is not considered that the appraisal is necessary, as the modification to the policy is not likely to affect the overall SA findings.</p>
<p>49. Horse Walks The District Council will encourage the protection and improvement of existing horse walks in Newmarket and Exning. It will support the extension or the provision of new facilities by traffic management proposals, parking restrictions, signing, reserving the land for the purpose as part of new development proposals or by direct provision by horse racing interests or by developers through a legal agreement under section 106 of the Planning Act.</p>	<p>DM51 Horse Walks The District Council will encourage the protection and improvement of existing horse walks in Newmarket and Exning. It will support the extension or the provision of new facilities by traffic management proposals, parking restrictions, signing, reserving the land for the purpose as part of new development proposals or by direct provision by horse racing interests or by developers through a legal agreement under section 106 of the Planning Act.</p>	<p>No changes to previous policy content made</p>

Policy wording- preferred options stage	Policy wording – submission draft stage	Comment
<p>50. Rural Housing Exception Sites As an exception to the provision made in the Core Strategy for general housing demand, the local planning authority will permit rural affordable housing schemes adjoining but outside a Housing Settlement Boundary or built up area provided that:</p> <ul style="list-style-type: none"> i. the development will meet or assist in meeting a proven and specific need for affordable housing in the locality which could not otherwise be met; ii. the development is on the edge of a Key Service Centre, Local Service Centre, or Infill Village and is well related to existing community services and facilities and sympathetic to the form and character of the settlement; iii. the site is the most suitable to meet the identified need and, in particular, the need could not be met on any site which would better meet criterion (ii); and iv. secure arrangements are made to ensure that initial and subsequent occupation of the dwellings can be restricted to those having an identified local need for affordable housing through the use of appropriate safeguards, including condition or legal obligations. 	<p>DM52 Rural Housing Exception Sites As an exception to the provision made in the Core Strategy for general housing demand, the Local Planning Authority will permit rural affordable housing schemes adjoining but outside a Housing Settlement Boundary or built up area provided that:</p> <ul style="list-style-type: none"> a) the development will meet or assist in meeting a proven and specific need for affordable housing in the locality which could not otherwise be met; b) the development is on the edge of a Key Service Centre, Local Service Centre, or Infill Village and is well related to existing community services and facilities and sympathetic to the form and character of the settlement; c) the site is the most suitable to meet the identified need and, in particular, the need could not be met on any site which would better meet criterion b); d) the development will not negatively impact on biodiversity, geodiversity or the surrounding landscape character. Any unavoidable harm to the natural environment will be adequately mitigated; and e) secure arrangements are made to ensure that initial and subsequent occupation of the dwellings can be restricted to those having an identified local need for affordable housing through the use of appropriate safeguards, including conditions or legal obligations. 	<p>Re-appraisal of policy content as changes may be significant to scoring</p>

13. Assessment of Plan Policies: Preferred Options Assessment Summaries against Forest Heath District Council's SA Objectives

13.1 Assessment of Plan policies

Systematic consideration of the plan policies was undertaken against the Forest Heath sustainability appraisal objectives. The results are presented in the SA assessment matrices in Appendix B. The matrices present the likely short, medium and long term effects, whether positive or negative, permanent or temporary with an indication of their severity and permanence of those effects. The detailed methodology for the assessment is shown in section 2. Table 13.1 provides a summary of the results of the assessment for each of the assessment categories. The results have been summed for each category; for example 5++ means that 5 SA objectives were assessed to have a major positive benefit from the adoption of the policy

13.2 Cumulative impacts of plan policies for Forest Heath

The synergistic effects and overall impact for each policy, (and each SA objective), was assessed by looking at the balance of the results of the sustainability assessments. The synergistic effects of the SA objectives for plan policies are presented in Table 13.2 and the synergistic effects of plan policies on the SA objectives are presented in table 13.3.

Table 13.4 looks at the cumulative impacts of all the plan policies appraised on each Forest Heath SA objective.

Table 13.1 Sustainability Appraisal Summary against FHDC SA Objectives

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain									
Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
1	Creating places - development principles and local distinctiveness	7 + 14 0	4 +	11 +	11 +	11 +	11 +	Nil	Slightly positive. No further mitigation required.
2	Masterplans	9 + 13 0	3 +	12 +	12+	12 +	12 +		Slightly positive. Development could potentially impact upon bio-diversity and natural capital and for this reasons the policy requires a comprehensive bio-diversity plan to accompany the Masterplan.
3	Development Briefs	5 + 17 0	3 +	8 +	8+	8+	8+	Nil	Slightly positive. Development could have an impact on bio-diversity interests although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.
4	Development in the Countryside	3 + 20 0	2 -	3 + 2 -	3 + 2 -	3 + 2 -	3 + 2 -	Nil	Mostly neutral. No further mitigation required.
5	Flooding and Sustainable Drainage	2 + 23 0	Nil	2 +	2 +	2 +	2 +	Nil	Slightly positive. No mitigation required.
6	Sustainable Design and Construction	2 ++ 4 + 18 0	1 +	2 ++ 5 +	2++ 5 +	2++ 5 +	2++ 5 +	Nil	Slightly positive. No mitigation required.
7	Improving Energy Efficiency	2 ++ 1 + 22 0	Nil	2 ++ 1 +	2++ 1 +	2 ++ 1 +	2 ++ 1 +		Slightly positive. No further mitigation required
8	Low and Zero Carbon Energy Generation	2++ 1 + 22 0	Nil	2++ 1 +	2++ 1 +	2++ 1 +	2++ 1 +	Nil	Slightly positive.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
9	Infrastructure Services and Telecommunications Development	1 - 20 0	3 + 1 -	3 + 2 -	3 + 2 -	3 + 2 -	3 + 2 -	Nil	Slightly negative. The policy includes criteria to prevent development which will cause adverse effects on biodiversity or the rural environment and character of the District, therefore no further mitigation needed.
10	Impact of Development on Sites of Biodiversity and Geodiversity Importance	1++ 5+ 17 0	2+	1++ 7+	1++ 7+	1++ 7+	1++ 7+	Nil	Slightly positive. No further mitigation required.
11	Protected Species	1++ 5+ 18 0	1+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive. No further mitigation required.
12	Protection, Mitigation and Enhancement of Biodiversity	1++ 6+ 17 0	1+	1++ 7+	1++ 7+	1++ 7+	1++ 7+	Nil	Slightly positive. No further mitigation required.
13	Landscape Features	2++ 5+ 18 0	Nil	2++ 5+	2++ 5+	2++ 5+	2++ 5+	Nil	Mainly positive. Policy only has positive or neutral outcomes, no mitigation required.
14	Safeguarding from Hazards	1 + 23 0	1 +	2 +	2 +	2 +	2 +	Nil	Mostly neutral. No mitigation required.
15	Listed Buildings	2++ 21 0	2 +	2++ 2 +	2++ 2 +	2++ 2 +	2++ 2 +	Nil	Slightly positive. No mitigation required.
16	Buildings of Local Architectural or Historic Significance or Protected by an Article 4 Direction	2 ++ 21 0	2 +	2 ++ 2+	2++ 2+	2++ 2+	2++ 2+	Nil	Slightly positive. No mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
17	Conservation Areas and Buildings of Local Importance.	2++ 1 + 20 0	2 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive. No mitigation required.
18	New Uses for Historic Building	2 + 21 0	2 +	4 +	4 +	4 +	4 +	Nil	Slightly positive. No mitigation required.
19	Development Affecting Parks and Gardens of Special Historic or Design Interest	1 ++ 1 + 21 0	2 +	1 ++ 3 +	1++ 3 +	1++ 3 +	1++ 3 +	Nil	Slightly positive. No mitigation required.
20	Archaeology	2++ 22 0	1 +	2++ 1 +	2++ 1 +	2++ 1 +	2++ 1 +	Nil	Slightly positive. No further mitigation required.
21	Enabling Development	2 + 23 0	Nil	2 +	2 +	2 +	2 +	Nil	Slightly positive. No mitigation required.
22	Building for Life	11 + 12 0	2 +	13 +	13+	13 +	13 +		Mostly positive. No mitigation required.
23	Special Housing Needs	1 ++ 1 + 23 0	Nil	1 + 1 ++	1 + 1++	1 + 1++	1+ 1++	Nil	Slightly positive. No mitigation required.
24	Alterations or Extensions to Dwellings and self contained Annexes	1++ 23 0	1 +	1++ 1 +	1++ 1 +	1++ 1 +	1++ 1 +	Nil	Slightly positive. Policy slightly positive, no mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
25	Extension to Domestic Gardens Within the Countryside	25 0	Nil	Nil	Nil	Nil	Nil	Nil	Neutral. Policy is neutral. Potential impact on quality of rural environments, although this is mitigated by the wording of the policy.
26	Agricultural and Essential Workers Dwellings	1++ 4 + 20 0	Nil	1++ 4 +	1++ 4 +	1++ 4 +	1++ 4 +	Nil	Slightly positive. The policy has the potential to have a slight adverse effect on the rural environment, criteria within the policy seeks to prevent this, therefore no further mitigation required.
27	Residential use of Redundant Rural Buildings in the Countryside	4 + 1 - 17 0	3 +	7 + 1 -	7 + 1 -	7 + 1 -	7 + 1 -	Nil	Slightly positive. No mitigation required as the policy includes criteria which aim to minimise the impact of any development on the rural environment. The policy also encourages the enhancement of buildings of historical and/or architectural merit.
28	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses	2++ 2 + 20 0	1 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive. No mitigation required.
29	Farm Diversification	3 + 2 - 18 0	2 +	5 + 2 -	5 + 2 -	5 + 2 -	5 + 2 -	Nil	Slightly positive. Slight negatives in appraisal relate to potential effects of farm diversification schemes on biodiversity and the rural environment, criteria included in the policy seek to prevent these adverse effects. No further mitigation required.
30	Business and Domestic Equine Related Activities	2 + 2 - 19 0	2 +	4 + 2 -	4 + 2 -	4 + 2 -	4 + 2 -	Nil	Slightly positive. Potential negative effects on rural environment and biodiversity are mitigated through criteria in the policy. No further mitigation required.
31	Re-Use or Replacement of Buildings in the Countryside	1 ++ 2 + 20 0	2 +	1 ++ 4 +	1++ 4 +	1 ++ 4 +	1 ++ 4 +		Slightly positive. Potential negative effects on rural environment and biodiversity are mitigated through criteria in the policy that relate to appropriate intensity and compatibility of the use for the rural location.
32	Tourism Development	1++ 1 - 20 0	2 + 1 -	1++ 2 + 2 -	1++ 2 + 2 -	1++ 2 + 2 -	1++ 2 + 2 -	Nil	Slightly positive. Slight negative around impact on rural environment and impact on natural capital although this is mitigated through criteria in policy. No further mitigation required.
33	Proposals Within the Town Centre Boundaries	1++ 3 + 19 0	2 +	1++ 5 +	1++ 5 +	1++ 5 +	1++ 5 +	Nil	Slightly positive. No mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
34	Protection of Local Centres	2 + 20 0	3 +	5 +	5 +	5 +	5 +	Nil	Slightly positive. No mitigation required.
35	Public Realm Improvements	1 ++ 21 0	3 +	1 ++ 3 +	1 ++ 3 +	1 ++ 3 +	1 ++ 3 +	Nil	Slightly positive. No further mitigation required.
36	Shop fronts and Advertisements	1 + 23 0	1 +	2 +	2 +	2 +	2 +	Nil	Mainly neutral. No mitigation measures required.
37	Street trading and street cafes	24 0	1 +	1 +	1 +	1 +	1 +	Nil	Mostly neutral. No mitigation required.
38	Ancillary Retail Uses	22 0	3 +	3 +	3 +	3 +	3 +	Nil	Slightly positive. No mitigation required.
39	Community Facilities and Services	1 ++ 1 + 19 0	4 +	1 ++ 5 +	1 ++ 5 +	1 ++ 5 +	1 ++ 5 +	Nil	Mainly positive. No mitigation required.
40	Open Space, Sport and Recreation Facilities	1 ++ 3 + 18 0	3 +	1 ++ 6 +	1 ++ 6 +	1 ++ 6 +	1 ++ 6 +	Nil	Mainly positive. Policy is mainly positive, no mitigation required.
41	Leisure Facilities	3 + 2 - 16 0	4 +	7 + 2 -	7 + 2 -	7 + 2 -	7 + 2 -	Nil	Slightly positive. Slight negatives around impacts on biodiversity and the rural environment, however the policy includes criteria to prevent harm to biodiversity and the rural environment. No further mitigation required.
42	Rights of Way	2 + 21 0	2 +	4 +	4 +	4 +	4 +	Nil	Slightly positive. No mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
43	Transport Assessments and Travel Plans	2++ 2 + 20 0	1 +	2 ++ 3+	2++ 3+	2++ 3+	2++ 3+	Nil	Slightly positive. No mitigation required.
44	Parking Standards	2 + 21 0	2 +	4 +	4 +	4 +	4 +	Nil	Mostly neutral. No mitigation required.
45	Development relating to the horse racing industry	2++ 1 + 20 0	2 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive. No mitigation required.
46	Development Affecting the Horse Racing Industry.	2++ 21 0	2+	2++ 2+	2++ 2+	2++ 2+	2++ 2+	Nil	Slightly positive. No mitigation required.
47	Redevelopment of existing sites relating to the horse racing industry	2++ 1 + 19 0	3 +	2++ 4 +	2++ 4 +	2++ 4 +	2++ 4 +	Nil	Slightly positive. No mitigation required.
48	Securing the restoration of horse racing related assets	2++ 23 0	Nil	2++	2++	2++	2++	Nil	Slightly positive. No mitigation required.
49	Horse Walks	2 + 23 0	Nil	2 +	2 +	2 +	2 +	Nil	Slightly positive. No mitigation required.

Table 13.2 Synergistic effects of SA objectives for policies for FHDC

Synergistic Effects		SA Headline Objectives																							Overall Impact		
Policy Number	Policy Subject	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23		24	25
		To meet the housing requirements of the whole community	To reduce anti-social activities	To maintain and improve levels of education and skills in the population	To ensure the unique character and population of the district are addressed	To improve access to key services for all sectors of the population	To prevent further loss of publicly accessible open space	To offer everybody the opportunity for rewarding and satisfying employment	To achieve sustainable levels of prosperity and economic development throughout	To reduce poverty and social exclusion	To increase the ability for shorter commuting times and more sustainable	To revitalise town centres	To improve the range of tourist attractions in the District	To mitigate the noise pollution impact of American military aircraft	To maintain low levels of all other pollution which are present in Forest	To protect the districts vast biodiversity natural capital	To adapt to the impact climate change will have on Forest Heath	To mitigate greenhouse gas emissions arising from activities in the District	To improve the availability and access to sustainable modes of transport	To ensure a sustainable and good quality supply of water	To maintain a high quality rural environment	To maximise the redevelopment of 'brown-field sites' and avoid the development of	To encourage environmentally friendly energy uses	To increase the rate of improvement to the energy efficiency of buildings in the	To safeguard Forest Heath's heritage for future generations	To reduce waste	
1	Creating places - development principles and local distinctiveness	0	+	0	+	+	+	0	0	0	+	0	0	0	+	+	0	0	+	0	0	0	0	+	+	+	Most of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
2	Masterplans	0	+	0	0	+	0	0	+	+	+	0	0	0	0	0	+	+	+	+	0	0	+	+	0	+	Most of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
3	Development Briefs	+	+	0	0	+	0	0	0	+	+	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	Most of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
4	Development in the Countryside	0	0	0	+	0	0	0	0	0	0	0	-	0	0	+	0	0	0	0	+	-	0	0	0	0	Mainly neutral with some slight beneficial synergistic effects. Negative effects are mitigated by benefits of policy 32 relating to tourism.
5	Flooding and Sustainable Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	Most of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
6	Sustainable Design and	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+	+	0	+	0	0	+	+	0	+	Several of the objectives work with the policy to achieve the

Synergistic Effects		SA Headline Objectives																											
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25			
	Construction																										target. Objectives and policy are compatible.		
7	Improving Energy Efficiency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	+	++	0	0	Most of the objectives work with the policy to achieve the target. Objectives and policy are compatible.	
8	Low and Zero Carbon Energy Generation	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	++	0	0	0	0	++	0	0	0	Several of the objectives work with the policy to achieve the target. Objectives and policy are compatible.	
9	Infrastructure Services and Telecommunications Development	0	0	0	-	0	-	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Slightly positive effect, with mitigation for negatives through other criteria in policy 9 and also through the beneficial effects of policies 1 and 40.	
10	Impact of Development on Sites of Biodiversity and Geodiversity Importance	0	0	0	+	0	+	0	0	0	0	0	+	0	0	++	+	0	0	+	+	0	0	0	+	0	0	A significant number of the objectives work with the policy to achieve the target. Overall the objectives and the policy are compatible.	
11	Protected Species	0	0	0	+	0	+	0	0	0	0	0	+	0	0	++	+	0	0	0	+	0	0	0	+	0	0	A significant number of the objectives work with the policy to achieve the target. Overall the objectives and the policy are compatible.	
12	Protection, Mitigation and Enhancement of Biodiversity	0	0	0	+	0	+	0	0	0	0	0	+	0	0	++	+	0	0	+	+	0	0	0	0	+	0	0	A significant number of the objectives work with the policy to achieve the target. Overall the objectives and the policy are compatible.
13	Landscape Features	0	0	0	+	0	0	0	0	0	0	0	+	0	0	++	0	0	0	+	++	+	0	0	+	0	0	A significant number of the objectives work with the policy to achieve the target. Overall the objectives and the policy are compatible.	
14	Safeguarding from Hazards	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	+	0	0	0	0	0	The objectives work with the policy to achieve the target. Objectives and policy are compatible.	
15	Listed Buildings	0	0	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	++	0	The objectives work with the policy to achieve the target. Objectives and policy are compatible.	
16	Buildings of	0	0	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	++	0	The objectives work with the	

Synergistic Effects		SA Headline Objectives																									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
	Local Architectural or Historic Significance or Protected by an Article 4 Direction																										policy to achieve the target. Objectives and policy are compatible.
17	Conservation Areas and Buildings of Local Importance.	0	0	0	++	0	+	0	0	0	0	0	+	0	0	0	0	0	0	0	+	0	0	0	++	0	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
18	New Uses for Historic Building	0	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	+	0	0	0	+	0	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
19	Development Affecting Parks and Gardens of Special Historic or Design Interest	0	0	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	+	0	0	0	+	0	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
20	Archaeology	0	0	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	++	0	Many objectives work with the policy to achieve the target and the negative effects are offset by other policies within the plan. The objectives and the policy are compatible.
21	Enabling Development	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	Some of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
22	Building for Life	+	+	0	0	+	0	0	0	+	+	+	0	0	0	0	+	+	+	+	0	0	+	+	0	+	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
23	Special Housing Needs	+	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
24	Alterations or Extensions to Dwellings and self contained Annexes	++	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The objectives work with the policy to achieve the target. Objectives and policy are compatible.

Synergistic Effects		SA Headline Objectives																									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
25	Extension to Domestic Gardens Within the Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral. Objectives and policy are compatible.
26	Agricultural and Essential Workers Dwellings	+	0	0	+	0	0	+	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policy are compatible.
27	Residential use of Redundant Rural Buildings in the Countryside	0	0	0	0	+	0	+	+	+	+	0	+	0	0	-	0	0	0	0	0	0	+	0	0	0	Mostly positive, objectives and policy are compatible. Slight negative effects are mitigated by policies 10, 11 and 12.
28	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses	0	0	+	0	0	0	++	++	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	Most of the objectives work with the policy in a positive or neutral way. The objectives and the policy are compatible.
29	Farm Diversification	0	0	0	0	+	0	+	+	+	0	0	+	0	0	-	0	0	0	0	0	-	0	0	0	0	Most of the objectives work with the policy in a positive way or are neutral. Negative effects are mitigated through policies 4, 10, 11, and 12. Objectives and policies are compatible.
30	Business and Domestic Equine Related Activities	0	0	0	0	0	0	+	+	+	0	0	+	0	0	-	0	0	0	0	0	-	0	0	0	0	Slightly beneficial effects. Negative effects are mitigated through policies 4, 10, 11, and 12.
31	Re-Use or Replacement of Buildings in the Countryside	0	0	0	0	+	0	+	+	+	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Objectives and policy are compatible.
32	Tourism Development	0	0	0	0	0	0	+	+	0	0	0	++	0	0	-	0	0	0	0	0	-	0	0	0	0	Mainly neutral. Slight negative effects are mitigated through policies 4, 10, 11, and 12. Overall objectives and policy are compatible.
33	Proposals Within the Town Centre Boundaries	0	0	0	0	+	0	0	+	0	0	++	0	0	0	0	0	0	+	0	+	+	0	0	0	0	Most of the objectives work with the policy in a positive way or are neutral. Objectives and policies are compatible.
34	Protection of	0	0	0	0	+	0	0	+	0	0	0	0	0	0	+	0	0	+	0	0	0	+	0	0	0	Mainly neutral. Objectives and

Synergistic Effects		SA Headline Objectives																									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
	Local Centres																										policy are compatible.
35	Public Realm Improvements	0	+	0	0	+	0	0	+	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
36	Shop fronts and Advertisements	0	+	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
37	Street trading and street cafes	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policy are compatible.
38	Ancillary Retail Uses	0	0	0	0	+	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
39	Community Facilities and Services	0	+	+	0	++	0	0	0	+	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
40	Open Space, Sport and Recreation Facilities	0	+	0	+	0	++	0	0	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	+	0	Mainly neutral. Objectives and policies are compatible.
41	Leisure Facilities	0	+	0	0	+	0	+	+	0	0	+	+	0	0	-	0	0	0	0	-	+	0	0	0	0	Mainly neutral. Slight negative effects are mitigated through policies 4, 10, 11, and 12. Overall objectives and policy are compatible.
42	Rights of Way	0	0	0	0	+	0	0	0	0	+	0	+	0	0	0	0	0	+	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
43	Transport Assessments and Travel Plans	0	0	0	0	0	0	0	0	0	++	0	0	0	+	0	+	+	++	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
44	Parking Standards	0	0	0	0	0	0	0	0	0	+	0	0	0	+	0	0	+	+	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
45	Development relating to the horse racing industry	+	0	0	++	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	Mainly neutral. Objectives and policies are compatible.
46	Development affecting the Horse Racing Industry	0	0	0	++	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	Mainly neutral. Objectives and policies are compatible.
47	Redevelopment of existing sites relating to the horse racing industry	0	0	0	++	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	++	0	Mainly neutral. Objectives and policies are compatible.
48	Securing the restoration of horse racing related assets	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	Mainly neutral. Objectives and policies are compatible.

Synergistic Effects		SA Headline Objectives																									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
49	Horse Walks	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	Mainly neutral. Objectives and policies are compatible.

Table 13.3. Synergistic effects of policies on SA objectives for FHDC

	SA Objective	Score	Assessment
1	To meet the housing requirements of the whole community	43 0 5 + 1 ++	Policies act well together to meet the housing objective.
2	To reduce anti-social activities	40 0 9 +	Most policies are neutral in achieving this objective, however several policies are positive and this helps create a positive effect.
3	To maintain and improve levels of education and skills in the population overall	47 0 2 +	Most policies are neutral in achieving this objective, however several policies are positive and this helps create a positive effect.
4	To ensure the unique character and population of the district are addressed	28 0 11 + 9 ++ 1 -	Policies act very well together to help meet this objective. The negative effects experienced under policy 9 are offset by criteria within policy 9 and the overall objective is considered achievable given the significant benefit conferred by policies 1, 4, 10, 11, 12, 13, 15, 16, 17, 18, 19, 21, 21, 26, 40, 45, 46, 47, 48 and 49.
5	To improve access to key services for all sectors of the population	34 0 14 + 1++	Policies mostly neutral. Several policies are positive helping achieve an overall positive effect.
6	To prevent further loss of publicly accessible open space	42 0 5+ 1++ 1 -	Policies act very well together to help meet this objective. The negative effects experienced under policy 9 are offset by criteria within policy 9 and the overall objective is considered achievable given the significant benefit conferred by policies 1, 10, 11, 12,17 and 40.
7	To offer everybody the opportunity for rewarding and satisfying employment	36 0 12 + 1++	Policies act well together to help meet this objective.
8	To achieve sustainable levels of prosperity and economic development throughout the plan area	32 0 16 + 1++	Policies act well together to help meet this objective.
9	To reduce poverty and social exclusion	37 0 11+ 1++	Mostly neutral, however several policies are positive.

	SA Objective	Score	Assessment
10	To increase the ability for shorter commuting times and more sustainable forms of transport	40 0 8 + 1++	Mostly neutral in meeting this objective, however several policies are positive and this helps create a positive synergistic effect.
11	To revitalise town centres	44 0 3 + 2++	Mostly neutral, however several policies do have a positive effect on meeting this objective.
12	To improve the range of tourist attractions in the District	28 0 18+ 2++ 1 -	Policies act well together to meet the need of this objective. Any negative effects as a result of policy 4 are offset by criteria within policy 4, and by the positives secured through policies 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 27, 28, 29, 30, 31, 32, 40, 41, 42 and 47.
13	To mitigate the noise pollution impact of American military aircraft	49 0	All neutral – there are no barriers to meeting this objective.
14	To maintain low levels of all other pollution which are present in Forest Heath	41 0 8 +	Policies act well together to help meet this objective.
15	To protect the districts vast biodiversity natural capital	36 0 4 + 4 ++ 5 -	Most policies are positive or neutral in meeting this objective, however several policies are negative. Mitigation included in policy criteria within policies 10, 11 and 12.
16	To adapt to the impact climate change will have on Forest Heath	40 0 9 +	Mostly neutral, however several policies are positive in helping to meet this objective.
17	To mitigate greenhouse gas emissions arising from activities in the District	39 0 7 + 3 ++	Most policies are neutral in achieving this objective, however several are positive and create a positive synergistic effect.
18	To improve the availability and access to sustainable modes of transport	41 0 7 + 1 ++	Most policies are neutral in achieving this objective, however several are positive and create a positive synergistic effect.
19	To ensure a sustainable and good quality supply of water	43 0 6 +	Most policies are neutral in achieving this objective, however several are positive and create a positive synergistic effect.
20	To maintain a high quality rural environment	33 0 11 + 1 ++ 4 -	Some policies slightly negative in helping achieve the objective, for example 29, 30, 32 and 41. However mitigation through policy criteria and other policies in plan, for example 4, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 33 assist in achieving the objective.
21	To maximise the redevelopment of 'brown-field sites' and avoid the development of environmentally sensitive 'green-field' sites	42 0 6+ 1 -	Some policies slightly negative in helping achieve the objective, however mitigation through policy criteria and other policies in plan
22	To encourage environmentally friendly energy uses	44 0 4 + 1 ++	Most policies neutral in helping to achieve objective, however some several policies are positive.
23	To increase the rate of improvement to the	44 0	Most policies neutral in helping to achieve objective, however some several policies are positive.

	SA Objective	Score	Assessment
	energy efficiency of buildings in the District	3 + 2 ++	
24	To safeguard Forest Heath's heritage for future generations	31 0 10+ 8 ++	Policies act well together to meet this objective.
25	To reduce waste	45 0 4+	All policies are neutral in trying to achieve this objective.

Table 13.4 Cumulative Impact of Policies on each SA objective for FHDC

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Comments
1	To meet the housing requirements of the whole community	2++ 4+ 43 0	Nil	2++ 4+	2++ 4+	2++ 4+	2++ 4+	Nil	Slightly beneficial. Some policies help meet the requirements of the whole community.
2	To reduce anti-social activities	1+ 40 0	8+	9+	9+	9+	9+	Nil	Slightly beneficial. Some policies will held to reduce anti-social activities.
3	To maintain and improve levels of education and skills in the population overall	1+ 47 0	1+	2+	2+	2+	2+	Nil	Mainly neutral although two policies will have a positive impact on the objective to maintain and improve levels of education and skills in the population overall.
4	To ensure the unique character and population of the district are addressed	9++ 11+ 28 0 1-	Nil	8++ 11+ 1-	8++ 11+ 1-	8++ 11+ 1-	8++ 11+ 1-	Nil	Beneficial. Several policies will have a positive impact on the object to ensure the unique character and population of the District are addressed.
5	To improve access to key services for all sectors of the population	1++ 18+ 23 0	7+	1++ 14+	1++ 14+	1++ 14+	1++ 14+	Nil	Beneficial. Several policies will have a positive impact on the objective to improve access to key services for all sectors of the population.
6	To prevent further loss of publicly accessible open space	1++ 4+ 42 0	1+ 1-	1++ 5+ 1-	1++ 5+ 1-	1++ 5+ 1-	1++ 5+ 1-	Nil	Slightly beneficial. Some policies will have a positive impact on the objective to prevent further loss of publicly accessible open space.
7	To offer everybody the opportunity for rewarding and satisfying employment	1++ 5+ 36 0	7+	1++ 12+	1++ 12+	1++ 12+	1++ 12+	Nil	Beneficial. Several policies will have a positive impact on the objective to offer everybody the opportunity for rewarding and satisfying employment.
8	To achieve sustainable levels of prosperity and economic development throughout the plan area	1++ 5+ 32 0	11+	1++ 16+	1++ 16+	1++ 16+	1++ 16+	Nil	Beneficial. Several policies will have a positive impact on the objective to achieve sustainable levels of prosperity and economic development throughout the plan area.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Comments
9	To reduce poverty and social exclusion	1++ 1+ 37 0	10+	11+ 1++	11+ 1++	11+ 1++	11+ 1++	Nil	Beneficial. Several policies will have a positive impact on the objective to reduce poverty and social exclusion.
10	To increase the ability for shorter commuting times and more sustainable forms of transport	1++ 7+ 40 0	1+	1++ 8+	1++ 8+	1++ 8+	1++ 8+	Nil	Beneficial. Several policies will have a positive impact on the objective to increase the ability for shorter commuting times and more sustainable forms of transport.
11	To revitalise town centres	2++ 1+ 44 0	2+	2++ 3+	2++ 3+	2++ 3+	2++ 3+	Nil	Slightly beneficial. Some policies will contribute to the objective of revitalising Town Centres.
12	To improve the range of tourist attractions in the District	2++ 9+ 28 0	9+ 1-	2++ 18+ 1-	2++ 18+ 1-	2++ 18+ 1-	2++ 18+ 1-	Nil	Beneficial. Several policies will have a positive impact on the objective to improve the range of tourist attractions in the District.
13	To mitigate the noise pollution impact of American military aircraft	49 0	Nil	Nil	Nil	Nil	Nil	Nil	Neutral. No policies will impact on the objective to mitigate the noise pollution impact of American Military aircraft.
14	To maintain low levels of all other pollution which are present in Forest Heath	5+ 41 0	3+	8+	8+	8+	8+	Nil	Slightly beneficial. Some policies will help to maintain low levels of all other pollution which are present in Forest Heath.
15	To protect the districts vast biodiversity natural capital	4++ 3+ 36 0 4-	1+ 1-	4++ 4+ 5-	4++ 4+ 5-	4++ 4+ 5-	4++ 4+ 5-	Nil	Slightly beneficial although some policies have the potential to have a slight adverse effect on the District's biodiversity & natural capital.
16	To adapt to the impact climate change will have on Forest Heath	5+ 40 0	4+	9+	9+	9+	9+	Nil	Slightly beneficial. Some policies will help to adapt to the impact climate change will have on Forest Heath.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Comments
17	To mitigate greenhouse gas emissions arising from activities in the District	3++ 2+ 39 0	5+	3++ 7+	3++ 7+	3++ 7+	3++ 7+	Nil	Slightly beneficial. Some policies will help to mitigate greenhouse gas emissions arising from activities in the District.
18	To improve the availability and access to sustainable modes of transport	1++ 6+ 41 0	1+	7+ 1++	7+ 1++	7+ 1++	7+ 1++	Nil	Slightly beneficial. Some policies will help to improve the availability and access to sustainable modes of transport.
19	To ensure a sustainable and good quality supply of water	4+ 43 0	2+	6+	6+	6+	6+	Nil	Mostly neutral although some policies will have a positive impact on the objective to ensure a sustainable and good quality supply of water.
20	To maintain a high quality rural environment	1++ 5+ 33 0 4-	6+	1++ 11+ 4-	1++ 11+ 4-	1++ 11+ 4-	1++ 11+ 4-	Nil	Slightly beneficial although some policies have the potential to have a slight adverse effect on the objective to maintain a high quality rural environment.
21	To maximise the redevelopment of 'brown-field sites' and avoid the development of environmentally sensitive 'green-field' sites	5+ 42 0	1+ 1-	6+ 1-	6+ 1-	6+ 1-	6+ 1-	Nil	Mostly neutral although some policies will have a positive impact on the objective to maximise the redevelopment of 'brown-field sites' and avoid the development of environmentally sensitive 'green-field' sites.
22	To encourage environmentally friendly energy uses	4+ 1++ 44 0	Nil	4+ 1++	4+ 1++	4+ 1++	4+ 1++	Nil	Mostly neutral although some policies will have a positive impact on encouraging environmentally friendly energy uses.
23	To increase the rate of improvement to the energy efficiency of buildings in the District	2++ 3+ 44 0	Nil	2++ 3+	2++ 3+	2++ 3+	2++ 3+	Nil	Mostly neutral although some policies will assist in increasing the rate of improvement to the energy efficiency of buildings in the District.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Comments
24	To safeguard Forest Heath's heritage for future generations	8++ 9+ 31 0	1+	8++ 10+	8++ 10+	8++ 10+	8++ 10+	Nil	Beneficial. Several policies will have a positive impact on the objective to safeguard Forest Heath's heritage for future generations.
25	To reduce waste	4+ 45 0	Nil	4+	4+	4+	4+	Nil	Mostly neutral although some policies will assist in reducing waste.
Total		41++ 122+ 968 0 9-	81+ 4-	40++ 192+ 13-	40++ 192+ 13-	40++ 192+ 13-	40++ 192+ 13-	Nil	Overall policies are beneficial with the majority of necessary mitigation contained within the wording of the policies themselves or contained within other policies in the development plan.

14. Assessment of Plan Policies: Preferred Options Assessment Summaries against St Edmundsbury Borough Council's SA Objectives

14.1 Assessment of Plan policies

Systematic consideration of the plan policies was undertaken against the St Edmundsbury sustainability appraisal objectives. The results are presented in the SA assessment matrices in Appendix C. The matrices present the likely short, medium and long term effects, whether positive or negative, permanent or temporary with an indication of their severity and permanence of those effects. The detailed methodology for the assessment is shown in section 2. Table 14.1 provides a summary of the results of the assessment for each of the assessment categories. The results have been summed for each category; for example 5++ means that 5 SA objectives were assessed to have a major positive benefit from the adoption of the policy.

14.2 Cumulative impacts of plan policies for St Edmundsbury

The synergistic effects and overall impact for each policy, (and each SA objective), was assessed by looking at the balance of the results of the sustainability assessments. The synergistic effects of the SA objectives for plan policies are presented in Table 14.2 and the synergistic effects of plan policies on the SA objectives are presented in table 14.3.

Table 14.4 looks at the cumulative impacts of all the plan policies appraised on each St Edmundsbury SA objective.

Table 14.1 Appraisal Summary of Development Management Policies for SEBC

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral,? Uncertain									
Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
1	Creating places - development principles and local distinctiveness	6 + 13 0	3 +	9 +	9 +	9 +	9 +		Slightly positive. No further mitigation required.
2	Masterplans	5 + 9 0	8 +	13 +	13+	13+	13+	Nil	Mostly positive. Development could potentially impact upon bio-diversity and natural capital and for this reasons the policy requires a comprehensive bio-diversity plan to accompany the Masterplan.
3	Development Briefs	5 + 10 0	7 +	12 +	12 +	12+	12+	Nil	Slightly positive. Development could have an impact on biodiversity interests although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.
4	Development in the Countryside	2+ 20 0	Nil	2+	2+	2+	2+	Nil	Policy is mostly neutral. Policy is mostly neutral and no further mitigation is necessary.
5	Flooding and Sustainable Drainage	3 + 19 0		3+	3+	3+	3+		Slightly positive. No further mitigation required.
6	Sustainable Design and Construction	1++ 3+ 17 0	1 +	1++ 4+	1++ 4+	1++ 4+	1++ 4+	Nil	Slightly Positive. No mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
7	Improving Energy Efficiency	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. No further mitigation required.
8	Low and Zero Carbon Energy Generation	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. Some potential impact around maintaining a high quality rural environment and protecting biodiversity. The policy includes criteria to protect biodiversity interests and the character and appearance of the countryside. No further mitigation measures required.
9	Infrastructure Services and Telecommunications Development	1+ 16 0	5 +	6+	6+	6+	6+	Nil	Slightly positive. The policy includes criteria to prevent development which will cause adverse effects on biodiversity or the rural environment and character of the Borough, therefore no further mitigation needed.
10	Impact of Development on Sites of Biodiversity and Geodiversity Importance	1++ 2+ 15 0	4+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive. Policy is slightly positive. No further mitigation required.
11	Protected Species	1++ 1+ 17 0	3+	1++ 4+	1++ 4+	1++ 4+	1++ 4+	Nil	Slightly positive. No further mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
12	Protection, Mitigation and Enhancement of Biodiversity	1++ 3+ 15 0	3+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive. No further mitigation required.
13	Landscape Features	1++ 1+ 20	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. No further mitigation required.
14	Safeguarding from Hazards	2 1 0	1+	1+	1+	1+	1+	Nil	Mostly neutral. No mitigation required.
15	Listed Buildings	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. None required.
16	Buildings of Local Architectural or Historic Significance or Protected by an Article 4 Direction	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. No further mitigation required.
17	Conservation Areas and Buildings of Local Importance.	2 ++ 20 0	Nil	2++	2++	2++	2++	Nil	Slightly positive. No further mitigation required.
18	New Uses for Historic Building	2+ 20 0	Nil	2+	2+	2+	2+	Nil	Mainly neutral. No further mitigation required.
19	Development Affecting Parks and Gardens of Special Historic or Design Interest	2 + 20 0	Nil	2 +	2 +	2 +	2 +	Nil	Mostly neutral. No mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
20	Archaeology	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. No further mitigation required.
21	Enabling Development	2+ 20 0	Nil	2+	2+	2+	2+	Nil	Mostly neutral. No further mitigation required.
22	Building for Life	10 + 10 0	2+	12+	12+	12+	12+	Nil	Mostly positive. No further mitigation required.
23	Special Housing Needs	1++ 1+ 19 0	1+	1++ 2+	1++ 2+	1++ 2+	1++ 2+	Nil	Slightly positive. No further mitigation required
24	Alterations or Extensions to Dwellings and self contained Annexes	1++ 20 0	1+	1++ 1+	1++ 1+	1++ 1+	1++ 1+		Slightly positive. No further mitigation required.
25	Extension to Domestic Gardens Within the Countryside	21 0	1+	1+	1+	1+	1+	Nil	Mostly neutral. Policy is mostly neutral. No further mitigation required. Potential impact on rural environment although this is mitigated by the wording of the policy.
26	Agricultural and Essential Workers Dwellings	1++ 2+ 17 0	2+	1++ 4+	1++ 4+	1++ 4+	1++ 4+	Nil	Slightly positive. Policy could potentially have a detrimental affect on quality of landscape although criteria seek to protect the rural environment.
27	Residential use of Redundant Rural Buildings in the Countryside	3+ 16 0 1-	2+	5+ 1-	5+ 1-	5+ 1-	5+ 1-	Nil	Slightly positive. No mitigation required as the policy includes criteria which aim to minimise the impact of any development on the rural environment/landscapes. The policy also encourages the enhancement of buildings of historical and/or architectural merit.
28	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses	3++ 1+ 17 0	1+	3++ 2+	3++ 2+	3++ 2+	3++ 2+	Nil	Slightly positive. No further mitigation required

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
29	Farm Diversification	3+ 2- 15 0	2+	5+ 2-	5+ 2-	5+ 2-	5+ 2-	Nil	Slightly positive. Slight negatives in appraisal relate to potential effects of farm diversification schemes on biodiversity and the rural environment/landscape. Criteria included in the policy seek to prevent these adverse effects. No further mitigation required.
30	Business and Domestic Equine Related Activities	2+ 2- 16 0	2+	4+ 2-	4+ 2-	4+ 2-	4+ 2-	Nil	Slightly positive. Potential negative effects on rural environment/landscape and biodiversity are mitigated through criteria in the policy. No further mitigation required.
31	Re-Use or Replacement of Buildings in the Countryside	3+ 17 0	2+	5+	5+	5+	5+	Nil	Slightly positive. Potential negative effects on rural environment/landscape and biodiversity are mitigated through criteria in the policy that relate to appropriate intensity and compatibility of the use for the rural location.
32	Tourism Development	1+ 1- 17 0	2+ 1-	3+ 2-	3+ 2-	3+ 2-	3+ 2-	Nil	Slightly positive. Slight negative around impact on rural environment/landscapes and biodiversity although this is mitigated through criteria in policy. No further mitigation required.
33	Proposals Within the Town Centre Boundaries	1++ 3+ 18 0	Nil	1++ 3+	1++ 3+	1++ 3+	1++ 3+	Nil	Slightly positive. No mitigation required.
34	Protection of Local Centres	1 + 19 0	2+	3+	3+	3+	3+	Nil	Slightly positive. Slightly positive, no further mitigation required.
35	Improving Town Centre Streets	1++ 2+ 13 0	6 +	1++ 8+	1++ 8+	1++ 8+	1++ 8+	Nil	Slightly positive. No further mitigation required.
36	Shop fronts and Advertisements	1+ 17 0	4+	5+	5+	5+	5+	Nil	Slightly positive. Policy is mainly neutral, no mitigation measures required.
37	Street trading and street cafes	21 0	1+	1+	1+	1+	1+	Nil	Mostly neutral. No further mitigation required.
38	Ancillary Retail Uses	18 0	4+	4+	4+	4+	4+	Nil	Slightly positive. No further mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
39	Community Facilities and Services	1++ 2+ 16 0	3+	1++ 5+	1++ 5+	1++ 5+	1++ 5+	Nil	Mainly positive. No mitigation required.
40	Open Space, Sport and Recreation Facilities	2++ 1+ 16 0	3+	2++ 4+	2++ 4+	2++ 4+	2++ 4+	Nil	Mainly positive. No further mitigation required.
41	Leisure Facilities	1++ 2+ 2- 12 0	5+	1++ 7+ 2-	1++ 7+ 2-	1++ 7+ 2-	1++ 7+ 2-	Nil	Slightly positive. Slight negatives around impacts on biodiversity and the rural environment/landscape. However, the policy includes criteria to prevent harm to biodiversity and the rural environment. No further mitigation required.
42	Rights of Way	18 0	4+	4+	4+	4+	4+	Nil	Slightly positive. No further mitigation required.
43	Transport Assessments and Travel Plans	4+ 16 0	2+	6+	6+	6+	6+	Nil	Slightly positive. No further mitigation required.
44	Parking Standards	2+ 18 0	2+	4+	4+	4+	4+	Nil	Slightly positive. No further mitigation required.
50	Rural Housing Exception Sites	2 ++ 20 0	Nil	2 ++	2++	2 ++	2 ++	Nil	Mainly neutral. No further mitigation required.

Table 14.2 Synergistic effects of SA objectives for policies for SEBC

Synergistic Effects		SA Headline Objectives																						comment
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
Policy Number	Policy Subject	To improve the health of the population overall and reduce health inequalities	To maintain and improve levels of education and skills in the population overall	To reduce crime and anti-social activity	To reduce poverty and social exclusion	To improve access to key services for all sectors of the population	To offer everybody the opportunity for rewarding and satisfying employment	To meet the housing requirements of the whole community	To improve the quality of where people live and to encourage community participation	To improve water and air quality	To conserve soil resources and quality	To use water and mineral resources efficiently, and re-use and recycle where possible	To reduce waste	To reduce the effects of traffic on the environment	To reduce contributions to climate change	To reduce vulnerability to climatic events	To conserve and enhance biodiversity and geo-diversity	To conserve and where appropriate enhance areas of historical and archaeological importance	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	To achieve sustainable levels of prosperity and economic growth throughout the plan area	To revitalise town centres	To encourage efficient patterns of movement in support of economic growth	To encourage and accommodate both indigenous and inward investment	
1	Creating places - development principles and local distinctiveness	0	0	+	0	+	0	0	+	0	0	0	+	+	+	0	+	+	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
2	Masterplans	+	0	+	+	+	0	0	+	0	0	+	+	+	+	0	0	0	+	0	+	+	Most of the objectives are aligned with the policy to achieve the target. Overall the objectives and the policy are compatible.	
3	Development Briefs	+	0	+	+	+	0	+	+	0	0	+	0	+	+	0	0	0	0	0	+	+	Most of the objectives are aligned with the policy to achieve the target. Overall the objectives and the policy are compatible.	
4	Development in the Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy

Synergistic Effects		SA Headline Objectives																							
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22		
																								are compatible.	
5	Flooding and Sustainable Drainage	0	0	0	0	0	0	0	0	0	0	+	0	0	0	+	+	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.	
6	Sustainable Design and Construction	0	0	0	0	0	0	0	+	0	0	+	+	0	++	+	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.	
7	Improving Energy Efficiency	0	0	0	0	0	0	0	0	0	0	+	0	0	++	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.	
8	Low and Zero Carbon Energy Generation	0	0	0	0	0	0	0	0	0	0	+	0	0	++	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.	
9	Infrastructure Services and Telecommunications Development	0	0	0	+	0	+	0	0	0	0	0	0	+	0	0	0	0	0	0	+	0	+	+	Mostly neutral. Overall the objectives and the policy are compatible.
10	Impact of Development on Sites of Biodiversity and Geodiversity Importance	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	++	0	+	0	0	0	+	0	Mostly neutral. Overall the objectives and the policy are compatible.
11	Protected Species	0	0	0	0	0	0	0	+	0	+	0	0	0	0	+	++	0	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.	
12	Protection, Mitigation and Enhancement of Biodiversity	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	++	0	+	0	0	0	+	0	Mostly neutral. Overall the objectives and the policy are compatible.
13	Landscape Features	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.	
14	Safeguarding from Hazards	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. The objectives and the policy are compatible.	
15	Listed Buildings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0	Mostly neutral. The objectives and the policy are compatible.	
16	Buildings of Local Architectural or Historic Significance or Protected by an Article 4 Direction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.	
17	Conservation Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0	Mostly neutral. Overall the	

Synergistic Effects		SA Headline Objectives																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
	and Buildings of Local Importance.																							objectives and the policy are compatible.
18	New Uses for Historic Building	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
19	Development Affecting Parks and Gardens of Special Historic or Design Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
20	Archaeology	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
21	Enabling Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
22	Building for Life	0	0	+	+	+	0	+	+	0	0	+	+	+	+	+	0	0	+	0	+	0	0	The objectives are aligned well with the policy. The objectives and the policy are compatible.
23	Special Housing Needs	+	0	0	++	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
24	Alterations or Extensions to Dwellings and self contained Annexes	0	0	0	0	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
25	Extension to Domestic Gardens Within the Countryside	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
26	Agricultural and Essential Workers Dwellings	0	0	0	0	0	+	++	0	0	0	0	0	+	0	0	0	0	0	+	0	+	0	Mostly neutral. Overall the objectives and the policy are compatible.
27	Residential use of Redundant Rural Buildings in the Countryside	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	-	0	0	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible. Potential negatives are minimised within policy wording and other policies within the development plan. Policies 10, 11, and 12 mitigate impact on biodiversity and geodiversity.
28	Appropriate	0	+	0	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	++	Mostly neutral. Overall

Synergistic Effects		SA Headline Objectives																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
	Employment Uses and Protection of Employment Land and Existing Businesses																							the objectives and the policy are compatible.
29	Farm Diversification	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	-	0	-	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible. Slight negatives are minimised by wording of the policy and other policies contained elsewhere within the development plan. Policies 1, 4, 10, 11 and 12 mitigate against inappropriate development in the countryside and impact on biodiversity and geodiversity.
30	Business and Domestic Equine Related Activities	0	0	0	+	0	+	0	0	0	0	0	0	0	0	0	-	0	-	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible. Slight negatives are minimised within the policy wording and by other policies contained within the development plan. Policies 1, 4 and 10 mitigate against inappropriate development in the countryside and impact on biodiversity and geodiversity.
31	Re-Use or Replacement of Buildings in the Countryside	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible.
32	Tourism Development	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	-	0	-	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible. Slight negatives are minimised by policy wording and by other policies contained within

Synergistic Effects		SA Headline Objectives																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
																								the development plan. Policies 1, 4, 10, 11, and 12 which mitigate against inappropriate development in the countryside and impact on biodiversity and geodiversity.
33	Proposals Within the Town Centre Boundaries	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	++	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
34	Protection of Local Centres	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	0	+	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
35	Improving Town Centre Streets	0	0	+	0	+	0	0	+	0	0	0	0	+	0	0	0	+	+	+	++	0	+	Mostly neutral. Overall the objectives and the policy are compatible.
36	Shop fronts and Advertisements	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0	0	+	+	0	+	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
37	Street trading and street cafes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
38	Ancillary Retail Uses	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible.
39	Community Facilities and Services	+	+	+	+	++	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
40	Open Space, Sport and Recreation Facilities	++	0	+	+	0	0	0	++	0	0	0	0	0	0	0	+	0	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
41	Leisure Facilities	+	0	+	0	+	+	0	++	0	0	0	0	0	0	0	-	0	-	+	+	0	+	Mostly neutral. Overall the objectives and the policy are compatible. Slight negatives are mitigated by wording of the policy and by other policies contained within the development plan. Policies 1, 4, 10, 11 and 12 which mitigate against inappropriate development in the countryside and impact on

Synergistic Effects		SA Headline Objectives																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
																								biodiversity and geodiversity.
42	Rights of Way	+	0	0	0	+	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
43	Transport Assessments and Travel Plans	0	0	0	0	0	0	0	+	0	0	0	0	+	+	+	0	0	+	0	0	+	0	Mostly neutral. Overall the objectives and the policy are compatible.
44	Parking Standards	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	+	0	0	+	0	Mostly neutral. Overall the objectives and the policy are compatible.
50	Rural Housing Exception Sites	0	0	0	++	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are incompatible.

Table 14.3 Synergistic effects of policies on SA objectives for SEBC

	SA Objective	Score	comment
1	To improve the health of the population overall and reduce health inequalities	39 0 5 + 1 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
2	To maintain and improve levels of education and skills in the population overall	43 0 2 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
3	To reduce crime and anti-social activity	36 0 9 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
4	To reduce poverty and social exclusion	32 0 11 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect

	SA Objective	Score	comment
		2 ++	
5	To improve access to key services for all sectors of the population	30 0 14 + 1 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
6	To offer everybody the opportunity for rewarding and satisfying employment	35 0 9 + 1 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
7	To meet the housing requirements of the whole community	39 0 3 + 3 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
8	To improve the quality of where people live and to encourage community participation	29 0 14 + 2 ++	Policies act well together to meet this objective
9	To improve water and air quality	42 0 3 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
10	To conserve soil resources and quality	42 0 3 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
11	To use water and mineral resources efficiently, and re-use and recycle where possible	38 0 7 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
12	To reduce waste	41 0 4 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
13	To reduce the effects of traffic on the environment	35 0 10 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
14	To reduce contributions to climate change	35 0 7 + 3 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
15	To reduce vulnerability to climatic events	36 0 9 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
16	To conserve and enhance biodiversity and geo-diversity	32 0 4+ 4 ++ 5-	Some policies slightly negative in helping to achieve objective however mitigation through policy criteria and other policies in the plan
17	To conserve and where appropriate enhance areas of historical and archaeological importance	35 0 6 + 4 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	21 0 19 + 1++ 4 -	Some policies slightly negative in helping to achieve objective however mitigation through policy criteria and other policies in the plan

	SA Objective	Score	comment
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	31 0 13 + 1 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
20	To revitalise town centres	39 0 4 + 2 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
21	To encourage efficient patterns of movement in support of economic growth	37 0 8 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
22	To encourage and accommodate both indigenous and inward investment	33 0 11 + 1++	Policies act well together to meet this objective

Table 14.4 Cumulative Impact of Policies on each SA objective for SEBC

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment and comments
1	To improve the health of the population overall and reduce health inequalities	1++ 39 0	5+	1++ 5+	1++ 5+	1++ 5+	1++ 5+	Nil	Slightly beneficial. Some policies will help to improve the health of the population overall.
2	To maintain and improve levels of education and skills in the population overall	1+ 43 0	1+	2+	2+	2+	2+	Nil	Mostly neutral although a couple of policies should have a positive impact on improving levels of education and skills in the population overall.
3	To reduce crime and anti-social activity	1+ 36 0	8+	9+	9+	9+	9+	Nil	Slightly beneficial. Some policies should have a positive influence in reducing anti-social activity.
4	To reduce poverty and social exclusion	2++ 1+ 32 0	10 +	2++ 11+	2++ 11+	2++ 11+	2++ 11+	Nil	Beneficial. Several policies should have a positive impact on reducing poverty and social exclusion.
5	To improve access to key services for all sectors of the population	1++ 7+ 30 0	7+	1++ 14+	1++ 14+	1++ 14+	1++ 14+	Nil	Beneficial. Several policies should have a positive impact on the objective to improve access to key services for all sectors of the population.
6	To offer everybody the opportunity for rewarding and satisfying employment	1++ 5+ 35 0	4+	1++ 9+	1++ 9+	1++ 9+	1++ 9+	Nil	Beneficial. Several policies should have a positive impact on the objective to offer everybody the opportunity for rewarding and satisfying employment.
7	To meet the housing requirements of the whole community	3++ 3+ 39 0	Nil	3++ 3+	3++ 3+	3++ 3+	3++ 3+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to meet the housing requirements of the whole community.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment and comments
8	To improve the quality of where people live and to encourage community participation	2++ 4+ 29 0	10+	2++ 14+	2++ 14+	2++ 14+	2++ 14+	Nil	Beneficial. Several policies will have a positive impact on the objective to improve the quality of where people live and to encourage community participation.
9	To improve water and air quality	42 0	3+	3+	3+	3+	3+	Nil	Mostly neutral although three policies should have a positive impact on the objectives to improve water and air quality.
10	To conserve soil resources and quality	2+ 42 0	1+	3+	3+	3+	3+	Nil	Mostly neutral although three policies should have a positive impact on the objective to conserve soil resources and quality.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	7+ 38 0	Nil	7+	7+	7+	7+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to use water and mineral resources efficiently, and re-use and recycle where possible.
12	To reduce waste	4+ 41 0	Nil	4+	4+	4+	4+	Nil	Mostly neutral although four policies should have a positive impact on the objective to reduce waste.
13	To reduce the effects of traffic on the environment	3+ 35 0	7+	10+	10+	10+	10+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to reduce the effects of traffic on the environment.
14	To reduce contributions to climate change	3++ 3+ 35 0	4+	3++ 7+	3++ 7+	3++ 7+	3++ 7+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to reduce contributions to climate change.
15	To reduce vulnerability to climatic events	5+ 36 0	4+	9+	9+	9+	9+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to reduce vulnerability to climatic events.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment and comments
16	To conserve and enhance biodiversity and geo-diversity	4++ 3+ 32 0 5 -	1+	4++ 4+ 5-	4++ 4+ 5-	4++ 4+ 5-	4++ 4+ 5-	Nil	Slightly beneficial although some policies have the potential to have a negative influence on the objective to conserve and enhance biodiversity and geodiversity.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	4++ 5+ 35 0	1+	4++ 1+	4++ 1+	4++ 1+	4++ 1+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to conserve and where appropriate enhance areas of historical and archaeological importance.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	1++ 17+ 21 0 4-	2+	1++ 19+ 4-	1++ 19+ 4-	1++ 19+ 4-	1++ 19+ 4-	Nil	Beneficial. Several policies will have a positive impact on the objective to conserve and enhance the quality and local distinctiveness of landscapes although four policies have the potential to have a negative impact.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	1++ 5+ 31 0	8+	1++ 13+	1++ 13+	1++ 13+	1++ 13+	Nil	Beneficial. Several policies will have a positive impact on the objective to achieve sustainable levels of prosperity and economic growth throughout the plan area.
20	To revitalise town centres	2++ 2+ 39 0	2+	2++ 4+	2++ 4+	2++ 4+	2++ 4+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to revitalise town centres.
21	To encourage efficient patterns of movement in support of economic growth	2+ 37 0	6+	8+	8+	8+	8+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to encourage efficient patterns of movement in support of economic growth.
22	To encourage and accommodate both indigenous and inward investment	1++ 5+ 33 0	6+	1++ 11+	1++ 11+	1++ 11+	1++ 11+	Nil	Beneficial. Several policies will have a positive impact on the objective to encourage and accommodate both indigenous and inward investment.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment and comments
Total		26++ 81 + 780 0 9-	90+	26++ 170+ 9-	26++ 170+ 9-	26++ 170+ 9-	26++ 170+ 9-	Nil	Overall policies are beneficial with the majority of necessary mitigation contained within the wording of the policies themselves or contained within other policies in the development plan.

15 Assessment of Revised plan Policies: Submission Draft Assessment Summaries against Forest Heath District Council's SA Objectives

15.1 Introduction

Public consultation on the Development Management Policies DPD Preferred Options and the Sustainability Appraisal Report between 10 January and 8 March 2012 led to a number of responses from stakeholders with regards to the plan policies which, alongside the recommendations from the SA as included in chapter 7 (which had not been addressed in the DPD Preferred Options), have influenced their revision and finalisation. Appendix F includes the consultation responses, as well as a table which outlines the key issues which arose as a result of both the consultation and the SA process, and how the council have reflected this in the final policies for submission.

Table 12.3 shows how the policies have changed between the preferred options stage and the final policies that are the subject of this stage of the SA. The right hand column of the table explains where there have been significant changes to the policy wording, whether there is a need for reappraisal of the revised policies under SA. Those which require further appraisal are assessed in this chapter.

15.2 Approach

The revised assessment has been undertaken using the same methodology which the previous policies were assessed under to allow a direct comparison between the previous and revised assessments. This shows whether or not the SA and consultation stages have led to an improvement in the overall sustainability of the DPD.

Although not all of the policies have been modified, they will be considered alongside the revised policies to ensure that the synergies and cumulative effects of similar policies working together are considered as part of the assessments.

Table 15.1 Revised Sustainability Appraisal Summary against FHDC SA Objectives

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain									
Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM1	Presumption in favour of Sustainable Development	25+	Nil	25+	25+	25+	25+	Nil	Positive. No further mitigation required
DM2	Creating places - development principles and local distinctiveness	8 + 13 0	4 +	12 +	12 +	12 +	12 +	Nil	Slightly positive. No further mitigation required.
DM3	Masterplans	10 + 11 0	4 +	14 +	14+	14 +	14 +	Nil	Slightly positive. Development could potentially impact upon bio-diversity and natural capital and for this reasons the policy requires a comprehensive bio-diversity plan to accompany the Masterplan.
DM4	Development Briefs	5 + 17 0	3 +	8 +	8+	8+	8+	Nil	Slightly positive. Development could have an impact on bio-diversity interests although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.
DM5	Development in the Countryside	3 + 20 0	2 -	3 + 2 -	3 + 2 -	3 + 2 -	3 + 2 -	Nil	Mostly neutral. No further mitigation required.
DM6	Flooding and Sustainable Drainage	2 + 23 0	Nil	2 +	2 +	2 +	2 +	Nil	Slightly positive. No mitigation required.
DM7	Sustainable Design and Construction	2 ++ 4 + 18 0	1 +	2 ++ 5 +	2++ 5 +	2++ 5 +	2++ 5 +	Nil	Slightly positive. No mitigation required.
DM8	Improving Energy Efficiency and Reducing Carbon Dioxide Emmissions	2 ++ 1 + 22 0	Nil	2 ++ 1 +	2++ 1 +	2 ++ 1 +	2 ++ 1 +		Slightly positive. No further mitigation required

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM9	Low and Zero Carbon Energy Generation	2++ 1 + 22 0	Nil	2++ 1 +	2++ 1 +	2++ 1 +	2++ 1 +	Nil	Slightly positive.
DM10	Infrastructure Services and Telecommunications Development	1 - 20 0	3 + 1 -	3 + 2 -	3 + 2 -	3 + 2 -	3 + 2 -	Nil	Slightly negative. The policy includes criteria to prevent development which will cause adverse effects on biodiversity or the rural environment and character of the District and refers to policies DM11-13 regarding biodiversity and geodiversity, therefore no further mitigation needed.
DM11	Impact of Development on Sites of Biodiversity and Geodiversity Importance	1++ 5+ 17 0	2+	1++ 7+	1++ 7+	1++ 7+	1++ 7+	Nil	Slightly positive. No further mitigation required.
DM12	Protected Species	1++ 5+ 18 0	1+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive. No further mitigation required.
DM13	Mitigation, Enhancement, Management and Monitoring of Biodiversity	1++ 6+ 17 0	1+	1++ 7+	1++ 7+	1++ 7+	1++ 7+	Nil	Slightly positive. No further mitigation required.
DM14	Landscape Features	2++ 5+ 18 0	Nil	2++ 5+	2++ 5+	2++ 5+	2++ 5+	Nil	Mainly positive. Policy only has positive or neutral outcomes, no mitigation required.
DM15	Safeguarding from Hazards	1 + 23 0	1 +	2 +	2 +	2 +	2 +	Nil	Mostly neutral. No mitigation required.
DM16	Listed Buildings	2++ 21 0	2 +	2++ 2 +	2++ 2 +	2++ 2 +	2++ 2 +	Nil	Slightly positive. No mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM17	Local Heritage Assets and Buildings Protected by an Article 4 Direction	2 ++ 21 0	2 +	2 ++ 2+	2++ 2+	2++ 2+	2++ 2+	Nil	Slightly positive. No mitigation required.
DM18	Conservation Areas and Buildings of Local Importance.	2++ 1 + 20 0	2 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive. No mitigation required.
DM19	New Uses for Historic Building	2 + 21 0	2 +	4 +	4 +	4 +	4 +	Nil	Slightly positive. No mitigation required.
DM20	Development Affecting Parks and Gardens of Special Historic or Design Interest	1 ++ 1 + 21 0	2 +	1 ++ 3 +	1++ 3 +	1++ 3 +	1++ 3 +	Nil	Slightly positive. No mitigation required.
DM21	Archaeology	2++ 22 0	1 +	2++ 1 +	2++ 1 +	2++ 1 +	2++ 1 +	Nil	Slightly positive. No further mitigation required.
DM22	Enabling Development	2 + 23 0	Nil	2 +	2 +	2 +	2 +	Nil	Slightly positive. No mitigation required.
DM23	Residential Design	11 0 12 +	2 +	14 +	14+	14 +	14 +		Positive. No mitigation required.
DM24	Special Housing Needs	1 ++ 1 + 23 0	Nil	1 + 1 ++	1 + 1++	1 + 1++	1+ 1++	Nil	Slightly positive. No mitigation required.
DM25	Alterations or Extensions to Dwellings and self contained Annexes	1++ 23 0	1 +	1++ 1 +	1++ 1 +	1++ 1 +	1++ 1 +	Nil	Slightly positive. Policy slightly positive, no mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM26	Extension to Domestic Gardens Within the Countryside	25 0	Nil	Nil	Nil	Nil	Nil	Nil	Neutral. Policy is neutral. Potential impact on quality of rural environments, although this is mitigated by the wording of the policy.
DM27	Agricultural and Essential Workers Dwellings	1++ 4 + 20 0	Nil	1++ 4 +	1++ 4 +	1++ 4 +	1++ 4 +	Nil	Slightly positive. The policy has the potential to have a slight adverse effect on the rural environment, criteria within the policy seeks to prevent this, therefore no further mitigation required.
DM28	Housing in the Countryside	1+	Nil	1+	1+	1+	1+	Nil	Neutral. Potential adverse impacts on biodiversity and natural capital are mitigated by policies elsewhere in the document.
DM29	Residential use of Redundant Buildings in the Countryside	1 + 1 - 15 0	8 +	9 + 1 -	9 + 1 -	9 + 1 -	9 + 1 -	Nil	Slightly positive. No mitigation required as the policy includes criteria which aim to minimise the impact of any development on the rural environment. The policy also encourages the enhancement of buildings of historical and/or architectural merit.
DM30	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses	2++ 2 + 20 0	1 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive. No mitigation required.
DM31	Farm Diversification	3 + 2 - 18 0	2 +	5 + 2 -	5 + 2 -	5 + 2 -	5 + 2 -	Nil	Slightly positive. Slight negatives in appraisal relate to potential effects of farm diversification schemes on biodiversity and the rural environment, criteria included in the policy seek to prevent these adverse effects. No further mitigation required.
DM32	Business and Domestic Equine Related Activities	2 + 2 - 19 0	2 +	4 + 2 -	4 + 2 -	4 + 2 -	4 + 2 -	Nil	Slightly positive. Potential negative effects on rural environment and biodiversity are mitigated through criteria in the policy. No further mitigation required.
DM33	Re-Use or Replacement of Buildings in the Countryside	1++ 3 + 19 0	2 +	1++ 5 +	1++ 5 +	1++ 5 +	1++ 5 +		Slightly positive. Potential negative effects on rural environment and biodiversity are mitigated through criteria in the policy that relate to appropriate intensity and compatibility of the use for the rural location.
DM34	Tourism Development	1++ 1 - 20 0	2 + 1 -	1++ 2 + 2 -	1++ 2 + 2 -	1++ 2 + 2 -	1++ 2 + 2 -	Nil	Slightly positive. Slight negative around impact on rural environment and impact on natural capital although this is mitigated through criteria in policy. No further mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM35	Proposals Within the Town Centre Boundaries	1++ 3 + 19 0	2 +	1++ 5 +	1++ 5 +	1++ 5 +	1++ 5 +	Nil	Slightly positive. No mitigation required.
DM36	Protection of Local Centres	2 + 20 0	3 +	5 +	5 +	5 +	5 +	Nil	Slightly positive. No mitigation required.
DM37	Public Realm Improvements	1 ++ 21 0	3 +	1 ++ 3 +	1++ 3 +	1++ 3+	1++ 3+	Nil	Slightly positive. No further mitigation required.
DM38	Shop fronts and Advertisements	1 + 23 0	1+	2+	2+	2+	2+	Nil	Mainly neutral. No mitigation measures required.
DM39	Street trading and street cafes	24 0	1+	1+	1+	1+	1+	Nil	Mostly neutral. No mitigation required.
DM40	Ancillary Retail Uses	22 0	3+	3+	3+	3+	3+	Nil	Slightly positive. No mitigation required.
DM41	Community Facilities and Services	1++ 1 + 19 0	4 +	1++ 5 +	1++ 5 +	1++ 5 +	1++ 5 +	Nil	Mainly positive. No mitigation required.
DM42	Open Space, Sport and Recreation Facilities	1++ 3 + 18 0	3 +	1++ 6 +	1++ 6 +	1++ 6 +	1++ 6 +	Nil	Mainly positive. Policy is mainly positive, no mitigation required.
DM43	Leisure Facilities	3 + 2 - 16 0	4 +	7 + 2 -	7 + 2 -	7 + 2 -	7 + 2 -	Nil	Slightly positive. Slight negatives around impacts on biodiversity and the rural environment, however the policy includes criteria to prevent harm to biodiversity and the rural environment. No further mitigation required.
DM44	Rights of Way	2 + 21 0	2 +	4 +	4 +	4 +	4 +	Nil	Slightly positive. No mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM45	Transport Assessments and Travel Plans	2++ 2 + 20 0	1 +	2 ++ 3+	2++ 3+	2++ 3+	2++ 3+	Nil	Slightly positive. No mitigation required.
DM46	Parking Standards	2 + 21 0	2 +	4 +	4 +	4 +	4 +	Nil	Mostly neutral. No mitigation required.
DM47	Development relating to the horse racing industry	2++ 1 + 20 0	2 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive. No mitigation required.
DM48	Development Affecting the Horse Racing Industry.	2++ 21 0	2+	2++ 2+	2++ 2+	2++ 2+	2++ 2+	Nil	Slightly positive. No mitigation required.
DM49	Redevelopment of existing sites relating to the horse racing industry	2++ 1 + 19 0	3 +	2++ 4 +	2++ 4 +	2++ 4 +	2++ 4 +	Nil	Slightly positive. No mitigation required.
DM50	Securing the restoration of horse racing related assets	2++ 23 0	Nil	2++	2++	2++	2++	Nil	Slightly positive. No mitigation required.
DM51	Horse Walks	2 + 23 0	Nil	2 +	2 +	2 +	2 +	Nil	Slightly positive. No mitigation required.

Table 15.2 Synergistic effects of SA objectives for Revised policies for FHDC

Synergistic Effects		SA Headline Objectives																									
Policy Number	Policy Subject	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Overall Impact
		To meet the housing requirements of the whole community	To reduce anti-social activities	To maintain and improve levels of education and skills in the population	To ensure the unique character and population of the district are addressed	To improve access to key services for all sectors of the population	To prevent further loss of publicly accessible open space	To offer everybody the opportunity for rewarding and satisfying employment	To achieve sustainable levels of prosperity and economic development throughout	To reduce poverty and social exclusion	To increase the ability for shorter commuting times and more sustainable	To revitalise town centres	To improve the range of tourist attractions in the District	To mitigate the noise pollution impact of American military aircraft	To maintain low levels of all other pollution which are present in Forest	To protect the districts vast biodiversity natural capital	To adapt to the impact climate change will have on Forest Heath	To mitigate greenhouse gas emissions arising from activities in the District	To improve the availability and access to sustainable modes of transport	To ensure a sustainable and good quality supply of water	To maintain a high quality rural environment	To maximise the redevelopment of 'brown-field sites' and avoid the development of new sites	To encourage environmentally friendly energy uses	To increase the rate of improvement to the energy efficiency of buildings in the district	To safeguard Forest Heath's heritage for future generations	To reduce waste	
DM1	Presumption in favour of Sustainable Development	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Objectives and policy are compatible.
DM2	Creating places - development principles and local distinctiveness	0	+	0	+	+	+	0	0	0	+	0	0	+	+	+	0	0	+	0	0	0	0	+	+	+	Most of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM3	Masterplans	0	+	0	0	+	0	0	+	+	+	0	0	0	0	+	+	+	+	+	0	0	+	+	+	+	Most of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM4	Development Briefs	+	+	0	0	+	0	0	0	+	+	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	Most of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM5	Development in the Countryside	0	0	0	+	0	0	0	0	0	0	0	-	0	0	+	0	0	0	0	+	-	0	0	0	0	Mainly neutral with some slight beneficial synergistic effects. Negative effects are mitigated by benefits of policy 32 relating to tourism.

Synergistic Effects		SA Headline Objectives																									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
DM6	Flooding and Sustainable Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	Most of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM7	Sustainable Design and Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+	+	0	+	0	0	+	+	0	+	Several of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM8	Improving Energy Efficiency and reducing Carbon Dioxide Emissions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	+	++	0	0	Most of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM9	Low and Zero Carbon Energy Generation	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	++	0	0	0	0	++	0	0	0	Several of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM10	Infrastructure Services and Telecommunications Development	0	0	0	-	0	-	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Slightly positive effect, with mitigation for negatives through other criteria in policy 9 and also through the beneficial effects of policies 1 and 40.
DM11	Impact of Development on Sites of Biodiversity and Geodiversity Importance	0	0	0	+	0	+	0	0	0	0	0	+	0	0	++	+	0	0	+	+	0	0	0	+	0	A significant number of the objectives work with the policy to achieve the target. Overall the objectives and the policy are compatible.
DM12	Protected Species	0	0	0	+	0	+	0	0	0	0	0	+	0	0	++	+	0	0	0	+	0	0	0	+	0	A significant number of the objectives work with the policy to achieve the target. Overall the objectives and the policy are compatible.
DM13	Mitigation, Enhancement, Management and management of Biodiversity	0	0	0	+	0	+	0	0	0	0	0	+	0	0	++	+	0	0	+	+	0	0	0	+	0	A significant number of the objectives work with the policy to achieve the target. Overall the objectives and the policy are compatible.
DM14	Landscape Features	0	0	0	+	0	0	0	0	0	0	0	+	0	0	++	0	0	0	+	++	+	0	0	+	0	A significant number of the objectives work with the policy to achieve the target. Overall

Synergistic Effects		SA Headline Objectives																									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
																											the objectives and the policy are compatible.
DM15	Safeguarding from Hazards	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	+	0	0	0	0	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM16	Listed Buildings	0	0	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	++	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM17	Local Heritage Assets and Buildings Protected by an Article 4 Direction	0	0	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	++	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM18	Conservation Areas and Buildings of Local Importance.	0	0	0	++	0	+	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	++	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM19	New Uses for Historic Building	0	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	+	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM20	Development Affecting Parks and Gardens of Special Historic or Design Interest	0	0	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	+	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM21	Archaeology	0	0	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	++	Many objectives work with the policy to achieve the target and the negative effects are offset by other policies within the plan. The objectives and the policy are compatible.
DM22	Enabling Development	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	Some of the objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM23	Residential Design	0	+	0	+	+	0	0	0	0	+	+	0	0	0	0	+	+	+	+	0	+	+	+	+	+	The objectives work with the policy to achieve the target. Objectives and policy are compatible.

Synergistic Effects		SA Headline Objectives																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25		
																												compatible.
DM24	Special Housing Needs	+	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM25	Alterations or Extensions to Dwellings and self contained Annexes	++	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The objectives work with the policy to achieve the target. Objectives and policy are compatible.
DM26	Extension to Domestic Gardens Within the Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral. Objectives and policy are compatible.
DM27	Agricultural and Essential Workers Dwellings	+	0	0	+	0	0	+	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policy are compatible.
DM28	Housing in the Countryside	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policy are compatible.
DM29	Residential use of Redundant Buildings in the Countryside	+	0	0	0	+	0	+	+	+	+	0	+	0	0	-	0	0	0	0	+	+	0	0	0	0	0	Mostly positive, objectives and policy are compatible. Slight negative effects are mitigated by policies DM11, DM12 and DM13.
DM30	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses	0	0	+	0	0	0	++	++	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Most of the objectives work with the policy in a positive or neutral way. The objectives and the policy are compatible.
DM31	Farm Diversification	0	0	0	0	+	0	+	+	+	0	0	+	0	0	-	0	0	0	0	-	0	0	0	0	0	0	Most of the objectives work with the policy in a positive way or are neutral. Negative effects are mitigated through policies DM5, DM11, DM12, and DM13. Objectives and policies are compatible.
DM32	Business and Domestic Equine Related Activities	0	0	0	0	0	0	+	+	+	0	0	+	0	0	-	0	0	0	0	-	0	0	0	0	0	0	Slightly beneficial effects. Negative effects are mitigated through policies DM5, DM11, DM12, and DM13.

Synergistic Effects		SA Headline Objectives																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25		
DM33	Re-Use or Replacement of Buildings in the Countryside	+	0	0	0	+	0	+	+	+	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Objectives and policy are compatible.
DM34	Tourism Development	0	0	0	0	0	0	+	+	0	0	0	++	0	0	-	0	0	0	0	-	0	0	0	0	0	0	Mainly neutral. Slight negative effects are mitigated through policies DM5, DM11, DM12, and DM13. Overall objectives and policy are compatible.
DM35	Proposals Within the Town Centre Boundaries	0	0	0	0	+	0	0	+	0	0	++	0	0	0	0	0	0	+	0	+	+	0	0	0	0	0	Most of the objectives work with the policy in a positive way or are neutral. Objectives and policies are compatible.
DM36	Protection of Local Centres	0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	+	0	0	0	+	0	0	0	0	0	Mainly neutral. Objectives and policy are compatible.
DM37	Public Realm Improvements	0	+	0	0	+	0	0	+	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policy are compatible.
DM38	Shop fronts and Advertisements	0	+	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
DM39	Street trading and street cafes	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policy are compatible.
DM40	Ancillary Retail Uses	0	0	0	0	+	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
DM41	Community Facilities and Services	0	+	+	0	++	0	0	0	+	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
DM42	Open Space, Sport and Recreation Facilities	0	+	0	+	0	++	0	0	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	+	0	Mainly neutral. Objectives and policies are compatible.
DM43	Leisure Facilities	0	+	0	0	+	0	+	+	0	0	+	+	0	0	-	0	0	0	0	-	+	0	0	0	0	0	Mainly neutral. Slight negative effects are mitigated through policies DM5, DM11, DM12, and DM13. Overall objectives and policy are compatible.
DM44	Rights of Way	0	0	0	0	+	0	0	0	0	+	0	+	0	0	0	0	0	+	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.
DM45	Transport Assessments and Travel Plans	0	0	0	0	0	0	0	0	0	++	0	0	0	+	0	+	+	++	0	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.

Synergistic Effects		SA Headline Objectives																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25		
DM46	Parking Standards	0	0	0	0	0	0	0	0	0	+	0	0	0	+	0	0	+	+	0	0	0	0	0	0	0	Mainly neutral. Objectives and policies are compatible.	
DM47	Development relating to the horse racing industry	+	0	0	++	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	Mainly neutral. Objectives and policies are compatible.	
DM48	Development affecting the Horse Racing Industry	0	0	0	++	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	Mainly neutral. Objectives and policies are compatible.	
DM49	Redevelopment of existing sites relating to the horse racing industry	0	0	0	++	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0	0	0	+	0	0	++	0	Mainly neutral. Objectives and policies are compatible.
DM50	Securing the restoration of horse racing related assets	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	Mainly neutral. Objectives and policies are compatible.
DM51	Horse Walks	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	Mainly neutral. Objectives and policies are compatible.	

Table 15.3. Synergistic effects of Revised policies on SA objectives for FHDC

	SA Objective	Score	Assessment
1	To meet the housing requirements of the whole community	42 0 11 + 1 ++	Policies act well together to meet the housing objective.
2	To reduce anti-social activities	42 0 10 +	Most policies are neutral in achieving this objective, however several policies are positive and this helps create a positive effect.
3	To maintain and improve levels of education and skills in the population overall	48 0 3 +	Most policies are neutral in achieving this objective, however several policies are positive and this helps create a positive effect.
4	To ensure the unique character and population of the district are addressed	28 0 13 + 9 ++ 1 -	Policies act very well together to help meet this objective. The negative effects experienced under policy DM10 are offset by criteria within policy DM10 and the overall objective is considered achievable given the significant benefit conferred by policies DM2, DM5, DM11, DM12, DM13, DM14, DM16, DM17, DM18, DM19, DM20, DM22, DM27, DM42, DM47, DM48, DM49, DM50 and DM51.
5	To improve access to key services for all sectors of the population	35 0 15 + 1++	Policies mostly neutral. Several policies are positive helping achieve an overall positive effect.
6	To prevent further loss of publicly accessible open space	43 0 6+ 1++ 1 -	Policies act very well together to help meet this objective. The negative effects experienced under policy DM10 are offset by criteria within policy DM10 and the overall objective is considered achievable given the significant benefit conferred by policies DM2, DM11, DM12, DM13, DM18 and DM42.
7	To offer everybody the opportunity for rewarding and satisfying employment	37 0 13 + 1++	Policies act well together to help meet this objective.
8	To achieve sustainable levels of prosperity and economic development throughout the plan area	33 0 17 + 1++	Policies act well together to help meet this objective.
9	To reduce poverty and social exclusion	38 0 12+ 1++	Mostly neutral, however several policies are positive.
10	To increase the ability for shorter commuting times and more sustainable forms of transport	41 0 9 + 1++	Mostly neutral in meeting this objective, however several policies are positive and this helps create a positive synergistic effect.
11	To revitalise town centres	47 0 3 + 2++	Mostly neutral, however several policies do have a positive effect on meeting this objective.
12	To improve the range of tourist attractions in the District	29 0 19+ 2++ 1 -	Policies act well together to meet the need of this objective. Any negative effects as a result of policy 4 are offset by criteria within policy DM6, and by the positives secured through policies DM11, DM12, DM13, DM14, DM16, DM17, DM18, DM19, DM20, DM21, DM28, DM30, DM31, DM32, DM33, DM34, DM42, DM43, DM44 and DM49.
13	To mitigate the noise pollution impact of American military aircraft	49 0 2+	All neutral – there are no barriers to meeting this objective.

	SA Objective	Score	Assessment
14	To maintain low levels of all other pollution which are present in Forest Heath	42 0 9 +	Policies act well together to help meet this objective.
15	To protect the districts vast biodiversity natural capital	36 0 6 + 4 ++ 5 -	Most polices are positive or neutral in meeting this objective, however several policies are negative. Mitigation included in policy criteria within policies DM11, DM12 and DM13.
16	To adapt to the impact climate change will have on Forest Heath	41 0 10 +	Mostly neutral, however several policies are positive in helping to meet this objective.
17	To mitigate greenhouse gas emissions arising from activities in the District	40 0 8 + 3 ++	Most policies are neutral in achieving this objective, however several are positive and create a positive synergistic effect.
18	To improve the availability and access to sustainable modes of transport	42 0 8 + 1 ++	Most policies are neutral in achieving this objective, however several are positive and create a positive synergistic effect.
19	To ensure a sustainable and good quality supply of water	44 0 7 +	Most policies are neutral in achieving this objective, however several are positive and create a positive synergistic effect.
20	To maintain a high quality rural environment	32 0 14 + 1 ++ 4 -	Some policies slightly negative in helping achieve the objective, for example DM31, DM32, DM34 and DM43. However mitigation through policy criteria and other policies in plan, for example DM5, DM11, DM12, DM13, DM14, DM15, DM16, DM17, DM18, DM19 and DM35 assist in achieving the objective.
21	To maximise the redevelopment of 'brown-field sites' and avoid the development of environmentally sensitive 'green-field' sites	43 0 7+ 1 -	Some policies slightly negative in helping achieve the objective, however mitigation through policy criteria and other policies in plan
22	To encourage environmentally friendly energy uses	470 5 + 1 ++	Most policies neutral in helping to achieve objective, however some several policies are positive.
23	To increase the rate of improvement to the energy efficiency of buildings in the District	45 0 4 + 2 ++	Most policies neutral in helping to achieve objective, however some several policies are positive.
24	To safeguard Forest Heath's heritage for future generations	30 0 13+ 8 ++	Policies act well together to meet this objective.
25	To reduce waste	470 5+	All policies are neutral in trying to achieve this objective.

Table 15.4 Cumulative Impact of Revised Policies on each SA objective for FHDC

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Comments
1	To meet the housing requirements of the whole community	2++ 9+ 40 0	Nil	2++ 9+	2++ 9+	2++ 9+	2++ 9+	Nil-+	Slightly beneficial. Some policies help meet the requirements of the whole community.
2	To reduce anti-social activities	2+ 41 0	8+	10+	10+	10+	10+	Nil	Slightly beneficial. Some policies will held to reduce anti-social activities.
3	To maintain and improve levels of education and skills in the population overall	2+ 48 0	1+	3+	3+	3+	3+	Nil	Mainly neutral although two policies will have a positive impact on the objective to maintain and improve levels of education and skills in the population overall.
4	To ensure the unique character and population of the district are addressed	9++ 13+ 28 0 1-	Nil	9++ 13+ 1-	9++ 13+ 1-	9++ 13+ 1-	9++ 13+ 1-	Nil	Beneficial. Several policies will have a positive impact on the object to ensure the unique character and population of the District are addressed.
5	To improve access to key services for all sectors of the population	1++ 7 + 23 0	8+	1++ 15+	1++ 15+	1++ 15+	1++ 15+	Nil	Beneficial. Several policies will have a positive impact on the objective to improve access to key services for all sectors of the population.
6	To prevent further loss of publicly accessible open space	1++ 5+ 43 0	1+ 1-	1++ 6+ 1-	1++ 6+ 1-	1++ 6+ 1-	1++ 6+ 1-	Nil	Slightly beneficial. Some policies will have a positive impact on the objective to prevent further loss of publicly accessible open space.
7	To offer everybody the opportunity for rewarding and satisfying employment	1++ 6+ 36 0	8+	1++ 14+	1++ 14+	1++ 14+	1++ 14+	Nil	Beneficial. Several policies will have a positive impact on the objective to offer everybody the opportunity for rewarding and satisfying employment.
8	To achieve sustainable levels of prosperity and economic development throughout the plan area	1++ 6+ 32 0	12+	1++ 18+	1++ 18+	1++ 18+	1++ 18+	Nil	Beneficial. Several policies will have a positive impact on the objective to achieve sustainable levels of prosperity and economic development throughout the plan area.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Comments
9	To reduce poverty and social exclusion	1++ 3+ 37 0	10+	13+ 1++	13+ 1++	13+ 1++	13+ 1++	Nil	Beneficial. Several policies will have a positive impact on the objective to reduce poverty and social exclusion.
10	To increase the ability for shorter commuting times and more sustainable forms of transport	1++ 7+ 41 0	2+	1++ 9+	1++ 9+	1++ 9+	1++ 9+	Nil	Beneficial. Several policies will have a positive impact on the objective to increase the ability for shorter commuting times and more sustainable forms of transport.
11	To revitalise town centres	2++ 2+ 45 0	2+	2++ 4+	2++ 4+	2++ 4+	2++ 4+	Nil	Slightly beneficial. Some policies will contribute to the objective of revitalising Town Centres.
12	To improve the range of tourist attractions in the District	2++ 10+ 29 0	9+ 1-	2++ 19+ 1-	2++ 19+ 1-	2++ 19+ 1-	2++ 19+ 1-	Nil	Beneficial. Several policies will have a positive impact on the objective to improve the range of tourist attractions in the District.
13	To mitigate the noise pollution impact of American military aircraft	2+ 49 0		2+	2+	2+	2+	Nil	Neutral. No policies will impact on the objective to mitigate the noise pollution impact of American Military aircraft.
14	To maintain low levels of all other pollution which are present in Forest Heath	6+ 42 0	3+	9+	9+	9+	9+	Nil	Slightly beneficial. Some policies will help to maintain low levels of all other pollution which are present in Forest Heath.
15	To protect the districts vast biodiversity natural capital	4++ 4+ 36 0 4-	2+ 1-	4++ 6+ 5-	4++ 6+ 5-	4++ 6+ 5-	4++ 6+ 5-	Nil	Slightly beneficial although some policies have the potential to have a slight adverse effect on the District's biodiversity & natural capital.
16	To adapt to the impact climate change will have on Forest Heath	6+ 41 0	4+	10+	10+	10+	10+	Nil	Slightly beneficial. Some policies will help to adapt to the impact climate change will have on Forest Heath.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Comments
17	To mitigate greenhouse gas emissions arising from activities in the District	3++ 3+ 40 0	5+	3++ 8+	3++ 8+	3++ 8+	3++ 8+	Nil	Slightly beneficial. Some policies will help to mitigate greenhouse gas emissions arising from activities in the District.
18	To improve the availability and access to sustainable modes of transport	1++ 7+ 42 0	1+	8+ 1++	8+ 1++	8+ 1++	8+ 1++	Nil	Slightly beneficial. Some policies will help to improve the availability and access to sustainable modes of transport.
19	To ensure a sustainable and good quality supply of water	5+ 44 0	2+	7+	7+	7+	7+	Nil	Mostly neutral although some policies will have a positive impact on the objective to ensure a sustainable and good quality supply of water.
20	To maintain a high quality rural environment	1++ 7+ 32 0 4-	7+	1++ 14+ 4-	1++ 14+ 4-	1++ 14+ 4-	1++ 14+ 4-	Nil	Slightly beneficial although some policies have the potential to have a slight adverse effect on the objective to maintain a high quality rural environment.
21	To maximise the redevelopment of 'brown-field sites' and avoid the development of environmentally sensitive 'green-field' sites	6+ 43 0	1+ 1-	7+ 1-	7+ 1-	7+ 1-	7+ 1-	Nil	Mostly neutral although some policies will have a positive impact on the objective to maximise the redevelopment of 'brown-field sites' and avoid the development of environmentally sensitive 'green-field' sites.
22	To encourage environmentally friendly energy uses	5+ 1++ 45 0	Nil	5+ 1++	5+ 1++	5+ 1++	5+ 1++	Nil	Mostly neutral although some policies will have a positive impact on encouraging environmentally friendly energy uses.
23	To increase the rate of improvement to the energy efficiency of buildings in the District	2++ 4+ 45 0	Nil	2++ 4+	2++ 4+	2++ 4+	2++ 4+	Nil	Mostly neutral although some policies will assist in increasing the rate of improvement to the energy efficiency of buildings in the District.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Comments
24	To safeguard Forest Heath's heritage for future generations	8++ 12+ 30 0	1+	8++ 13+	8++ 13+	8++ 13+	8++ 13+	Nil	Beneficial. Several policies will have a positive impact on the objective to safeguard Forest Heath's heritage for future generations.
25	To reduce waste	5+ 46 0	Nil	5+	5+	5+	5+	Nil	Mostly neutral although some policies will assist in reducing waste.
Total		41 ++ 144 + 978 0 9 -	87 + 4 -	41 ++ 231 + 13 -	41 ++ 231 + 13 -	41 ++ 231 + 13 -	41 ++ 231 + 13 -	Nil	Overall policies are beneficial with the majority of necessary mitigation contained within the wording of the policies themselves or contained within other policies in the development plan.

16 Assessment of Revised plan Policies: Submission Draft Assessment Summaries against St Edmundsbury Borough Council's SA Objectives

16.1 Introduction

Public consultation on the Development Management Policies DPD Preferred Options and the Sustainability Appraisal Report between 10 January and 8 March 2012 led to a number of responses from stakeholders with regards to the plan policies which, alongside the recommendations from the SA as included in chapter 7 (which had not been addressed in the DPD Preferred Options), have influenced their revision and finalisation. Appendix F includes the consultation responses, as well as a table which outlines the key issues which arose as a result of both the consultation and the SA process, and how the council have reflected this in the final policies for submission.

Table 12.3 shows how the policies have changed between the preferred options stage and the final policies that are the subject of this stage of the SA. The right hand column of the table explains where there have been significant changes to the policy wording, whether there is a need for reappraisal of the revised policies under SA. Those which require further appraisal are assessed in this chapter.

16.2 Approach

The revised assessment has been undertaken using the same methodology which the previous policies were assessed under to allow a direct comparison between the previous and revised assessments. This shows whether or not the SA and consultation stages have led to an improvement in the overall sustainability of the DPD.

Although not all of the policies have been modified, they will be considered alongside the revised policies to ensure that the synergies and cumulative effects of similar policies working together are considered as part of the assessments.

Table 16.1 Appraisal Summary of Revised Development Management Policies for SEBC

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM1	Presumption in favour of Sustainable Development	22+	Nil	22+	22+	22+	22+	Nil	Positive. No further mitigation required.
DM2	Creating places - development principles and local distinctiveness	6 + 13 0	3 +	9 +	9 +	9 +	9 +	Nil	Slightly positive. No further mitigation required.
DM3	Masterplans	6 + 7 0	9 +	15 +	15+	15+	15+	Nil	Mostly positive. Development could potentially impact upon bio-diversity and natural capital and for this reasons the policy requires a comprehensive bio-diversity plan to accompany the Masterplan.
DM4	Development Briefs	5 + 10 0	7 +	12 +	12 +	12+	12+	Nil	Slightly positive. Development could have an impact on biodiversity interests although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.
DM5	Development in the Countryside	2+ 20 0	Nil	2+	2+	2+	2+	Nil	Policy is mostly neutral. Policy is mostly neutral and no further mitigation is necessary.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM6	Flooding and Sustainable Drainage	3 + 19 0		3+	3+	3+	3+		Slightly positive. No further mitigation required.
DM7	Sustainable Design and Construction	1++ 3+ 17 0	1 +	1++ 4+	1++ 4+	1++ 4+	1++ 4+	Nil	Slightly Positive. No mitigation required.
DM8	Improving Energy Efficiency and Reducing Carbon Dioxide Emissions	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. No further mitigation required.
DM9	Low and Zero Carbon Energy Generation	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. Some potential impact around maintaining a high quality rural environment and protecting biodiversity. The policy includes criteria to protect biodiversity interests and the character and appearance of the countryside. No further mitigation measures required.
DM10	Infrastructure Services and Telecommunications Development	1+ 16 0	5 +	6+	6+	6+	6+	Nil	Slightly positive. The policy includes criteria to prevent development which will cause adverse effects on biodiversity or the rural environment and character of the Borough, therefore no further mitigation needed.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM11	Impact of Development on Sites of Biodiversity and Geodiversity Importance	1++ 2+ 15 0	4+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive. Policy is slightly positive. No further mitigation required.
DM12	Protected Species	1++ 1+ 17 0	3+	1++ 4+	1++ 4+	1++ 4+	1++ 4+	Nil	Slightly positive. No further mitigation required.
DM13	Mitigation, Enhancement, Management and Monitoring of Biodiversity	1++ 3+ 15 0	3+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive. No further mitigation required.
DM14	Landscape Features	1++ 1+ 20	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. No further mitigation required.
DM15	Safeguarding from Hazards	21 0	1+	1+	1+	1+	1+	Nil	Mostly neutral. No mitigation required.
DM16	Listed Buildings	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. None required.
DM17	Local Heritage Assets and Buildings Protected by an Article 4 Direction	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. No further mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM18	Conservation Areas and Buildings of Local Importance.	2 ++ 20 0	Nil	2++	2++	2++	2++	Nil	Slightly positive. No further mitigation required.
DM19	New Uses for Historic Building	2+ 20 0	Nil	2+	2+	2+	2+	Nil	Mainly neutral. No further mitigation required.
DM20	Development Affecting Parks and Gardens of Special Historic or Design Interest	2 + 20 0	Nil	2 +	2 +	2 +	2 +	Nil	Mostly neutral. No mitigation required.
DM21	Archaeology	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive. No further mitigation required.
DM22	Enabling Development	2+ 20 0	Nil	2+	2+	2+	2+	Nil	Mostly neutral. No further mitigation required.
DM23	Residential Design	9 + 11 0	2+	11+	11+	11+	11+	Nil	Mostly positive. No further mitigation required.
DM24	Special Housing Needs	1++ 1+ 19 0	1+	1++ 2+	1++ 2+	1++ 2+	1++ 2+	Nil	Slightly positive. No further mitigation required.
DM25	Alterations or Extensions to Dwellings and self contained Annexes	1++ 20 0	1+	1++ 1+	1++ 1+	1++ 1+	1++ 1+		Slightly positive. No further mitigation required.
DM26	Extension to Domestic Gardens Within the Countryside	21 0	1+	1+	1+	1+	1+	Nil	Mostly neutral. Policy is mostly neutral. No further mitigation required. Potential impact on rural environment although this is mitigated by the wording of the policy.
DM27	Agricultural and Essential Workers Dwellings	1++ 2+ 17 0	2+	1++ 4+	1++ 4+	1++ 4+	1++ 4+	Nil	Slightly positive. Policy could potentially have a detrimental affect on quality of landscape although criteria seek to protect the rural environment.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM28	Housing in the Countryside	1+ 21 0	Nil	1+	1+	1+	1+	1+	Potential negative impact on biodiversity and natural capital are mitigated by policies elsewhere in the Local Plan
DM29	Residential use of Redundant Buildings in the Countryside	1+ 13 0 1-	7+	8+ 1-	8+ 1-	8+ 1-	8+ 1-	Nil	Slightly positive. No mitigation required as the policy includes criteria which aim to minimise the impact of any development on the rural environment/landscapes. The policy also encourages the enhancement of buildings of historical and/or architectural merit.
DM30	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses	3++ 1+ 17 0	1+	3++ 2+	3++ 2+	3++ 2+	3++ 2+	Nil	Slightly positive. No further mitigation required
DM31	Farm Diversification	3+ 2- 15 0	2+	5+ 2-	5+ 2-	5+ 2-	5+ 2-	Nil	Slightly positive. Slight negatives in appraisal relate to potential effects of farm diversification schemes on biodiversity and the rural environment/landscape. Criteria included in the policy seek to prevent these adverse effects. No further mitigation required.
DM32	Business and Domestic Equine Related Activities	2+ 2- 16 0	2+	4+ 2-	4+ 2-	4+ 2-	4+ 2-	Nil	Slightly positive. Potential negative effects on rural environment/landscape and biodiversity are mitigated through criteria in the policy. No further mitigation required.
DM33	Re-Use or Replacement of Buildings in the Countryside	3+ 17 0	2+	5+	5+	5+	5+	Nil	Slightly positive. Potential negative effects on rural environment/landscape and biodiversity are mitigated through criteria in the policy that relate to appropriate intensity and compatibility of the use for the rural location.
DM34	Tourism Development	1+ 1- 17 0	2+ 1-	3+ 2-	3+ 2-	3+ 2-	3+ 2-	Nil	Slightly positive. Slight negative around impact on rural environment/landscapes and biodiversity although this is mitigated through criteria in policy. No further mitigation required.
DM35	Proposals Within the Town Centre Boundaries	1++ 3+ 18 0	Nil	1++ 3+	1++ 3+	1++ 3+	1++ 3+	Nil	Slightly positive. No mitigation required.
DM36	Protection of Local Centres	1 + 19 0	2+	3+	3+	3+	3+	Nil	Slightly positive. Slightly positive, no further mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM37	Public Realm Improvements	1++ 2+ 13 0	6 +	1++ 8+	1++ 8+	1++ 8+	1++ 8+	Nil	Slightly positive. No further mitigation required.
DM38	Shop fronts and Advertisements	1+ 17 0	4+	5+	5+	5+	5+	Nil	Slightly positive. Policy is mainly neutral, no mitigation measures required.
DM39	Street trading and street cafes	21 0	1+	1+	1+	1+	1+	Nil	Mostly neutral. No further mitigation required.
DM40	Ancillary Retail Uses	18 0	4+	4+	4+	4+	4+	Nil	Slightly positive. No further mitigation required.
DM41	Community Facilities and Services	1++ 2+ 16 0	3+	1++ 5+	1++ 5+	1++ 5+	1++ 5+	Nil	Mainly positive. No mitigation required.
DM42	Open Space, Sport and Recreation Facilities	2++ 1+ 16 0	3+	2++ 4+	2++ 4+	2++ 4+	2++ 4+	Nil	Mainly positive. No further mitigation required.
DM43	Leisure Facilities	1++ 2+ 2- 12 0	5+	1++ 7+ 2-	1++ 7+ 2-	1++ 7+ 2-	1++ 7+ 2-	Nil	Slightly positive. Slight negatives around impacts on biodiversity and the rural environment/landscape. However, the policy includes criteria to prevent harm to biodiversity and the rural environment. No further mitigation required.
DM44	Rights of Way	18 0	4+	4+	4+	4+	4+	Nil	Slightly positive. No further mitigation required.
DM45	Transport Assessments and Travel Plans	4+ 16 0	2+	6+	6+	6+	6+	Nil	Slightly positive. No further mitigation required.
DM46	Parking Standards	2+ 18 0	2+	4+	4+	4+	4+	Nil	Slightly positive. No further mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Policy Number	Policy Name	Cumulative Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment of significance and comments including mitigation action required
DM52	Rural Housing Exception Sites	2 ++ 20 0	Nil	2 ++	2++	2 ++	2 ++	Nil	Mainly neutral. No further mitigation required.

Table 16.2 Synergistic effects of SA objectives for Revised policies for SEBC

Synergistic Effects		SA Headline Objectives																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
Policy Number	Policy Subject	To improve the health of the population overall and reduce health inequalities	To maintain and improve levels of education and skills in the population overall	To reduce crime and anti-social activity	To reduce poverty and social exclusion	To improve access to key services for all sectors of the population	To offer everybody the opportunity for rewarding and satisfying employment	To meet the housing requirements of the whole community	To improve the quality of where people live and to encourage community participation	To improve water and air quality	To conserve soil resources and quality	To use water and mineral resources efficiently, and re-use and recycle where possible	To reduce waste	To reduce the effects of traffic on the environment	To reduce contributions to climate change	To reduce vulnerability to climatic events	To conserve and enhance biodiversity and geo-diversity	To conserve and where appropriate enhance areas of historical and archaeological importance	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	To achieve sustainable levels of prosperity and economic growth throughout the plan area	To revitalise town centres	To encourage efficient patterns of movement in support of economic growth	To encourage and accommodate both indigenous and inward investment	comment
DM1	Presumption in favour of Sustainable Development	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Positive. Overall the objectives and the policy are compatible.
DM2	Creating places - development principles and local distinctiveness	0	0	+	0	+	0	0	+	0	0	0	+	+	+	0	+	+	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM3	Masterplans	+	0	+	+	+	0	0	+	0	0	+	+	+	+	+	+	+	0	+	0	+	+	Most of the objectives are aligned with the policy to achieve the target. Overall the objectives and the policy are compatible.
DM4	Development Briefs	+	0	+	+	+	0	+	+	0	0	+	0	+	+	+	0	0	0	0	0	+	+	Most of the objectives are aligned with the policy to achieve the target. Overall the objectives and the policy are compatible.

Synergistic Effects		SA Headline Objectives																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
DM5	Development in the Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM6	Flooding and Sustainable Drainage	0	0	0	0	0	0	0	0	0	0	+	0	0	0	+	+	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM7	Sustainable Design and Construction	0	0	0	0	0	0	0	+	0	0	+	+	0	++	+	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM8	Improving Energy Efficiency and Reducing Carbon Dioxide Emissions	0	0	0	0	0	0	0	0	0	0	+	0	0	++	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM9	Low and Zero Carbon Energy Generation	0	0	0	0	0	0	0	0	0	0	+	0	0	++	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM10	Infrastructure Services and Telecommunications Development	0	0	0	+	0	+	0	0	0	0	0	0	+	0	0	0	0	0	+	0	+	+	Mostly neutral. Overall the objectives and the policy are compatible.
DM11	Impact of Development on Sites of Biodiversity and Geodiversity Importance	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	++	0	+	0	0	+	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM12	Protected Species	0	0	0	0	0	0	0	+	0	+	0	0	0	0	+	++	0	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM13	Mitigation, Enhancement, management and Monitoring of Biodiversity	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	++	0	+	0	0	+	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM14	Landscape Features	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM15	Safeguarding from Hazards	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. The objectives and the policy are compatible.
DM16	Listed Buildings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0	Mostly neutral. The objectives and the policy are compatible.
DM17	Local Heritage Assets	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0	Mostly neutral. Overall

Synergistic Effects		SA Headline Objectives																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
	and Buildings Protected by an Article 4 Direction																							the objectives and the policy are compatible.
DM18	Conservation Areas and Buildings of Local Importance.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM19	New Uses for Historic Building	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM20	Development Affecting Parks and Gardens of Special Historic or Design Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM21	Archaeology	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM22	Enabling Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM23	Residential Design	0	0	+	0	+	0	0	+	0	0	+	+	+	+	+	0	+	+	0	+	0	0	The objectives are aligned well with the policy. The objectives and the policy are compatible.
DM24	Special Housing Needs	+	0	0	++	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM25	Alterations or Extensions to Dwellings and self contained Annexes	0	0	0	0	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM26	Extension to Domestic Gardens Within the Countryside	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM27	Agricultural and Essential Workers Dwellings	0	0	0	0	0	+	++	0	0	0	0	0	+	0	0	0	0	0	+	0	+	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM28	Housing in the Countryside	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM29	Residential use of Redundant Buildings in the Countryside	0	0	0	+	+	+	+	0	0	0	0	0	0	0	0	-	0	+	+	0	+	+	Mostly neutral. Overall the objectives and the policy are compatible. Potential negatives are minimised

Synergistic Effects		SA Headline Objectives																							
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22		
																									within policy wording and other policies within the development plan. Policies DM11, DM12, and DM13 mitigate impact on biodiversity and geodiversity.
DM30	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses	0	+	0	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	++	Mostly neutral. Overall the objectives and the policy are compatible.	
DM31	Farm Diversification	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	-	0	-	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible. Slight negatives are minimised by wording of the policy and other policies contained elsewhere within the development plan. Policies DM2, DM5, DM11, DM12, and DM13 mitigate against inappropriate development in the countryside and impact on biodiversity and geodiversity.	
DM32	Business and Domestic Equine Related Activities	0	0	0	+	0	+	0	0	0	0	0	0	0	0	0	-	0	-	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible. Slight negatives are minimised within the policy wording and by other policies contained within the development plan. Policies DM2, DM5 and DM11 mitigate against inappropriate development in the countryside and impact on biodiversity and geodiversity.	
DM33	Re-Use or Replacement of Buildings in the	0	0	0	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible.	

Synergistic Effects		SA Headline Objectives																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
	Countryside																							
DM34	Tourism Development	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	-	0	-	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible. Slight negatives are minimised by policy wording and by other policies contained within the development plan. Policies DM2, DM5, DM11, DM12, and DM13 which mitigate against inappropriate development in the countryside and impact on biodiversity and geodiversity.
DM35	Proposals Within the Town Centre Boundaries	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	++	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM36	Protection of Local Centres	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	0	+	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM37	Public Realm improvements	0	0	+	0	+	0	0	+	0	0	0	0	+	0	0	0	+	+	+	++	0	+	Mostly neutral. Overall the objectives and the policy are compatible.
DM38	Shop fronts and Advertisements	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0	0	+	+	0	+	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM39	Street trading and street cafes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM40	Ancillary Retail Uses	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+	Mostly neutral. Overall the objectives and the policy are compatible.
DM41	Community Facilities and Services	+	+	+	+	++	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM42	Open Space, Sport and Recreation Facilities	++	0	+	+	0	0	0	++	0	0	0	0	0	0	0	+	0	+	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM43	Leisure Facilities	+	0	+	0	+	+	0	++	0	0	0	0	0	0	0	-	0	-	+	+	0	+	Mostly neutral. Overall the objectives and the policy are compatible. Slight negatives are mitigated by

Synergistic Effects		SA Headline Objectives																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
																								wording of the policy and by other policies contained within the development plan. Policies DM2, DM5, DM11, DM12, and DM13 which mitigate against inappropriate development in the countryside and impact on biodiversity and geodiversity.
DM44	Rights of Way	+	0	0	0	+	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM45	Transport Assessments and Travel Plans	0	0	0	0	0	0	0	+	0	0	0	0	+	+	+	0	0	+	0	0	+	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM46	Parking Standards	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	+	0	0	+	0	Mostly neutral. Overall the objectives and the policy are compatible.
DM52	Rural Housing Exception Sites	0	0	0	++	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Mostly neutral. Overall the objectives and the policy are incompatible.

Table 16.3 Synergistic effects of Revised Policies on SA objectives for SEBC

	SA Objective	Score	comment
1	To improve the health of the population overall and reduce health inequalities	40 0 6 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect

	SA Objective	Score	comment
		1 ++	
2	To maintain and improve levels of education and skills in the population overall	44 0 3 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
3	To reduce crime and anti-social activity	37 0 10 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
4	To reduce poverty and social exclusion	34 0 11 + 2 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
5	To improve access to key services for all sectors of the population	31 0 15 + 1 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
6	To offer everybody the opportunity for rewarding and satisfying employment	35 0 11 + 1 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
7	To meet the housing requirements of the whole community	39 0 5 + 3 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
8	To improve the quality of where people live and to encourage community participation	30 0 15 + 2 ++	Policies act well together to meet this objective
9	To improve water and air quality	43 0 4 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
10	To conserve soil resources and quality	43 0 4 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
11	To use water and mineral resources efficiently, and re-use and recycle where possible	39 0 8 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
12	To reduce waste	42 0 5 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
13	To reduce the effects of traffic on the environment	36 0 11 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
14	To reduce contributions to climate change	36 0 8 + 3 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
15	To reduce vulnerability to climatic events	37 0 10 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
16	To conserve and enhance biodiversity and geo-diversity	32 0 6+ 4 ++ 5-	Some policies slightly negative in helping to achieve objective however mitigation through policy criteria and other policies in the plan

	SA Objective	Score	comment
17	To conserve and where appropriate enhance areas of historical and archaeological importance	34 0 9 + 4 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	21 0 21 + 1++ 4 -	Some policies slightly negative in helping to achieve objective however mitigation through policy criteria and other policies in the plan
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	32 0 14 + 1 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
20	To revitalise town centres	40 0 5 + 2 ++	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
21	To encourage efficient patterns of movement in support of economic growth	37 0 10 +	Most policies are neutral in achieving this objective however several policies are positive and this helps to create a positive effect
22	To encourage and accommodate both indigenous and inward investment	34 0 12 + 1++	Policies act well together to meet this objective

Table 16.4 Cumulative Impact of Revised Policies on each SA objective for SEBC

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment and comments
1	To improve the health of the population overall and reduce health inequalities	1++ 1+ 40 0	5+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly beneficial. Some policies will help to improve the health of the population overall.
2	To maintain and improve levels of education and skills in the population overall	2+ 44 0	1+	3+	3+	3+	3+	Nil	Mostly neutral although a couple of policies should have a positive impact on improving levels of education and skills in the population overall.
3	To reduce crime and anti-social activity	2+ 37 0	8+	10+	10+	10+	10+	Nil	Slightly beneficial. Some policies should have a positive influence in reducing anti-social activity.
4	To reduce poverty and social exclusion	2++ 3+ 32 0	10 +	2++ 13+	2++ 13+	2++ 13+	2++ 13+	Nil	Beneficial. Several policies should have a positive impact on reducing poverty and social exclusion.
5	To improve access to key services for all sectors of the population	1++ 7+ 31 0	8+	1++ 15+	1++ 15+	1++ 15+	1++ 15+	Nil	Beneficial. Several policies should have a positive impact on the objective to improve access to key services for all sectors of the population.
6	To offer everybody the opportunity for rewarding and satisfying employment	1++ 5+ 36 0	5+	1++ 10+	1++ 10+	1++ 10+	1++ 10+	Nil	Beneficial. Several policies should have a positive impact on the objective to offer everybody the opportunity for rewarding and satisfying employment.
7	To meet the housing requirements of the whole community	3++ 8+ 36 0	Nil	3++ 8+	3++ 8+	3++ 8+	3++ 8+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to meet the housing requirements of the whole community.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment and comments
8	To improve the quality of where people live and to encourage community participation	2++ 5+ 30 0	10+	2++ 15+	2++ 15+	2++ 15+	2++ 15+	Nil	Beneficial. Several policies will have a positive impact on the objective to improve the quality of where people live and to encourage community participation.
9	To improve water and air quality	43 0 1+	3+	4+	4+	4+	4+	Nil	Mostly neutral although three policies should have a positive impact on the objectives to improve water and air quality.
10	To conserve soil resources and quality	3+ 43 0	1+	4+	4+	4+	4+	Nil	Mostly neutral although three policies should have a positive impact on the objective to conserve soil resources and quality.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	8+ 39 0	Nil	8+	8+	8+	8+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to use water and mineral resources efficiently, and re-use and recycle where possible.
12	To reduce waste	5+ 42 0	Nil	5+	5+	5+	5+	Nil	Mostly neutral although four policies should have a positive impact on the objective to reduce waste.
13	To reduce the effects of traffic on the environment	4+ 36 0	7+	11+	11+	11+	11+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to reduce the effects of traffic on the environment.
14	To reduce contributions to climate change	3++ 4+ 36 0	4+	3++ 8+	3++ 8+	3++ 8+	3++ 8+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to reduce contributions to climate change.
15	To reduce vulnerability to climatic events	6+ 37 0	4+	10+	10+	10+	10+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to reduce vulnerability to climatic events.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment and comments
16	To conserve and enhance biodiversity and geo-diversity	4++ 5+ 32 0 5 -	1+	4++ 6+ 5-	4++ 6+ 5-	4++ 6+ 5-	4++ 6+ 5-	Nil	Slightly beneficial although some policies have the potential to have a negative influence on the objective to conserve and enhance biodiversity and geodiversity.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	4++ 8+ 34 0	1+	4++ 4+	4++ 4+	4++ 4+	4++ 4+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to conserve and where appropriate enhance areas of historical and archaeological importance.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	1++ 18+ 21 0 4-	3+	1++ 21+ 4-	1++ 21+ 4-	1++ 21+ 4-	1++ 21+ 4-	Nil	Beneficial. Several policies will have a positive impact on the objective to conserve and enhance the quality and local distinctiveness of landscapes although four policies have the potential to have a negative impact.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	1++ 5+ 32 0	9+	1++ 14+	1++ 14+	1++ 14+	1++ 14+	Nil	Beneficial. Several policies will have a positive impact on the objective to achieve sustainable levels of prosperity and economic growth throughout the plan area.
20	To revitalise town centres	2++ 3+ 40 0	2+	2++ 5+	2++ 5+	2++ 5+	2++ 5+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to revitalise town centres.
21	To encourage efficient patterns of movement in support of economic growth	2+ 38 0	7+	10+	10+	10+	10+	Nil	Slightly beneficial. Some policies should have a positive influence on the objective to encourage efficient patterns of movement in support of economic growth.
22	To encourage and accommodate both indigenous and inward investment	1++ 6+ 34 0	6+	1++ 12+	1++ 12+	1++ 12+	1++ 12+	Nil	Beneficial. Several policies will have a positive impact on the objective to encourage and accommodate both indigenous and inward investment.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain

Objective Number	Objective	Direct Impact	Secondary Impact	Short Term	Medium Term	Long term	Permanent	Temporary	Assessment and comments
Total		26 ++ 107 + 793 0 9 -	95 +	26 ++ 202 + 9 -	26 ++ 202 + 9 -	26++ 202 + 9 -	26 ++ 202 + 9 -		Overall policies are beneficial with the majority of necessary mitigation contained within the wording of the policies themselves or contained within other policies in the development plan.

17 Mitigation and Recommendations

17.1 Mitigation

The term mitigation encompasses any approach that is aimed at preventing, reducing or offsetting adverse environmental effects that have been identified. In practice, a range of measures applying one or more of these approaches is likely to be considered in mitigating any significant adverse effects predicted as a result of implementing the policies of the Development Management DPD. In addition, it is also important to consider measures aimed at enhancing positive effects. All such measures are generally referred to as mitigation measures.

However, the emphasis should be in the first instance on proactive avoidance of adverse effects. Only once alternative options or approaches to avoiding an effect have been examined should mitigation then examine ways of reducing the scale/importance of the effect.

Mitigation can take a wide range of forms, including:

- Suggested re-wording of some policies in order to improve the likelihood of positive effects and to minimise adverse effects;
- Technical measures (such as setting guidelines) to be applied during the implementation stage;
- Identifying issues to be addressed in project environmental impact assessments for certain projects or types of projects;
- Proposals for changing other plans and programmes; and
- Contingency arrangements for dealing with possible adverse effects.

The various sustainability appraisal reports on the various iterations of the plan policies have put forward a range of recommendations for improvements to the policies of the DM DPD in terms of taking a more proactive approach to achieving more sustainable development. These recommendations, along with the consultation comments, have been taken forward in revising and drafting the joint plan policies prior to the reappraisal as outlined in section 13 and 14. Further mitigation measures for each plan policy have been considered and these are detailed in the assessment matrices (Appendices B and C) and summarised in Table 13.1 and 14.1 which include cross-references to mitigation measures where appropriate.

17.2 Recommendations

The policies seek to meet the 25 Forest Heath and 22 St Edmundsbury sustainability objectives. Where policies have the potential to have an adverse effect on sustainability objectives, mitigation is achieved through other policies in the plan. There are some policies that have been amended but there remains a risk that there will be a negative impact on one or more sustainability objectives. The policies that have been identified as such are listed in table 17.1

Table 17.1 Summary of policies with residual negative effects

Policy no	Policy	Comment including any recommendation and potential mitigation
DM5	Development in the Countryside	This policy scored negative in the FHDC assessment. The policy potentially allows development on greenfield land (SA21) and could restrict development of tourist attractions (SA12) in the countryside. However, development is only permitted where criteria are met that protect the most sensitive greenfield sites which is consistent with SA21. In addition development will be permitted where there is clear justification for the proposal in that location - which is consistent with SA12 and policy DM34 Tourism Development. No further mitigation is therefore required
DM10	Infrastructure Services and Telecommunications Development	This policy scored negative in the FHDC assessments. Telecommunications masts have the potential to adversely affect the character of the District (SA4), biodiversity (SA15), and development could be on publicly accessible open space (SA6). The policy includes criteria that require any impacts on landscape and the environment to be assessed and minimised through mitigation measures and policy DM14 seeks to protect against unacceptable adverse impacts on the landscape. The policy criteria (section 'd') requires that there is no suitable alternative and policies DM11 – DM13 also seek to protect and enhance biodiversity in association with any development. Policy DM42 seeks to protect existing open space and would require mitigation for any loss. No further mitigation is therefore required
DM29	Residential use of Redundant Buildings in the Countryside	This policy scored negative in the FHDC and SEBC assessments. Change of use of rural buildings could have a minor adverse impact on biodiversity. Policies DM11 – DM13 seek to protect and enhance biodiversity in association with any development. No further mitigation is therefore required
DM31	Farm Diversification	This policy scored negative in the FHDC and SEBC assessments. Schemes could have a minor adverse effect on biodiversity. Criteria included in the policy seek to protect, biodiversity, and policies DM11 – DM13 seek to protect and enhance biodiversity in association with any development. No further mitigation is therefore required.
DM32	Business and Domestic Equine Related Activities	This policy scored negative in the FHDC and SEBC assessments. Equine development could have a minor adverse effect on biodiversity and a minor adverse effect on the rural environment/landscapes. Criteria in the policy seek to protect against effects on the character of the locality, biodiversity, geo-diversity and landscape character. In addition policies DM11 – DM13 seek to protect and enhance biodiversity in association with any development, and policy DM14 seeks to protect against unacceptable adverse impacts on the landscape. No further mitigation is therefore required
DM34	Tourism Development,	This policy scored negative in the FHDC and SEBC

Policy no	Policy	Comment including any recommendation and potential mitigation
		assessments. Tourism development could have an adverse effect on biodiversity. Development could also have a minor adverse effect on the rural environment and distinctiveness of landscapes. Criteria in the policy seek to protect nature conservation interests, biodiversity interests and the character or appearance of the countryside. In addition policies DM11 – DM13 seek to protect and enhance biodiversity in association with any development, and policy DM14 seeks to protect against unacceptable adverse impacts on the landscape. No further mitigation is therefore required
DM43	Leisure Facilities	This policy scored negative in the FHDC and SEBC assessments. Certain types of leisure proposals could have impacts on biodiversity and on the rural environment /landscapes. Criteria in the policy seek to protect nature conservation interests, biodiversity interests and the character or appearance of the countryside. In addition policies DM11 - 13 seek to protect and enhance biodiversity in association with any development, and policy DM14 seeks to protect against unacceptable adverse impacts on the landscape. The policy could be strengthened if the wording in 'e' were to include geodiversity and landscape. No further mitigation is therefore required

17.3 Habitats Regulation Assessment

A HRA Screening exercise was undertaken to assess the likely significant effects of the revised policies. The process found that:

There will be no likely significant effects to international sites due to any of the policies included in the Plan. Furthermore, there is no potential for 'in combination' effects as either no other current plans or projects that could lead to likely significant effects on the Breckland SAC/SPA or the Waveney, Little Ouse Valley Fens SAC, Devils Dyke SAC or Rex Graham Reserve SAC have been identified, or where such likely significant effects have been identified, mitigation has been recommended to ensure that no likely significant effects occur.

18 Monitoring

The SEA Directive states that:

'member states shall monitor the significant environmental effects of the implementation of plans and programmes...in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action' (Article 10.1). In addition, the Environmental Report should provide information on a *'description of the measures envisaged concerning monitoring'* (Annex I (i)) (Stage E).

SA monitoring will cover significant social and economic effects as well as significant environmental effects; and it involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant sustainability effects (both beneficial or adverse) being monitored. This will allow the identification of any unforeseen adverse effects and enable appropriate remedial action to be taken.

The SA guidance recommends SA monitoring is incorporated into each Council's existing monitoring arrangements. Under Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning Regulations 2004 the Councils are required to prepare Annual Monitoring Reports (AMRs) to assess the implementation of their LDFs. For monitoring efforts to be optimally effective, it will be important that the Councils seek to integrate the monitoring of the significant sustainability effects of the DM DPD with the AMR process.

Potential indicators for monitoring these effects have been identified and are listed under the relevant objective in the SA framework set out in Table 8.1 for Forest Heath and 9.1 for St Edmundsbury.

In order to reach a final framework of indicators for their AMRs the Councils will need to consider the indicators proposed in the SAs to identify those which can be most effectively used to monitor the sustainability effects of each LDF as a whole. This will need to be undertaken in dialogue with statutory consultees and other bodies, as in many cases the monitoring information may need to be provided by outside bodies.

The following effects on the SA objectives (including direct as well as cumulative, synergistic and indirect effects) have been identified by the assessment and form the basis of the monitoring programme:

SA Objectives with identified effects

FHDC	SEBC
1 To meet the housing requirements of the whole community (positive)	1 To improve the health of the population overall and reduce health inequalities (positive)
2 To reduce anti-social activities (positive)	2 To maintain and improve levels of education and skills in the population overall (positive)
3 To maintain and improve levels of education and skills in the population overall (positive)	3 To reduce crime and anti-social activity (positive)
4 To ensure the unique character and population of the district are addressed events (mixture of positive and negative)	4 To reduce poverty and social exclusion (positive)
5 To improve access to key services for all sectors of the population (positive)	5 To improve access to key services for all sectors of the population (positive)
6 To prevent further loss of publicly accessible open space (mixture of positive and negative)	6 To offer everybody the opportunity for rewarding and satisfying employment (positive)
7 To offer everybody the opportunity for rewarding and satisfying employment (positive)	7 To meet the housing requirements of the whole community (positive)
	8 To improve the quality of where people live and to encourage community participation (positive)

FHDC	SEBC
<p>8 To achieve sustainable levels of prosperity and economic development throughout the plan area (positive)</p> <p>9 To reduce poverty and social exclusion (positive)</p> <p>10 To increase the ability for shorter commuting times and more sustainable forms of transport (positive)</p> <p>11 To revitalise town centres (positive)</p> <p>12 To improve the range of tourist attractions in the District (mixture of positive and negative)</p> <p>13 To mitigate the noise pollution impact of American military aircraft</p> <p>14 To maintain low levels of all other pollution which are present in Forest Heath (positive)</p> <p>15 To protect the districts vast biodiversity natural capital events (mixture of positive and negative)</p> <p>16 To adapt to the impact climate change will have on Forest Heath (positive)</p> <p>17 To mitigate greenhouse gas emissions arising from activities in the District (positive)</p> <p>18 To improve the availability and access to sustainable modes of transport (positive)</p> <p>19 To ensure a sustainable and good quality supply of water (positive)</p> <p>20 To maintain a high quality rural environment events (mixture of positive and negative)</p> <p>21 To maximise the redevelopment of 'brown-field sites' and avoid the development of environmentally sensitive 'green-field' sites (mixture of positive and negative)</p> <p>22 To encourage environmentally friendly energy uses (positive)</p> <p>23 To increase the rate of improvement to the energy efficiency of buildings in the District (positive)</p> <p>24 To safeguard Forest Heath's heritage for future generations (positive)</p> <p>25 To reduce waste (positive)</p>	<p>9 To improve water and air quality</p> <p>10 To conserve soil resources and quality (positive)</p> <p>11 To use water and mineral resources efficiently, and re-use and recycle where possible (positive)</p> <p>12 To reduce waste (positive)</p> <p>13 To reduce the effects of traffic on the environment (positive)</p> <p>14 To reduce contributions to climate change (positive)</p> <p>15 To reduce vulnerability to climatic events (positive)</p> <p>16 To conserve and enhance biodiversity and geodiversity (mixture of positive and negative)</p> <p>17 To conserve and where appropriate enhance areas of historical and archaeological importance (positive)</p> <p>18 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes (mixture of positive and negative)</p> <p>19 To achieve sustainable levels of prosperity and economic growth throughout the plan area (positive)</p> <p>20 To revitalise town centres (positive)</p> <p>21 To encourage efficient patterns of movement in support of economic growth (positive)</p> <p>22 To encourage and accommodate both indigenous and inward investment (positive)</p>

The monitoring programme outlined in Table 16.2 (Forest Heath) and Table 16.3 (St Edmundsbury) is preliminary and will be confirmed at the time of the adoption of the DM DPD.

The programme may still evolve based on the results of public consultation, dialogue with environmental and other consultees and the identification of additional data sources, as in many cases information will be provided by outside bodies. It should be noted, however, that there will be a need for careful consideration of the practicalities of monitoring to be taken into account in shaping the final monitoring strategy, especially in the context of limited resources at the Borough level. The emphasis must be on creating a balanced, effective, yet achievable set of monitoring criteria.

Table 18.2 Proposed monitoring for FHDC

	SA Objective	Performance Indicator
1	To meet the housing requirements of the whole community	% dwellings built in Newmarket % of affordable dwellings
2	To reduce anti-social activities	Crime Rates – Violent crime in public places
3	To maintain and improve levels of education and skills in the population overall	Proportion of 16-74 year olds with no qualifications Proportion of 16-74 year olds with NVQ level 4 qualifications
4	To ensure the unique character and population of the district are addressed	% population in USAF % employed in Horseracing Numbers of Gypsies and travellers living on public and private sites (both with or without planning permission) and those encamping on roadsides, open land etc
5	To improve access to key services for all sectors of the population	% rural population with 5 services % households within 30 mins of hospital, school, shops
6	To prevent further loss of publicly accessible open space	Number of hectares of open space lost
7	To offer everybody the opportunity for rewarding and satisfying employment	Unemployment rate (eg numbers claiming JSA)
8	To achieve sustainable levels of prosperity and economic development throughout the plan area	Economic Activity Occupation Profile Number of Home working units approved
9	To reduce poverty and social exclusion	Deprivation rate DC ranking Gross weekly pay
10	To increase the ability for shorter commuting times and more sustainable forms of transport	Self Containment of employment market i.e. % those that live and work in District
11	To revitalise town centres	Vacant units % of units by sector
12	To improve the range of tourist attractions in the District	Number of tourist attractions
13	To mitigate the noise pollution impact of American military aircraft	No development permitted contrary to noise levels in PPS24 % applications within 70 dB(A) contours with noise survey
14	To maintain low levels of all other pollution which are present in Forest Heath	Number of AQMAs Condition of AQMAs % of new development that meets EcoHomes or BREEAM standard
15	To protect the District's vast biodiversity natural capital	Ha of SSSI lost
16	To adapt to the impact climate change will have on Forest Heath	Number of properties damaged by flooding
17	To mitigate greenhouse gas emissions arising from activities in the District	Number of dwellings approved which exceed required Code for Sustainable Homes level
18	To improve the availability and access to sustainable modes of transport	% households within 13 mins of an hourly bus service No of large employers with Green Travel Plans
19	To ensure a sustainable and good quality supply of water	River Quality Number of buildings with grey water recycling

		Number of buildings with SUDS
20	To maintain a high quality rural environment	% of designated land lost % SSSI
21	To maximise the redevelopment of 'brown-field sites' and avoid the development of environmentally sensitive 'greenfield sites'	% development on PDL
22	To encourage environmentally friendly energy uses	Amount of renewable energy production Amount of energy produced from on site renewable energy production
23	To increase the rate of improvement to the energy efficiency of buildings in the District	Average energy efficiency of housing stock
24	To safeguard Forest Heaths heritage for future generations	No of listed buildings No of listed buildings at risk No of Scheduled Ancient Monuments
25	To reduce waste	Tonnage of household waste recycled and composted Kg of waste per head

Table 18.3 Proposed monitoring for SEBC

	SA Objective	Performance Indicator
1	To improve the health of the population overall and reduce health inequalities	Proportion of population with access to hospital or GP or dentist surgery. Proportion of journeys to work on foot or cycle. How do children travel to school? Obesity in the population. Participation in sport and active recreation. Proportions of the population with no qualifications.
2	To maintain and improve levels of education and skills in the population overall	% of year 11 pupils gaining 5+ A*-C grades at GCSE. Average point score per student at A and AS level. Proportion of the population with no qualifications. Working age population with NVQ level 4 or higher.
3	To reduce crime and anti-social activity	Crime rate per 1000 population. Fear of crime. Number of planning applications approved incorporating crime prevention measures.
4	To reduce poverty and social exclusion	Proportion of population who live in wards that rank within the most deprived 10% and 25% of the wards in the country. House price to income ration.
5	To improve access to key services for all sectors of the population	Percentage of rural households within 15 minutes' walk of an hourly bus service. Amount of accessible natural green space. Proportion of population with access to key local services e.g. GP, post office.
6	To offer everybody the opportunity for rewarding and satisfying employment	Employment rate – (%) employed persons of working age.
7	To meet the housing requirements of the whole community	Number of 'Buildings for Life' housing completions. Homelessness numbers. Affordable housing Completions.
8	To improve the quality of where people live and to encourage community participation	% of residents who are happy with their neighbourhood as a place to live. Change in amount of accessible natural green space. Number of people involved in volunteer activities.
9	To improve water and air quality	Water quality in rivers.

		Groundwater quality. Have annual mean concentrations of any key air pollutants been exceeded?
10	To conserve soil resources and quality	Number and percentage of new dwellings completed on previously developed land. Dwellings per hectare of net developable area. Number of potential and declared contaminated sites returned to beneficial use. Loss of best and most versatile agricultural land.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Recycled aggregate production. Daily domestic water use (per capita consumption, litres) for St Edmundsbury.
12	To reduce waste	Household and municipal waste produced. Tonnage/proportion of household (and municipal) waste recycled, and composted.
13	To reduce the effects of traffic on the environment	Traffic volumes in key locations. Percentage of all new residential development taking place in major towns, other towns and elsewhere. Percentage of journeys to work undertaken by sustainable modes. Percentage of schoolchildren travelling to school by sustainable modes. Number of travel plans completed and implemented.
14	To reduce contributions to climate change	Consumption of electricity – Domestic use per consumer and total commercial and industrial use. Consumption of gas – Domestic use per consumer and total commercial/industrial use. GHG emissions by sector and per capita emissions – proportion and absolute quantity in tonnes per year. Percentage of buildings achieving desired rating against national building standards such as Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard). Percentage of new development which sources a percentage of energy from low carbon or renewable sources: i. Onsite; ii. Offsite. Renewable energy generation: Installed generating capacity. Number of properties receiving grants to increase energy efficiency in their homes.
15	To reduce vulnerability to climatic events	Number of planning applications approved with SUDS and other natural drainage systems implemented. Flood Risk – Planning applications approved against Environment Agency advice. Properties at risk of flooding from rivers.
16	To conserve and enhance biodiversity and geo-diversity	Change in number and area of designated ecological sites. Condition of CWS. Reported condition of ecological SSSIs. Development proposals affecting European designated sites. Achievement of Habitat and Species Action Plan targets. Development proposals affecting BAP habitats outside protected areas.

		Reported condition of geological SSSIs and RIGSs.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Number of listed buildings and buildings at risk. Area of historic parks and gardens. Number of Conservation Areas and Article 4 directions. Number of Conservation Area Appraisals completed and enhancement schemes (in Conservation Areas) implemented. Number of Scheduled Ancient Monuments damaged as a result of development. Number of applications affecting known or unknown archaeological site but judged of high potential and approved with conditions requiring prior excavation or recording during development.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Number and percentage of new dwellings completed on previously developed land. Number of vacant dwellings. Landscape condition specified in landscape character assessments.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Take-up of urban employment floorspace (completions). Take-up of rural employment floorspace (completions) Employment permissions and allocations (urban). Employment permissions and allocations (rural). Annual growth in GVA.
20	To revitalise town centres	% Vacant units in town centre
21	To encourage efficient patterns of movement in support of economic growth	Number of developments where a travel plan is submitted or is a condition of development. Percentage of journeys to work undertaken by sustainable mode. Number of farmers markets and farm shops.
22	To encourage and accommodate both indigenous and inward investment	Employment land availability (urban). Employment land availability (rural).

19 Conclusions

The policies within the joint Development Management Policies DPD Submission Draft meet very positively the range of sustainability objectives identified in the SA frameworks for Forest Heath District and St Edmundsbury with no significant (strongly or moderately) negative effects identified.

This SA Report sets out the SA process and its key findings for the Preferred Option of the joint DM DPD. The policies of the joint DM DPD were appraised in stages. Initially, as documented in chapter 12 of this report, the various iterations of the policies were assessed separately as set out in section 2.10. Following a decision by the two Councils to produce one joint DM DPD document, the Development Management DPD policies were then revised considerably by the Councils incorporating the results of the previous sustainability appraisals. Following consultation on the Joint DM DPD preferred options in Spring 2012, changes to develop the joint plan policies were deemed potentially significant from a sustainability perspective and therefore they were re-appraised (section 15 and 16).

No further recommendations for improving the sustainability performance of the joint DM DPD, have been recommended.

Sustainability Appraisal
(Incorporating Strategic Environmental
Assessment)

**Joint Development Management
Policies DPD**

For

**Forest Heath DC and St
Edmundsbury BC**
Local Plan
Appendices

Submission Draft Consultation
October 2012

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Appendix A

St Edmundsbury Borough Council

Relevant plans and Programmes

Table A.20 – Relevant Plans and Programmes

International/European context
Aarhus Convention (1998)
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
Espoo Convention on Environmental Impact Assessment in a Transboundary Context (1991)
EU 2020 Biodiversity Strategy (2012)
EU Sixth Environmental Action Plan (2002)
EU Thematic Strategy for Soil Protection (2004)
EU Thematic Strategy on Air Quality (2005)
Europe 2020 Strategy (2010)
European Landscape Convention (2000)
European Spatial Development Perspective (1999)
Kyoto Protocol and the UN Framework Convention on Climate Change (1992)
OSPAR Biological Diversity and Ecosystems Strategy (2003)
Ramsar Convention on Wetlands of international importance especially as waterfowl habitat (1971)
Renewed EU Sustainable Development Strategy (2006)
Strategy on Climate Change: Control Measures Through Until 2020 and Beyond (2007)
The EU Climate and Energy Package (2009)
The European Convention on the Protection of Archaeological Heritage 1992 (Revised)
The Johannesburg Declaration on Sustainable Development – Commitments arising from summit (2002)
The UN Millennium Declaration and Millennium Development Goals (2000)
UN Convention on Biological Diversity (1992)
UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
European Directives
Air Quality Framework Directive 96/62/EC
Bathing Water Quality Directive 76/160/EEC
Directive 79/409/EEC on the Conservation of Wild Birds
Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora
Directive 99/31/EC on the landfill of waste
Directive for the Encouragement of Bio-Fuels for Transport 2003/30/EC
Directive to Promote Electricity from Renewable Energy 2001/77/EC
Drinking Water Directive 98/83/EC
Environmental Impact Assessment (EIA) Directive 85/337/EEC
Floods Directive 2007/60/EC
Groundwater Directive (GDW) 2006/118/EC

Hazardous Waste Directive 91/689/EEC
IPPC Directive 96/61/EC – Integrated Pollution Prevention and Control
Packaging and Packaging Waste Directive 94/62/EC
Renewable Energy Directive (2009)
Soil Framework Directive (Proposed)
Strategic Environmental Assessment (SEA) Directive 2001/42/EC
Surface Water Abstraction Directive 75/440/EEC
The recast of the Energy Performance in Building Directive (2010)
Urban Waste Water Treatment Directive 91/271/EEC
Waste Framework Directive 75/442/EEC, as amended
Water Framework Directive 2000/60/EC
Water Pollution caused by Nitrates from Agricultural Sources: Nitrates Directive 91/676/EEC
National, regional and local context
National Planning Policy Guidance, Planning Policy Statements and Minerals Policy Statements
Building a Greener Future: Policy Statement (June 2007)
Building Research Establishment Environmental Assessment Method - BREEAM (2011)
Climate Change Act (2008)
Code for Sustainable Homes (2010)
Community Infrastructure Levy: An Overview (2011)
National Planning Policy Framework (March 2012)
Planning Act (2008)
Planning and Compulsory Purchase Act (2004)
Planning and Energy Act (2008)
PPS10 – Planning for Sustainable Waste Management (2005)
The Localism Act (2011)
The Town and Country Planning (Local Development) (England) (Amendment) Regulations (2008)
Strategies and Plans
<i>Urban</i>
Our Towns and Cities: The Future – Delivering an Urban Renaissance (Nov 2000)
Parades to be proud of: Strategies to support local shops (June 2012)
Re-imagining urban spaces to help revitalise our High Streets (July 2012)
Towns and Cities Strategy and Action Plan, Urban Renaissance in the East of England (2003)
<i>Rural</i>
Government Rural White Paper: Our Countryside – the future – a fair deal for rural England, DETR (2000)
Rural Strategy, DEFRA (2004)
St Edmundsbury Borough Council Rural Action Plan 2011-2014 (2011)
The Countryside and Rights of Way Act 2000
<i>Sustainable Communities</i>
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)
A Sustainable Development Framework for the East of England (October 2001)
Allowable Solution for Tomorrow's New Homes (proposed framework: 2011)

Building a Greener Future: Policy Statement (2007)
Carbon Compliance Setting an Appropriate Limit for Zero Carbon New Homes (2011)
Creating Sustainable Communities – In the East of England (Jan 2005)
Defining a FABRIC Energy Efficiency Standard for Zero Carbon Homes (2009)
Strategy for Sustainable Construction (June 2008)
Sustainable Communities in the East of England (2003)
Sustainable Communities Plan: Building for the Future (2003)
The Code for Sustainable Homes: Setting the standard in sustainability for new homes (2010)
The UK Government Sustainable Development Strategy: Securing the Future (March 2005)
<i>Regeneration</i>
Crown Lane, Ixworth Masterplan Bury St Edmunds (2010)
Hanchett End Business Park Masterplan, Haverhill (2011)
Hardwick Industrial Estate Masterplan, Bury St Edmunds (2006)
Land East of Suffolk Business Park Masterplan, Bury St Edmunds (2010)
North-West Haverhill Masterplan (2009)
Tayfen Rd Development area Masterplan, Bury St Edmunds (2009)
Vinefields Farm Masterplan, Bury St Edmunds , Bury St Edmunds (2011)
<i>Transport</i>
Aviation White Paper (Dec 2003)
Bury St Edmunds Transport Strategy (2006)
Creating growth, cutting carbon: making sustainable local transport happen (January 2011)
Developing a sustainable framework for UK aviation – Scoping document (March 2011)
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)
DfT – Meeting the Energy Challenge – Energy White Paper (May 2007)
Government/DfT 10 Year Transport Plan 2000
Manual for Streets (2007)
Suffolk Bus Strategy (2006)
Suffolk Local Transport Plan (2011-2031)
The Future of Rail – White Paper (July 2004)
The Future of Transport: a Network for 2030 – White Paper (2004)
<i>Community Strategies and Community Development Strategies</i>
St Edmundsbury Borough Council Community Development Plan (Jan 2004)
Transforming Suffolk – Suffolk's Community Strategy 2008 – 2028 (June 2008)
West Suffolk Local Strategic Partnership –Community Strategy 2006 – 2016 (June 2004)
<i>Neighbouring Authority and National Park Local Plans/Local Development Documents</i>
Babergh Local Plan (2006)
Braintree District Council Core Strategy Development Plan Document (September 2011)
Breckland Core Strategy Development Plan Document (October 2009)
East Cambridgeshire Core Strategy Development Plan Document (October 2009)
Forest Heath Core Strategy Development Plan Document (May 2010)
Mid Suffolk Core Strategy Development Plan Document (September 2008)
South Cambridgeshire Core Strategy Development Plan Document (January 2007)
<i>Parish Plans</i>
Bardwell Parish Plan Group – Action Plan 2002 – 2010

Barningham Parish Plan 2003 – 2010
Barrow cum Denham Community Action Plan 2002 – 2005
Cavendish Village Report and Action Plan December 2003
Chedburgh Action Plan 2002 – 2005
Clare Parish Plan 2011
Fornham St Genevieve Parish Plan 2007
Great Barton Parish Plan 2010
Hargrave Community Action Plan 2000
Hepworth Parish Plan 2007
Honington-cum-Sapiston Community Action Plan 2003
Hopton and Knettishall Parish Plan 2005
Horringer cum Ickworth Parish Plan 2005 – 2015
Hundon Parish Plan 2011
Ixworth and Ixworth Thorpe Parish Plan 2005
Market Weston Parish Plan 2005 – 2010
Ousdon Community Action Plan 1998
Pakenham Parish Plan 2011
Rede Parish Plan 2006
Rushbrooke with Rougham Parish Plan 2012
Stansfield Parish Plan 2006
Stanton 2010
Whepstead Parish Plan 2005 – 2015
<i>Local Authority Corporate Plans and Strategies</i>
Local Area Agreement: Suffolk 2 2008-2011 (2008)
St Edmundsbury Borough Council Capital Strategy (September 2005)
St Edmundsbury Corporate Plan (2012-2016)
St Edmundsbury Borough Council Equality Scheme (2011-2014)
St Edmundsbury Community Strategy (2006-2016)
Suffolk Rights of Way Improvement Plan (2006 – 2016)
Social – National, regional and local context
<i>Social Inclusion</i>
Regional Social Strategy for the East of England (2007)
St Edmundsbury Borough Council Health and Wellbeing Strategy 2004 – 2008
Suffolk County Council Equalities Policy (2003)
<i>Health</i>
Annual Public Health Report for Suffolk (2011)
Choosing Health: Making healthy choices easier (2004)
Healthy Futures: A Regional Health Strategy for the East of England 2005-2010 (EERA)
Local Government and Public Improvement in Health Act (2007)
Norfolk, Suffolk and Cambridgeshire NHS Strategic Health Authority – Health Strategy 2005-2010
<i>Culture</i>
A better life. Strategy for the East of England, Living East (2005)
<i>Education</i>

Reviewing the way schools are organised in Suffolk: Building a world class school system for the 21 st century (2006)
Schools in Suffolk: Developing New Roles and Relationships in Support of Children and Young People (January 2005)
Suffolk 14-19 Strategy (2004)
Suffolk County Council – Building Schools for the Future (2004)
Suffolk County Council – Key Stage 2 in the Three Tier System – a 3 Year Project (2005)
Suffolk Strategic Plan for Informal Adult and Community Learning 2011 - 2014
Suffolk’s Vision for Learning: Transforming Learning with Communities (2008)
<i>Housing</i>
Affordable Housing Economic Viability Assessment (2009)
Affordable Housing Economic Viability Study (July 2009)
Homes for the Future: More Affordable, More Sustainable (July 2007)
Laying the Foundations: A Housing Strategy for England (November 2011)
Planning Policy for Traveller Sites (March 2012)
St Edmundsbury Borough Council Housing Strategy 2008 – 2013
St Edmundsbury Core Strategy Development Plan Document 2010
St Edmundsbury Strategic Housing Land Availability Assessment 2010/11
<i>Community safety</i>
Empty Homes and Wasted Space Strategy 2009
Suffolk Community Strategy (Transforming Suffolk 2008-2028)
Western Suffolk Community Safety Partnership Partnership Plan 2012-2013
Environmental – National, regional and local context
<i>Environmental Strategies</i>
Environment, Our future: Regional Environment Strategy for the East of England, East of England Regional Assembly and East of England Environment Forum, July 2003
St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan (Dec 2005)
St Edmundsbury Green Infrastructure Strategy (2009)
Suffolk County Council Environmental Action Plan (2007)
<i>Soil</i>
Contaminated Land Strategy for the Borough of St Edmundsbury (Nov 2005)
Safeguarding our soils: A Strategy for England (2009)
Sustainable Farming and Food Strategy: Forward Look (2006)
<i>Climate</i>
A review of St Edmundsbury Borough Council’s response to climate change and energy dependency (2007)
Building a Greener Future Towards Zero Carbon Development (2006)
Living with Climate Change in the East of England – Summary report supported by technical report (2003)
UK Climate Change Act (2008)
<i>Air quality</i>
Air Pollution: Action in a Changing Climate (DEFRA 2010)
Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA, 2007)
Air Quality Updating and Screening Assessment for St Edmundsbury Borough Council (2009)
<i>Heritage</i>

Ancient Monuments and Archaeological Areas Act 1979
English Heritage Strategy 2011-2015
Heritage Counts East of England (2011)
Historic Environment: A Force For the Future (2001)
The Regional Research Framework. Research and Archaeology Revisited: A Revised Framework for the East of England, East Anglian Archaeology, Occasional Papers 24 (2011)
<i>Water</i>
Suffolk County Council Preliminary Flood Risk Assessment Report (2011)
Water for People and the Environment – Consultation Document (EA, 2007)
Water for people and the environment – Water resources strategy for England and Wales (2009)
Water Resources for the Future: A Strategy for Anglian Region (2008)
Water Resources Strategy: Regional Action Plan for the Anglian Region (2009)
<i>Biodiversity and nature conservation</i>
Biodiversity 2020: A strategy for England’s wildlife and ecosystem services (2011)
Butterfly Conservation – Regional Action Plan for Anglia (2000)
State of Nature – Lowlands – Future Landscapes for Wildlife (2004)
Suffolk Biodiversity Action Plan Review (2011)
The Conservation (Natural Habitats, &c.) Regulations (1994)
The Conservation of Habitats and Species Regulations (2010)
The Countryside and Rights of Way Act (2000)
Wildlife and Countryside Act (1981, as amended)
<i>Countryside management</i>
In Step with Suffolk: Rights of Way Improvement Plan 2006-2016
<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
<i>Minerals and waste</i>
English Nature Policy Position Statement: Waste Management (2002)
Suffolk Minerals Core Strategy Development Plan Document (2008)
Suffolk Waste Core Strategy Development Plan Document (March 2011))
The Waste (England and Wales) (Amendment) Regulations 2012
Economic – National, regional and local context
<i>Economic and Employment Strategies</i>
Bury St Edmunds and Haverill Retail, Leisure and Offices Study (2007)
Expanding Suffolk’s Horizons: Taking Suffolk forward to 2013: Economic Strategy (2008)
Framework for Regional Employment and Skills Action (FRESA) (2003)
International Business Strategy (2004)
Inventing our future, Regional Economic Strategy for the East of England (2008)
Regional Emphasis Document SR2004, December 2003
St Edmundsbury Economic Development Strategy (Dec 2005)
St Edmundsbury Rural Action Plan (2011-2014)
Urban and Rural Prioritisation in the East of England. June 2003
<i>Tourism</i>

Government Tourism Policy (March 2011)
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Regional Tourism Strategy East of England 2000 – 2010

Sustainable Tourism Strategy for the East of England (March 2004)

Appendix B
Forest Heath District Council
Assessment Matrices

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 1 – Creating places – development principles and local distinctiveness

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities		+	+	+	+	+		Policy requires the design and layout of schemes to take account of crime prevention and community safety.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Policy seeks to ensure new developments are of appropriate design for the character of the District.
5. To improve access to key services for all sectors of the population		+	+	+	+	+		The policy seeks to improve levels of accessibility.
6. To prevent further loss of publicly accessible open space		+	+	+	+	+		Policy requires that development provides appropriate amenity spaces.
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport		+	+	+	+	+		The policy seeks to encourage the use of sustainable forms of transport
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels	+		+	+	+	+		Policy requires sustainable

of all other pollution which are present in Forest Heath								design, construction and improved energy efficiency.
15. To protect the Districts vast biodiversity natural capital	+		+	+	+	+		The policy seeks to protect habitats, species and features of ecological interest.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		The policy seeks to encourage designs that provide access for all users and encourages the use of sustainable forms of transport.
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	+		+	+	+	+		Policy includes requirement for sustainable construction.
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Good design helps safeguard Forest Heath's heritage.
25. To reduce waste	+		+	+	+	+		Policy encourages appropriate refuse and recycling facilities in new development.
Total	7 + 14 0	4 +	11 +	11 +	11 +	11 +	Nil	Slightly positive.
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 2 - Masterplans

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities		+	+	+	+	+		Good design can reduce crime and deter anti-social activities.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy seeks to improve access to key services.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	+		+	+	+	+		The policy specifies the requirement for employment facilities within development proposals.
9. To reduce poverty and social exclusion		+	+	+	+	+		Good design and the provision of a range of housing types and affordable housing tenures can act to reduce poverty and social exclusion.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		The policy encourages the application of transport links and travel plans designed to maximise the use of sustainable modes of transport.
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which	0							N/A

are present in Forest Heath								
15. To protect the Districts vast biodiversity natural capital	0							Development could potentially impact upon bio-diversity and natural capital and for this reasons the policy requires a comprehensive bio-diversity plan to accompany the Masterplan.
16. To adapt to the impact climate change will have on Forest Heath	+		+	+	+	+		The application of design principles and measures to minimise climate change risks is encouraged.
17. To mitigate greenhouse gas emissions arising from activities in the District		+	+	+	+	+		Good design can reduce greenhouse gas emissions.
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		The policy encourages the application of transport links and travel plans designed to maximise the use of sustainable modes of transport.
19. To ensure a sustainable and good quality supply of water	+		+	+	+	+		The policy encourages the application of resource efficiency measures.
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	+		+	+	+	+		The policy seeks to maximise energy efficiency measures and secure on-site renewable, decentralised or low carbon energy generation to cut carbon dioxide emissions.
23. To increase the rate of improvement to the energy efficiency of buildings in the District	+		+	+	+	+		Good building design in accordance with other policies contained within the DPD and Core Strategy DPD will improve the energy efficiency of buildings in the District.
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	+		+	+	+	+		The policy encourages the application of waste reduction measures.
Total	9 + 13 0	3 +	12 +	12+	12 +	12 +		Slightly positive
Mitigation: Development could potentially impact upon bio-diversity and natural capital and for this reasons the policy requires a comprehensive bio-diversity plan to accompany the Masterplan.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 3 – Development Briefs

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	+		+	+	+	+		The policy requires a mix of housing including provision of affordable housing.
2. To reduce anti-social activities		+	+	+	+	+		Good design can reduce crime and deter anti-social activities.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy seeks to improve access to key services.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion		+	+	+	+	+		Good design and the provision of a range of housing types and affordable housing tenures can act to reduce poverty and social exclusion.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		The policy aims to improve levels of accessibility and encourage use of sustainable modes of transport.
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels	0							N/A

of all other pollution which are present in Forest Heath								
15. To protect the Districts vast biodiversity natural capital	0							Development has the potential to have a negative impact although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.
16. To adapt to the impact climate change will have on Forest Heath	+		+	+	+	+		Policy requires development to be designed to address climate change risks.
17. To mitigate greenhouse gas emissions arising from activities in the District		+	+	+	+	+		The policy encourages measures to promote sustainable living patterns, including reducing the need to travel by private motor vehicle.
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		The policy encourages the use of sustainable modes of transport including reference to the requirement for a Travel Plan.
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	5 + 17 0	3 +	8 +	8+	8+	8+	Nil	Slightly positive
Mitigation: Development could have an impact on bio-diversity interests although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 4 - Development in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							Policy restricts development in the countryside but allows for rural needs.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Restricting development in the countryside will help protect the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		-	-	-	-	-		Policy could restrict development of tourist attractions in the countryside. However, the policy does permit development in exceptional circumstances.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A

15. To protect the Districts vast biodiversity natural capital	+		+	+	+	+		Restricting development in the countryside will help protect the District's natural capital.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	+		+	+	+	+		Restricting development in the countryside will help maintain the rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'		-	-	-	-	-		Policy potentially allows development on greenfield land but only in exceptional circumstances and where there is clear justification for the proposal.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	3 + 20 0	2 -	3 + 2 -	3 + 2 -	3 + 2 -	3 + 2 -	Nil	Mostly neutral.

Mitigation: Policy is mostly neutral. No further mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 5. Flooding and Sustainable Drainage

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	+		+	+	+	+		Policy seeks to protect biodiversity vulnerable to flooding. SUDs systems also

								provide habitat for biodiversity.
16. To adapt to the impact climate change will have on Forest Heath	+		+	+	+	+		The policy requires that proposals for new development should address flood risk and water management, and is specific about the incorporation of SUDS or other forms of natural surface water drainage.
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							
Total	2 + 23 0	Nil	2 +	2 +	2 +	2 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 6 – Sustainable Design and Construction

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	+		+	+	+	+		Sustainable construction measures will help reduce some types of pollution.
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath		+	+	+	+	+		Sustainable design and construction will incorporate appropriate SUDS that will help to reduce the impact that climate change may have in the District.
17. To mitigate greenhouse gas emissions arising from activities in the District	++		++	++	++	++		The policy is dedicated to the promotion of climate change measures in the design and construction of new development.
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	+		+	+	+	+		Sustainability measures will include improving efficiency of water usage, (including re-use and recycling).
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	+		+	+	+	+		These will form part of the sustainable construction of new development.
23. To increase the rate of improvement to the energy efficiency of buildings in the District	++		++	++	++	++		Policy seeks to maximise energy efficiency in new development.
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	+		+	+	+	+		Sustainable design and construction should encourage appropriate waste recycling measures.
Total	2 ++ 4 + 18 0	1 +	2 ++ 5 +	2++ 5 +	2++ 5 +	2++ 5 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 7 – Improving Energy Efficiency

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	++		++	++	++	++		Policy seeks reduction in CO2 emissions in all new buildings.
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	+		+	+	+	+		The policy will encourage environmentally friendly energy uses in new development
23. To increase the rate of improvement to the energy efficiency of buildings in the District	++		++	++	++	++		The aim of the policy is to improve the energy efficiency of new development.
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	2 ++ 1 + 22 0	Nil	2 ++ 1 +	2++ 1 +	2 ++ 1 +	2 ++ 1 +		Slightly positive
Mitigation: No further mitigation required								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 8. Low and Zero Carbon Energy Generation

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	+		+	+	+	+		Renewable energy provision can help reduce levels of pollution. In respect of wind turbines, current standards to prevent excessive noise will be applied.

15. To protect the Districts vast biodiversity natural capital	0							Renewable energy schemes could have an adverse impact on biodiversity. The policy requires an appraisal of impact of any scheme on the environment.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	++		++	++	++	++		Renewable energy provision can help reduce greenhouse gas emissions.
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							Renewable energy schemes could have an adverse effect on the rural environment. For this reason, an impact appraisal will be required for any proposal.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	++		++	++	++	++		Policy supports renewable energy production.
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	2++ 1+ 22 0	Nil	2++ 1+	2++ 1+	2++ 1+	2++ 1+	Nil	Slightly positive.
Mitigation: Some potential impact around maintaining a high quality rural environment and protecting biodiversity. The policy includes criteria to protect biodiversity interests and the character and appearance of the countryside. No further mitigation measures required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 9. Infrastructure Services and Telecommunications Development

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	-		-	-	-	-		Telecommunications masts have the potential to adversely affect the character of the District. For proposals in Special Landscape Areas, nature conservation sites or visible from conservation areas, the policy seeks the highest standards of siting and design in addition to the achievement of 'least visual harm'.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space		-	-	-	-	-		Development could be on publicly accessible open space.
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Better communications may enable more employment (working from home etc).
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Better communications may enable greater economic development.
9. To reduce poverty and social exclusion		+	+	+	+	+		Better communications could help reduce social exclusion.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise	0							N/A

pollution impact of American military aircraft								
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							Development could have an adverse effect on biodiversity. The policy requires an appraisal of impact of any schemes.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							Development could have a potential negative impact on the rural environment. For proposals in Special Landscape Areas, nature conservation sites or visible from conservation areas, the policy seeks the highest standards of siting and design in addition to the achievement of 'least visual harm'.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1 - 20 0	3 + 1 -	3 + 2 -	3 + 2 -	3 + 2 -	3 + 2 -	Nil	Slightly negative.

Mitigation: The policy includes criteria to prevent development which will cause adverse effects on biodiversity or the rural environment and character of the District, therefore no further mitigation needed.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 10 – Impact of Development on Sites of Biodiversity and Geodiversity Importance

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Sites of biodiversity and geodiversity importance form part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	+		+	+	+	+		Policy will help to protect open space, particularly that which has biodiversity and geodiversity interest.
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Biodiversity and geodiversity assets can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which	0							N/A

are present in Forest Heath								
15. To protect the District's vast biodiversity natural capital	++		++	++	++	++		The policy seeks to protect the District's vast biodiversity and natural capital.
16. To adapt to the impact climate change will have on Forest Heath		+	+	+	+	+		Protection of native areas of wildlife sites will help to counteract the potential impacts on biodiversity that may be associated with climatic change/events.
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water		+	+	+	+	+		Wildlife sites in combination with SUDs and other measures contribute to improved water quality.
20. To maintain a high quality rural environment	+		+	+	+	+		The policy should safeguard against inappropriate development and maintain a quality rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Sites of biodiversity and geodiversity interest form part of the District's heritage.
25. To reduce waste	0							N/A
Total	1++ 5+ 17 0	2+	1++ 7+	1++ 7+	1++ 7+	1++ 7+	Nil	Slightly positive
Mitigation: Policy is slightly positive, no further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 11 - Protected Species

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Protected species contribute to the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	+		+	+	+	+		Policy will prevent loss of open space, particularly where there is a biodiversity interest.
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Protected species can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	++		++	++	++	++		Policy seeks to protect areas of biodiversity interest and allow them to flourish.

16. To adapt to the impact climate change will have on Forest Heath		+	+	+	+	+		Protection of species is important to ensure long term survival in the face of climatic events.
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	+		+	+	+	+		Protected species and biodiversity interests contribute to a high quality rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Protected species and areas of biodiversity value form part of the District's heritage.
25. To reduce waste	0							N/A
Total	1++ 5+ 18 0	1+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive.
Mitigation: Slightly positive, no further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 12 - Protection, Mitigation and Enhancement of Biodiversity

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Protected species contribute the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	+		+	+	+	+		Policy will prevent loss of open space, particularly where there is a biodiversity interest.
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Biodiversity assets can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	++		++	++	++	++		Policy seeks to protect and enhance biodiversity.

16. To adapt to the impact climate change will have on Forest Heath	+		+	+	+	+		In the long and medium term habitat creation including wildlife corridors will help to counteract the potential impacts and biodiversity that would be associated with climatic events.
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water		+	+	+	+	+		Landscape areas/natural areas when combined with SUDs contribute to improved water quality.
20. To maintain a high quality rural environment	+		+	+	+	+		Biodiversity interests contribute to a high quality rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Areas of biodiversity interest form part of the District's heritage.
25. To reduce waste	0							N/A
Total	1++ 6+ 17 0	1+	1++ 7+	1++ 7+	1++ 7+	1++ 7+	Nil	Slightly positive
Mitigation: Slightly positive, no further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 13 – Landscape Features

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Landscape features make up part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Landscape features can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	++		++	++	++	++		Landscape features help maintain and improve biodiversity.

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	+		+	+	+	+		Watercourses are landscape features.
20. To maintain a high quality rural environment	++		++	++	++	++		Landscape features are an important part of the rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	+		+	+	+	+		Policy seeks to protect areas of acute landscape sensitivity.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Landscape features are part of Forest Heath's heritage.
25. To reduce waste	0							N/A
Total	2++ 5+ 18 0	Nil	2++ 5+	2++ 5+	2++ 5+	2++ 5+	Nil	Mainly positive.
Mitigation: Policy only has positive or neutral outcomes, no mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 14 – Safeguarding from hazards

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath		+	+	+	+	+		Policy requires remediation in certain circumstances that could result in a net decrease in pollution levels.
15. To protect the Districts vast biodiversity natural	0							N/A

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	+		+	+	+	+		This policy can maintain a high quality rural, (and urban), environment by prohibiting inappropriate development.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1 + 23 0	1 +	2 +	2 +	2 +	2 +	Nil	Mostly neutral
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 15 – Listed Buildings

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Listed buildings form part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Listed buildings can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts	0							N/A

vast biodiversity natural capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		Policy seeks to maintain listed buildings which in turn can contribute to maintaining a high quality rural, (and urban), environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		Listed buildings form part of the District's heritage.
25. To reduce waste	0							N/A
Total	2++ 21 0	2 +	2++ 2 +	2++ 2 +	2++ 2 +	2++ 2 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 16 – Buildings of Local Architectural or Historic Significance

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							NA
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Buildings of local architectural or historic significance form part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Buildings of local architectural or historic significance can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		Policy seeks to maintain buildings of local architectural or historic significance which in turn can contribute to maintaining a high quality rural, (and urban), environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		Buildings of local architectural or historic significance form part of the District's heritage.
25. To reduce waste	0							N/A
Total	2 ++ 21 0	2 +	2 ++ 2+	2++ 2+	2++ 2+	2++ 2+	Nil	Slightly positive
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 17 – Conservation Areas and Buildings of Local Importance

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Conservation areas and buildings of local importance form part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	+		+	+	+	+		Open spaces important to the character of the conservation area being protected.
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Maintaining and enhancing the conservation areas in the District can improve its attractiveness to tourists.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts	0							N/A

vast biodiversity natural capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		Maintaining and enhancing the conservation areas and buildings of local importance within the District can in turn contribute to maintaining a high quality rural, (and urban), environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		The policy will help safeguard the District's heritage.
25. To reduce waste	0							N/A
Total	2++ 1+ 20 0	2 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 18 – New Uses for Historic Buildings

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Historic buildings form part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Maintaining and enhancing Historic buildings can improve the attractiveness of the District to tourists.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural	0							N/A

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		Maintaining and enhancing Historic buildings can in turn help to maintain a high quality rural, (and urban), environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		The policy will help safeguard the District's heritage.
25. To reduce waste	0							N/A
Total	2 + 21 0	2 +	4 +	4 +	4 +	4 +	Nil	Slightly positive
Mitigation: No mitigation required								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 19. Development Affecting Parks and Gardens of Special Historic or Design Interest

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Parks and gardens of special historic and design interest contribute to the unique character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		The enhancement of parks and gardens of special historic and design interest can improve the attractiveness of the District to tourists.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which	0							N/A

are present in Forest Heath								
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		The enhancement of parks and gardens of special historic and design interest can contribute to maintaining a high quality rural, (and urban), environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		The policy will help to safeguard the District's heritage.
25. To reduce waste	0							N/A
Total	1 ++ 1 + 21 0	2 +	1 ++ 3 +	1++ 3 +	1++ 3 +	1++ 3 +	Nil	Slightly positive
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 20 - Archaeology

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Archaeology forms part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Archaeological features can act as tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		Archaeology is part of the District's heritage.
25. To reduce waste	0							N/A
Total	2++ 22 0	1 +	2++ 1 +	2++ 1 +	2++ 1 +	2++ 1 +	Nil	Slightly positive.
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 21 – Enabling Development

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Policy will result in improvements to listed buildings and other heritage assets.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural	0							N/A

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Policy will help preserve historic buildings in Forest Heath.
25. To reduce waste	0							N/A
Total	2 + 23 0	Nil	2 +	2 +	2 +	2 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 22 – Buildings for Life

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	+		+	+	+	+		Policy seeks to provide adequate accommodation and tenure mix that is designed to meet the needs of the local community.
2. To reduce anti-social activities		+	+	+	+	+		Good design can help reduce crime and anti-social behaviour.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Good design can improve access to services.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	+		+	+	+	+		A good mix of tenure and provision of affordable housing can reduce social exclusion.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		Good design and lay-out will improve access to sustainable modes of transport.
11. To revitalise town centres		+	+	+	+	+		Good design can improve the appearance of town centres and as a consequence revitalise them.
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels	0							N/A

of all other pollution which are present in Forest Heath								
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	+		+	+	+	+		Sustainable design and construction will incorporate appropriate SUDS that will help to reduce the impact that climate change may have on the District.
17. To mitigate greenhouse gas emissions arising from activities in the District	+		+	+	+	+		The policy is dedicated to the promotion of climate change measures in the design and construction of new development.
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		The policy seeks to improve access to sustainable modes of transport.
19. To ensure a sustainable and good quality supply of water	+		+	+	+	+		Sustainability measures will include improving efficiency of water usage, (including re-use and recycling).
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	+		+	+	+	+		These will form part of the sustainable construction of new development.
23. To increase the rate of improvement to the energy efficiency of buildings in the District	+		+	+	+	+		Policy seeks to maximise energy efficiency in new development.
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	+		+	+	+	+		Sustainable design and construction should encourage appropriate waste recycling measures.
Total	11 + 12 0	2 +	13 +	13+	13 +	13 +		Mostly positive
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 23 – Special Needs Housing

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	+		+	+	+	+		Policy could facilitate provision of specialist housing to meet the needs of the community.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	++		++	++	++	++		The primary objective of the policy is to provide housing to meet the needs of all sectors of the population which will encourage social inclusion.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A

15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1 ++ 1 + 23 0	Nil	1 + 1 ++	1 + 1 ++	1 + 1 ++	1 + 1 ++	Nil	Slightly positive
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 24 – Alterations and extensions to dwellings and self contained annexes

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	++		++	++	++	++		The policy allows the provision of annexes where necessary and appropriate.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Provision of annexes may enable less-able people to live closer to key services.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1++ 23 0	1 +	1++ 1 +	1++ 1 +	1++ 1 +	1++ 1 +	Nil	Slightly positive.
Mitigation: Policy slightly positive, no mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 25 – Extensions to Domestic Gardens within the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0								N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0								N/A
18. To improve the availability and access to sustainable modes of transport	0								N/A
19. To ensure a sustainable and good quality supply of water	0								N/A
20. To maintain a high quality rural environment	0								N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0								N/A
22. To encourage environmentally friendly energy uses	0								N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0								N/A
24. To safeguard Forest Heath's heritage for future generations	0								N/A
25. To reduce waste	0								N/A
Total	25 0	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Neutral
Mitigation: Policy is neutral. Potential impact on quality of rural environments, although this is mitigated by the wording of the policy.									

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 26 – Agricultural and Essential Workers Dwellings

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	++		++	++	++	++		Allows provision of dwellings for agricultural and essential workers.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Policy addresses the requirements of agricultural workers in the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		Policy seeks to improve access to employment in rural areas.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	+		+	+	+	+		Policy seeks to improve access to employment in rural areas.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		Policy seeks to improve access to existing employment in rural areas and allow workers to live in close proximity to their place of work.
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural	0							N/A

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							Policy could potentially have a detrimental affect although Criteria seek to protect the rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'.	0							Development will potentially be on greenfield land but other policies in the DPD/LDF should ensure that development does not take place on environmentally sensitive sites and re-use of existing buildings will be sought in the first instance.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1++ 4 + 20 0	Nil	1++ 4 +	1++ 4 +	1++ 4 +	1++ 4 +	Nil	Slightly positive.
Mitigation: The policy has the potential to have a slight adverse effect on the rural environment, criteria within the policy seeks to prevent this, therefore no further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 27. Residential Use of Redundant Buildings in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy supports proposals which make a positive contribution to rural services.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		Policy supports proposals which make a positive contribution to the rural economy.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	+		+	+	+	+		Policy supports proposals which make a positive contribution to the rural economy.
9. To reduce poverty and social exclusion		+	+	+	+	+		Policy supports proposals which make a positive contribution to the rural economy thus reducing rural poverty.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		Policy supports rural business proposals which can result in shorter commuting times.
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Policy supports rural economy which could include tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which	0							N/A

are present in Forest Heath								
15. To protect the Districts vast biodiversity natural capital	-		-	-	-	-		Change of use of rural buildings could have an adverse impact on biodiversity.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'		+	+	+	+	+		Policy supports re-use of existing buildings.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	4 + 1 - 17 0	3 +	7 + 1 -	7 + 1 -	7 + 1 -	7 + 1 -	Nil	Slightly positive.
Mitigation: No mitigation required as the policy includes criteria which aim to minimise the impact of any development on the rural environment. The policy also encourages the enhancement of buildings of historical and/or architectural merit.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 28 – Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	+		+	+	+	+		Policy supports development related to employment training.
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	++		++	++	++	++		Policy protects allocated and existing employment land.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	++		++	++	++	++		Policy protects allocated and existing employment land.
9. To reduce poverty and social exclusion		+	+	+	+	+		Policy protects allocated and existing employment land.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Policy supports tourism employment.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural	0							N/A

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	2++ 2 + 20 0	1 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 29 – Farm Diversification

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Farm diversification schemes could provide services, (such as shops).
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		Farm diversification schemes could provide employment opportunities.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	+		+	+	+	+		Farm diversification schemes could aid economic development.
9. To reduce poverty and social exclusion		+	+	+	+	+		Farm diversification schemes could provide employment opportunities.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Farm diversification schemes could incorporate tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural	-		-	-	-	-		Schemes could have a minor adverse effect on biodiversity.

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	-		-	-	-	-		Schemes could have a minor adverse impact on the rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							Development could be on greenfield land. Other policies within the DPD/LDF seek to protect environmentally sensitive sites and re-use of existing buildings will be sought in the first instance.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	3 + 2 - 18 0	2 +	5 + 2 -	5 + 2 -	5 + 2 -	5 + 2 -	Nil	Slightly positive.
Mitigation: Slight negatives in appraisal relate to potential effects of farm diversification schemes on biodiversity and the rural environment, criteria included in the policy seek to prevent these adverse effects. No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 30 – Business and domestic equine related activities

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		Equine development could create employment.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Equine development could create employment.
9. To reduce poverty and social exclusion		+	+	+	+	+		Development could create jobs.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Equine related development could be a tourist attraction.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	-		-	-	-	-		Equine development could have a minor adverse effect on biodiversity.

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	-		-	-	-	-		Development could have a minor adverse effect on the rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	2 + 2 - 19 0	2 +	4 + 2 -	4 + 2 -	4 + 2 -	4 + 2 -	Nil	Slightly positive.
Mitigation: Potential negative effects on rural environment and biodiversity are mitigated through criteria in the policy. No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 31 – Re-use and Replacement of Buildings in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy allows for the provision of community services in the countryside.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		The policy allows for job creation.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		The policy allows for job creation and economic growth.
9. To reduce poverty and social exclusion		+	+	+	+	+		The policy allows for job creation.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	++		++	++	++	++		Policy could enable development of both tourist accommodation and attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1 ++ 2 + 20 0	2 +	1 ++ 4 +	1++ 4 +	1 ++ 4 +	1 ++ 4 +		Slightly positive
Mitigation: Potential negative effects on rural environment and biodiversity are mitigated through criteria in the policy that relate to appropriate intensity and compatibility of the use for the rural location.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 32 – Tourism development

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Increased tourism can create more employment.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Increased tourism can create increased prosperity.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	++		++	++	++	++		Policy supports provision of tourist attractions in appropriate locations.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital		-	-	-	-	-		Tourism development in rural areas could potentially have a minor adverse impact on

								biodiversity and natural capital.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	-		-	-	-	-		Increased levels of certain types of tourism could have a minor adverse impact on the rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1++ 1 - 20 0	2 + 1 -	1++ 2 + 2 -	1++ 2 + 2 -	1++ 2 + 2 -	1++ 2 + 2 -	Nil	Slightly positive.
Mitigation: Slight negative around impact on rural environment and impact on natural capital although this is mitigated through criteria in policy. No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 33. Proposals within the Town Centre Boundaries

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy should improve access to services in town centres.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	+		+	+	+	+		Policy defines town centre boundaries as areas for certain types of economic growth.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	++		++	++	++	++		Policy is aimed at increasing the vitality and viability of town centres.
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural	0							N/A

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport		+	+	+	+	+		Town centres can act as a focus for public transport provision.
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		Defining town centres allows certain types of development to be directed to them, thus preserving the rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	+		+	+	+	+		Retail development will be directed towards identified town centres, where development is more likely to be on brownfield land.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1++ 3+ 19 0	2 +	1++ 5 +	1++ 5 +	1++ 5 +	1++ 5 +	Nil	Slightly positive.
Mitigation: Policy is slightly positive.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 34 – Protection of local centres

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Supports services in designated local centres.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Policy supports certain types of economic development (retail) in local centres.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath		+	+	+	+	+		Provision of more services in local centres reduces need for travel.
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District		+	+	+	+	+		Provision of more services in local centres reduces need for travel.
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	+		+	+	+	+		Development in local centres is likely to be on brownfield land.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	2 + 20 0	3 +	5 +	5 +	5 +	5 +	Nil	Slightly positive.
Mitigation: Policy is slightly positive, no mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 35 – Improving Town Centre Streets

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities		+	+	+	+	+		Active street frontages good design can create attractive and safe street environments.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Public realm improvements can improve access to key services in town centres.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Attractive town centres can encourage inward investment.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	++		++	++	++	++		Improvements to the public realm will improve the vitality and viability of the Town Centres.
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which	0							N/A

are present in Forest Heath								
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1 ++ 21 0	3 +	1 ++ 3 +	1++ 3 +	1++ 3+	1++ 3+	Nil	Slightly positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 36 – Shop Fronts and Advertisements

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities		+	+	+	+	+		The policy will help to prevent 'dead' frontages, enhancing vitality and reducing crime.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	+		+	+	+	+		Proposals must preserve or enhance the street scene.
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural	0							N/A

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1 + 23 0	1+	2+	2+	2+	2+	Nil	Mainly neutral.

Mitigation: Policy is mainly neutral, no mitigation measures required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 37 – Street Trading and Street Cafes

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres		+	+	+	+	+		Policy could result in an increase in vibrancy and vitality of Town Centres.
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural	0							N/A

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	24 0	1+	1+	1+	1+	1+	Nil	Mostly neutral
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 38. Ancillary Retail Uses

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		The policy could improve access to (retail) services.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		The policy could enable additional employment generation.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		The policy could support economic development.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	22 0	3+	3+	3+	3+	3+	Nil	Slightly positive
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 39 – Community Facilities and Services

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities		+	+	+	+	+		Enhanced community facilities can reduce anti-social activities.
3. To maintain and improve levels of education and skills in the population overall		+	+	+	+	+		Community facilities may include educational establishments, (lifelong learning, libraries etc).
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	++		++	++	++	++		Policy protects and enhances community facilities and services.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion		+	+	+	+	+		Enhanced community facilities can help encourage reduced social exclusion.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	+		+	+	+	+		Enhanced community facilities can reduce the need for car travel.
15. To protect the Districts vast biodiversity natural	0							N/A

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District		+	+	+	+	+		Enhanced community facilities can reduce the need for car travel.
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1++ 1 + 19 0	4 +	1++ 5 +	1++ 5 +	1++ 5 +	1++ 5 +	Nil	Mainly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 40 - Open Space, Sport and Recreation Facilities

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	+		+	+	+	+		Provision of increased sport and recreation facilities can help reduce anti-social behaviour.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Open space forms part of the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	++		++	++	++	++		Policy protects existing open space and seeks new provision.
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion		+	+	+	+	+		Increased open space and sport provision can promote social cohesion.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Sports facilities can act as an attraction.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A

15. To protect the Districts vast biodiversity natural capital		+	+	+	+	+		Open space forms part of the District's natural capital.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations		+	+	+	+	+		Open space forms part of the District's heritage.
25. To reduce waste	0							N/A
Total	1++ 3+ 18 0	3 +	1++ 6 +	1++ 6 +	1++ 6 +	1++ 6 +	Nil	Mainly positive.

Mitigation: Policy is mainly positive, no mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 41 – Leisure facilities

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities		+	+	+	+	+		Increased leisure facilities can help reduce anti-social behaviour.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Policy requires facilities to be accessible for all users.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Increased leisure provision can provide increased employment.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Increased leisure opportunities can create employment opportunities to the benefit of the economy in more general terms and in addition attract inward investment.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	+		+	+	+	+		Leisure proposals can be appropriate in town centres.
12. To improve the range of tourist attractions in the District	+		+	+	+	+		Leisure facilities can be tourist attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A

15. To protect the Districts vast biodiversity natural capital	-		-	-	-	-		Certain types of leisure proposals could have a minor adverse impact on biodiversity.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	-		-	-	-	-		Certain types of leisure proposals could have an adverse impact on the rural environment.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	+		+	+	+	+		Policy seeks re-use of existing buildings.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	3 + 2 - 16 0	4 +	7 + 2 -	7 + 2 -	7 + 2 -	7 + 2 -	Nil	Slightly positive.
Mitigation: Slight negatives around impacts on biodiversity and the rural environment, however the policy includes criteria to prevent harm to biodiversity and the rural environment. No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 42 – Rights of Way

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Improvements to Rights of Way have the potential to improve access to services.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		Walking and cycling are both sustainable forms of transport.
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Rights of way network can act as a tourist attraction.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		Walking and cycling are sustainable modes of transport.
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	2 + 21 0	2 +	4 +	4 +	4 +	4 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 43 – Transport Assessments and Travel Plans

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	++		++	++	++	++		Transport Assessments/ Travel Plans will help identify and promote sustainable transport.
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	+		+	+	+	+		Encouraging sustainable transport will help maintain low pollution levels.
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath		+	+	+	+	+		Policy will help promote sustainable travel.
17. To mitigate greenhouse gas emissions arising from activities in the District	+		+	+	+	+		Encouraging sustainable transport will help mitigate greenhouse gas emissions.
18. To improve the availability and access to sustainable modes of transport	++		++	++	++	++		Travel plans will help promote sustainable transport modes.
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	2++ 2 + 20 0	1 +	2 ++ 3+	2++ 3+	2++ 3+	2++ 3+	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 44 – Parking Standards

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		The policy encourages the use of more sustainable transport modes.
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath		+	+	+	+	+		Policy encourages increase in public transport patronage and as consequence, could lead to improvements in air quality.
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District		+	+	+	+	+		Parking standards can reduce over-reliance on the car and promote more sustainable forms of transport
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		Policy seeks to encourage increases in public transport patronage.
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	2 + 21 0	2 +	4 +	4 +	4 +	4 +	Nil	Mostly neutral
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 45 – Development relating to the Horse Racing Industry

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	+		+	+	+	+		Provides for provision of accommodation for HRI, (Horse Racing Industry), workers.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		The HRI is part of the unique character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Policy supports the HRI which provides employment opportunities.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Policy supports the economic development of the HRI.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		The HRI is part of the District's heritage and this policy seeks to protect it.
25. To reduce waste	0							N/A
Total	2++ 1 + 20 0	2 +	2++ 3 +	2++ 3 +	2++ 3 +	2++ 3 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 46 – Development Affecting the Horse Racing Industry

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		The HRI is part of the unique character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Policy supports the HRI which provides employment opportunities.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Policy supports the economic development of the HRI.
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		The HRI is part of the District's heritage and this policy seeks to protect it.
25. To reduce waste	0							N/A
Total	2++ 21 0	2+	2++ 2+	2++ 2+	2++ 2+	2++ 2+	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 47 – Redevelopment of existing sites relating to the Horse Racing Industry

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							
2. To reduce anti-social activities	0							
3. To maintain and improve levels of education and skills in the population overall	0							
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Policy seeks to protect the HRI from harm. The HRI is an important part of the character of the District.
5. To improve access to key services for all sectors of the population	0							
6. To prevent further loss of publicly accessible open space	0							
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Policy seeks to protect the HRI from harm. The HRI is an important provider of employment.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Policy seeks to protect the HRI which is an important for economic development in the South of the District.
9. To reduce poverty and social exclusion	0							
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							
11. To revitalise town centres	0							
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Redevelopment of a site for an appropriate HRI related use may create a tourist attraction.
13. To mitigate the noise pollution impact of American military aircraft	0							
14. To maintain low levels of all other pollution which are present in Forest Heath	0							
15. To protect the Districts	0							

vast biodiversity natural capital								
16. To adapt to the impact climate change will have on Forest Heath	0							
17. To mitigate greenhouse gas emissions arising from activities in the District	0							
18. To improve the availability and access to sustainable modes of transport	0							
19. To ensure a sustainable and good quality supply of water	0							
20. To maintain a high quality rural environment	0							
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	+		+	+	+	+		Policy supports appropriate re-use of brownfield HRI sites.
22. To encourage environmentally friendly energy uses	0							
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		
25. To reduce waste	0							
Total	2++ 1 + 19 0	3 +	2++ 4 +	2++ 4 +	2++ 4 +	2++ 4 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 48 – Securing the Restoration of Horse Racing Related Assets

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	++		++	++	++	++		Policy seeks to enable restoration of historic buildings which are part of the District's character.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural	0							N/A

capital								
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	++		++	++	++	++		Policy seeks to enable restoration of historic buildings which are part of the District's heritage.
25. To reduce waste	0							N/A
Total	2++ 23 0	Nil	2++	2++	2++	2++	Nil	Slightly positive.
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 49 – Horse Walks

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Horse walks are part of the unique character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A

16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Horse walks are part of the District's heritage.
25. To reduce waste	0							N/A
Total	2 + 23 0	Nil	2 +	2 +	2 +	2 +	Nil	Slightly positive.
Mitigation: No mitigation required.								

Appendix C
St Edmundsbury Borough Council Assessment Matrices

St Edmundsbury Borough Council Assessment Matrices

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy 1 – Creating Places – Development Principles and Local Distinctiveness

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Policy requires the design and layout of schemes to take account of crime prevention and community safety.
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		The policy seeks to improve levels of accessibility
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	+		+	+	+	+		The policy seeks to improve the quality of where people live and maintain or create a sense of place.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	+		+	+	+	+		Policy encourages appropriate refuse and recycling facilities in new development.
13. To reduce the effects of traffic on the environment		+	+	+	+	+		The policy seeks to encourage use of sustainable transport modes and therefore reduce reliance on the private motor

								vehicle.
14. To reduce contributions to climate change	+		+	+	+	+		Policy requires sustainable design, construction and improved energy efficiency.
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	+		+	+	+	+		The policy seeks to protect habitats, species and features of ecological interest.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	+		+	+	+	+		The policy seeks to enhance local distinctiveness.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The policy seeks to enhance local distinctiveness.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	6 + 13 0	3 +	9 +	9 +	9 +	9 +		Slightly positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 2 - Masterplans

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities		+	+	+	+	+		Policy encourages provision of open space, sport, leisure and cycle and pedestrian footpath linkages that could have a positive impact on public health.
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Good design can reduce crime and deter anti-social activities.
4. To reduce poverty and social exclusion		+	+	+	+	+		Good design and the provision of a range of housing types and affordable housing tenures can act to reduce poverty and social exclusion.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy seeks to improve access to key services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Good design can improve the quality of where people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		The policy encourages the application of resource efficiency measures, (including water).
12. To reduce waste	+		+	+	+	+		The policy encourages the application of waste reduction measures.
13. To reduce the effects of traffic on the environment		+	+	+	+	+		The policy encourages the use of sustainable transport modes.
14. To reduce contributions to climate change		+	+	+	+	+		Good design can reduce greenhouse gas emissions.
15. To reduce vulnerability	+		+	+	+	+		The application of design

to climatic events								principles and measures to minimise climate change risks is encouraged.
16. To conserve and enhance biodiversity and geodiversity	0							Development could potentially impact upon bio-diversity and for this reasons the policy requires a comprehensive bio-diversity action plan to accompany the Masterplan.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+		+	+	+	+		The policy specifies the requirement for employment facilities within development proposals.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth		+	+	+	+	+		Masterplans can facilitate efficient patterns of movement.
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		Provision of employment areas with Masterplans can accommodate investment.
Total	5 + 9 0	8 +	13 +	13+	13+	13+	Nil	Mostly positive
Mitigation: Development could potentially impact upon bio-diversity and natural capital and for this reasons the policy requires a comprehensive bio-diversity plan to accompany the Masterplan.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 3 – Development Briefs

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities		+	+	+	+	+		Policy encourages provision of cycle-ways and pedestrian footpaths.
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Good design can reduce crime and deter anti-social activities.
4. To reduce poverty and social exclusion		+	+	+	+	+		Good design and the provision of a range of housing types and affordable housing tenures can act to reduce poverty and social exclusion.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy seeks to improve access to key services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	+		+	+	+	+		The policy requires a mix of housing including provision of affordable housing.
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Good design and lay-out can improve the quality of where people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		Policy encourages the application of resource efficiency measures.
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment		+	+	+	+	+		Policy encourages the use of sustainable modes of transport.
14. To reduce contributions to climate change		+	+	+	+	+		The policy encourages measures to promote sustainable living patterns, including reducing the need to travel by private motor vehicle.
15. To reduce vulnerability to climatic events	+		+	+	+	+		Policy requires development to be designed to address climate

								change risks.
16. To conserve and enhance biodiversity and geodiversity	0							Development has potential to have a negative impact although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth		+	+	+	+	+		Good design and lay-out can encourage efficient patterns of movement.
22. To encourage and accommodate both indigenous and inward investment	+		+	+	+	+		Provision and good design of employment areas can encourage inward investment.
Total	5 + 10 0	7 +	12 +	12 +	12+	12+	Nil	Slightly positive
Mitigation: Development could have an impact on biodiversity interests although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 4 – Development in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							Policy restricts development in the countryside but allows for rural needs.
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	+		+	+	+	+		Restricting development in the countryside will help protect the Borough's natural capital.
17. To conserve and where appropriate enhance areas of historical and	0							N/A

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Restricting development in the countryside will help protect the character of the Borough.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2+ 20 0	Nil	2+	2+	2+	2+	Nil	Policy is mostly neutral
Mitigation: Policy is mostly neutral and no further mitigation is necessary.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 5 – Flooding and Sustainable Drainage

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		Application of SUDs can encourage re-use of water.
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	+		+	+	+	+		The policy requires that proposals for new development should address flood risk and water management, and is specific about the incorporation of SUDS or other forms of natural surface water drainage.
16. To conserve and	+		+	+	+	+		Policy seeks to protect

enhance biodiversity and geodiversity								biodiversity vulnerable to flooding. Some SUDs systems also provide habitat for biodiversity.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	3 + 19 0		3+	3+	3+	3+		Slightly positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 6 – Sustainable Design and Construction

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	+		+	+	+	+		Policy should improve the quality of the buildings in which people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		Policy should improve mineral resource efficiency and promote recycling.
12. To reduce waste	+		+	+	+	+		Sustainable design and construction should encourage appropriate waste recycling measures.
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	++		++	++	++	++		The policy is dedicated to the promotion of climate change measures in the design and construction of new development.
15. To reduce vulnerability to climatic events		+	+	+	+	+		Sustainable design and construction will incorporate

								appropriate SUDS that will help to reduce the impact that climate change may have on the Borough.
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 3+ 17 0	1 +	1++ 4+	1++ 4+	1++ 4+	1++ 4+	Nil	Slightly Positive
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 7 – Improving Energy Efficiency

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		Policy should encourage improvements in mineral resource efficiency.
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	++		++	++	++	++		Policy seeks reduction in CO2 emissions in all new buildings.
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	0							N/A

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive
Mitigation: No further mitigation required								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 8 – Low and Zero Carbon Energy Generation

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		Policy should encourage more efficient use of mineral resources.
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	++		++	++	++	++		Renewable energy provision can help reduce greenhouse gas emissions.
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							Renewable energy schemes could have an adverse impact on biodiversity. The policy requires an appraisal of impact of any scheme on the

								environment.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							Renewable energy schemes could have an adverse effect on the rural environment. For this reason, an impact appraisal will be required for any proposal.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive
Mitigation: Some potential impact around maintaining a high quality rural environment and protecting biodiversity. The policy includes criteria to protect biodiversity interests and the character and appearance of the countryside. No further mitigation measures required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 9 – Infrastructure Services and Telecommunications Development

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion		+	+	+	+	+		Better communications could help reduce social exclusion.
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Better communications may enable more employment (working from home etc).
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment		+	+	+	+	+		Telecommunications development could reduce the need to travel.
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							Development could have an adverse effect on biodiversity. The policy requires an appraisal of impact of any schemes.
17. To conserve and where	0							N/A

appropriate enhance areas of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							Proposals could have a potential negative impact on townscapes. For this reason the policy seeks the highest standards of siting and design.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Better communications may enable greater economic development.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	+		+	+	+	+		Policy could reduce the need to travel and as a consequence facilitate economic growth.
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		The policy could improve telecommunications and as a consequence encourage inward investment.
Total	1+ 16 0	5 +	6+	6+	6+	6+	Nil	Slightly positive
Mitigation: The policy includes criteria to prevent development which will cause adverse effects on biodiversity or the rural environment and character of the Borough, therefore no further mitigation needed.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 10 – Impact of Development on Sites of Biodiversity and Geodiversity Importance

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Protecting and enhancing sites of biodiversity and geodiversity importance can improve the quality of the environments in which people live.
9. To improve water and air quality, (SEBC happy?)		+	+	+	+	+		Wildlife sites in combination with SUDs and other measures contribute to improved water quality.
10. To conserve soil resources and quality	+		+	+	+	+		Policy should safeguard soil resources and quality, particularly where there is biodiversity and/or geodiversity value.
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability		+	+	+	+	+		Protection of native areas of

to climatic events, (SEBC Happy?)								wildlife sites will help to counteract the potential impacts on biodiversity that may be associated with climatic change/events.
16. To conserve and enhance biodiversity and geodiversity	++		++	++	++	++		The policy seeks to protect the Borough's vast biodiversity and geodiversity interest.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The policy should safeguard against inappropriate development and maintain a quality rural environment.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth		+	+	+	+	+		Access associated with natural areas and wildlife corridors could contribute to sustainable movement patterns.
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 2+ 15 0	4+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive
Mitigation: Policy is slightly positive. No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 11 - Protected Species

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Protecting rare species and biodiversity can improve the quality of the environments in which people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality		+	+	+	+	+		The policy should conserve soil resources particularly where there is biodiversity interest.
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events, (SEBC happy)		+	+	+	+	+		Protection of species is important to ensure long term survival in the face of climatic events.
16. To conserve and enhance biodiversity and	++		++	++	++	++		Policy seeks to protect areas of Biodiversity value.

geodiversity								
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Protected species contribute to the local distinctiveness of the Borough.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 17 0	3+	1++ 4+	1++ 4+	1++ 4+	1++ 4+	Nil	Slightly positive
Mitigation: Slightly positive, no further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 12 - Protection, Mitigation and Enhancement of Biodiversity

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Policy seeks to protect areas of biodiversity value, thus allowing them to flourish, which can ultimately improve the quality of the environments in which people live.
9. To improve water and air quality (SEBC happy?)		+	+	+	+	+		Landscape areas/natural areas when combined with SUDS contribute to improved water quality.
10. To conserve soil resources and quality	+		+	+	+	+		The policy should conserve soil resources particularly where there is biodiversity interest.
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events, (SEBC	+		+	+	+	+		In the long and medium term habitat creation including

happy?)								wildlife corridors will help to counteract the potential impacts and biodiversity that would be associated with climatic events.
16. To conserve and enhance biodiversity and geodiversity	++		++	++	++	++		Policy seeks to protect and enhance areas of Biodiversity value.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Biodiversity contributes to the local distinctiveness of the Borough.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth, (SEBC Happy?)		+	+	+	+	+		Footpaths & cycle-ways developed in combination with landscaping and wildlife links could contribute to future sustainable movement patterns.
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 3+ 15 0	3+	1++ 6+	1++ 6+	1++ 6+	1++ 6+	Nil	Slightly positive
Mitigation: Slightly positive, no further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 13 – Landscape Features

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	++		++	++	++	++		Landscape features help maintain and improve biodiversity.
17. To conserve and where appropriate enhance areas of historical and	0							N/A

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Landscape features make up part of the character and distinctiveness of the District.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 20	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 14 – Safeguarding from Hazards

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality		+	+	+	+	+		Policy requires remediation in certain circumstances that could result in a net decrease in pollution levels and an improvement in water quality.
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A

17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	21 0	1+	1+	1+	1+	1+	Nil	Mostly neutral
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 15 – Listed Buildings

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	++		++	++	++	++		The policy aims to protect and enhance historical buildings.

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The policy aims to protect and enhance historical buildings that form an important part of the townscape.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive
Mitigation: None required								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 16 – Buildings of Local Architectural or Historic Significance or Protected by an Article 4 Direction

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas	++		++	++	++	++		Policy seeks to protect and enhance historical buildings.

of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Policy seeks to protect and enhance historical buildings that contribute to the distinctiveness of townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive
Mitigation: No further mitigation required								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 17 – Conservation Areas and Buildings of Local Importance

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	++		++	++	++	++		Policy seeks to protect and enhance conservation areas and the historic buildings within

archaeological importance								them.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++		++	++	++	++		Policy seeks to protect and enhance conservation areas and the historic buildings within them.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2 ++ 20 0	Nil	2++	2++	2++	2++	Nil	Slightly positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 18 – New Uses for Historic Buildings

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	+		+	+	+	+		Policy seeks to preserve and enhance historic buildings.

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Policy seeks to preserve and enhance historic buildings that contribute to local distinctiveness and townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2+ 20 0	Nil	2+	2+	2+	2+	Nil	Mainly neutral
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 19 – Development Affecting Parks and Gardens of Special Historic or Design Interest

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas	+		+	+	+	+		The policy should protect and enhance parks and gardens of

of historical and archaeological importance								special historic and design interest.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The policy should protect and enhance parks and gardens of special historic and design interest.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2 + 20 0	Nil	2 +	2 +	2 +	2 +	Nil	Mostly neutral
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 20 - Archaeology

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	++		++	++	++	++		Policy seeks to protect sites of architectural interest.

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Archaeology forms part of the character and distinctiveness of our landscapes and townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil	Slightly positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 21 – Enabling Development

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	+		+	+	+	+		Policy seeks to conserve and enhance buildings of historical importance that have fallen into

archaeological importance								a state of disrepair.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The policy can contribute to restoring historic assets and as a consequence enhance the quality of townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2+ 20 0	Nil	2+	2+	2+	2+	Nil	Mostly neutral
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 22 –Buildings for Life

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Good design can help reduce crime and anti-social behaviour.
4. To reduce poverty and social exclusion	+		+	+	+	+		A good mix of tenure and provision of affordable housing can reduce social exclusion.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Good design can improve access to services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	+		+	+	+	+		Policy seeks to provide adequate accommodation and tenure mix that is designed to meet the needs of the local community.
8. To improve the quality of where people live and to encourage community participation	+		+	+	+	+		Policy should bring about improvements in the quality of living accommodation.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		Buildings for life seeks to bring about improvements in the resource efficiency of buildings and the construction process and increase the rates of recycling.
12. To reduce waste	+		+	+	+	+		Sustainable design and construction should encourage appropriate waste recycling measures.
13. To reduce the effects of traffic on the environment	+		+	+	+	+		Good design can improve access to sustainable transport modes and reduce the impact of vehicles on the environment.

14. To reduce contributions to climate change	+		+	+	+	+		The policy is dedicated to the promotion of climate change measures in the design and construction of new development.
15. To reduce vulnerability to climatic events	+		+	+	+	+		Sustainable design and construction will incorporate appropriate SUDS that will help to reduce the impact that climate change may have on the District.
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Good design can conserve and enhance the local distinctiveness of landscapes and townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres		+	+	+	+	+		Good design can improve the appearance of town centres and as a consequence revitalise them.
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	10 + 10 0	2+	12+	12+	12+	12+	Nil	Mostly positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 23 – Special Housing Needs

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities		+	+	+	+	+		The policy seeks to provide for those in special housing need and as a consequence can reduce health inequalities.
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	++		++	++	++	++		The primary objective of the policy is to provide housing to meet the needs of all sectors of the population which will encourage social inclusion.
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	+		+	+	+	+		Policy could facilitate provision of specialist housing to meet the needs of the community.
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and	0							N/A

geodiversity								
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 19 0	1+	1++ 2+	1++ 2+	1++ 2+	1++ 2+	Nil	Slightly positive
Mitigation: No further mitigation required								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 24 – Alterations and Extensions to Dwellings and Self Contained Annexes

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Provision of annexes may enable less-able people to live closer to key services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	++		++	++	++	++		The policy allows the provision of annexes where necessary and appropriate.
8. To improve the quality of where people live and to encourage community participation	0							Extensions to dwellings and self-contained annexes could improve the quality of where people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	0							N/A

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 20 0	1+	1++ 1+	1++ 1+	1++ 1+	1++ 1+		Slightly positive
Mitigation: No further mitigation required								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 25 – Extensions to Domestic Gardens within the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Policy could improve the quality of where people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	0							N/A

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	21 0	1+	1+	1+	1+	1+	Nil	Mostly neutral
Mitigation: Policy is mostly neutral. No further mitigation required. Potential impact on rural environment although this is mitigated by the wording of the policy.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 26 – Agricultural and Essential Worker Dwellings

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		Policy seeks to improve access to employment in rural areas.
7. To meet the housing requirements of the whole community	++		++	++	++	++		Allows provision of dwellings for agricultural and essential workers.
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment		+	+	+	+	+		Policy could allow people to live closer to their workplace thus reducing the need to travel.
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas	0							N/A

of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							Policy could potentially have a detrimental affect on quality of landscapes/rural areas although the criteria seek to protect the rural environment.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+		+	+	+	+		Policy seeks to improve access to employment in rural areas.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth		+	+	+	+	+		Policy allows people to live closer to their place of work which could encourage more efficient patterns of movement.
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 2+ 17 0	2+	1++ 4+	1++ 4+	1++ 4+	1++ 4+	Nil	Slightly positive
Mitigation: Policy could potentially have a detrimental affect on quality of landscape although criteria seek to protect the rural environment.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 27 – Residential Use of Redundant Buildings in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion		+	+	+	+	+		Policy supports proposals which make a positive contribution to the rural economy thus reducing rural poverty.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy supports proposals which make a positive contribution to rural services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		Policy supports proposals which make a positive contribution to the rural economy.
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and	-		-	-	-	-		Change of use of rural buildings could have an adverse impact

geodiversity								on biodiversity.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+		+	+	+	+		Policy supports proposals which make a positive contribution to the rural economy.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		Policy could enable economic development
Total	3+ 16 0 1-	2+	5+ 1-	5+ 1-	5+ 1-	5+ 1-	Nil	Slightly positive
Mitigation: No mitigation required as the policy includes criteria which aim to minimise the impact of any development on the rural environment/landscapes. The policy also encourages the enhancement of buildings of historical and/or architectural merit.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 28 - Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	+		+	+	+	+		Policy supports development related to employment training.
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion		+	+	+	+	+		Policy protects allocated and existing employment land.
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	++		++	++	++	++		Policy protects allocated and existing employment land.
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas	0							N/A

of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++		++	++	++	++		Policy protects allocated and existing employment land.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	++		++	++	++	++		Policy protects allocated and existing employment land that can accommodate indigenous and inward investment.
Total	3++ 1+ 17 0	1+	3++ 2+	3++ 2+	3++ 2+	3++ 2+	Nil	Slightly positive.
Mitigation: No further mitigation required								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 29 – Farm Diversification

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion		+	+	+	+	+		Farm diversification schemes could provide employment opportunities.
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Farm diversification schemes could provide services, (such as shops).
6. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		Farm diversification schemes could provide employment opportunities.
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	-		-	-	-	-		Schemes could have a minor adverse effect on biodiversity.
17. To conserve and where appropriate enhance areas	0							N/A

of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-		-	-	-	-		Schemes could have a minor adverse impact on the rural environment/landscapes
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+		+	+	+	+		Farm diversification schemes could aid economic development.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	+		+	+	+	+		Policy could enable investment.
Total	3+ 2- 15 0	2+	5+ 2-	5+ 2-	5+ 2-	5+ 2-	Nil	Slightly positive.

Mitigation: Slight negatives in appraisal relate to potential effects of farm diversification schemes on biodiversity and the rural environment/landscape. Criteria included in the policy seek to prevent these adverse effects. No further mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 30 – Business and Domestic Equine Related Activities

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion		+	+	+	+	+		Development could create jobs.
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		Equine development could create employment.
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	-		-	-	-	-		Equine development could have a minor adverse effect on biodiversity.
17. To conserve and where appropriate enhance areas of historical and	0							N/A

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-		-	-	-	-		Development could have a minor adverse effect on the rural environment/landscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Equine development could create employment.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	+		+	+	+	+		Policy could encourage inward investment.
Total	2+ 2- 16 0	2+	4+ 2-	4+ 2-	4+ 2-	4+ 2-	Nil	Slightly positive
Mitigation: Potential negative effects on rural environment/landscape and biodiversity are mitigated through criteria in the policy. No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 31 – Re-use or Replacement of Buildings in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion		+	+	+	+	+		The policy allows for job creation.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy allows for the provision of community services in the countryside.
6. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		The policy allows for job creation.
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	0							N/A

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		The policy allows for job creation and economic growth.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	+		+	+	+	+		Policy could encourage inward investment.
Total	3+ 17 0	2+	5+	5+	5+	5+	Nil	Slightly positive
Mitigation: Potential negative effects on rural environment/landscape and biodiversity are mitigated through criteria in the policy that relate to appropriate intensity and compatibility of the use for the rural location.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 32 – Tourism Development

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Increased tourism can create more employment.
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity		-	-	-	-	-		Tourism development in rural areas could potentially have a minor adverse impact on biodiversity and natural capital.
17. To conserve and where appropriate enhance areas	0							N/A

of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-		-	-	-	-		Increased levels of certain types of tourism could have a minor adverse impact on the rural environment and distinctiveness of landscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Increased tourism can create increased prosperity.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	+		+	+	+	+		Policy may enable growth in the tourism sector and encourage investment.
Total	1+ 1- 17 0	2+ 1-	3+ 2-	3+ 2-	3+ 2-	3+ 2-	Nil	Slightly positive

Mitigation: Slight negative around impact on rural environment/landscapes and biodiversity although this is mitigated through criteria in policy. No further mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 33 – Proposals within Town Centre Boundaries

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy should improve access to services in town centres.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	0							N/A

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Policy seeks to conserve and enhance the quality and distinctiveness of townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+		+	+	+	+		Policy defines town centre boundaries as areas for certain types of economic growth.
20. To revitalise town centres	++		++	++	++	++		Policy is aimed at increasing the vitality and viability of town centres.
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 3+ 18 0	Nil	1++ 3+	1++ 3+	1++ 3+	1++ 3+	Nil	Slightly positive
Mitigation: Slightly positive.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 34 – Protection of Local Centres

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Supports services in designated local centres.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change		+	+	+	+	+		Provision of more services in local centres reduces need for travel.
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas	0							N/A

of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Policy supports certain types of economic development (retail) in local centres.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1 + 19 0	2+	3+	3+	3+	3+	Nil	Slightly positive.

Mitigation: Slightly positive, no further mitigation required.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 35 – Improving Town Centre Streets

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Active street frontages and good design can create attractive and safe street environments.
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Public realm improvements can improve access to key services in town centres.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		People both live and work in town centres.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment		+	+	+	+	+		Town centre streets can be improved such that the impact of traffic on the environment is reduced.
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and	0							N/A

geodiversity								
17. To conserve and where appropriate enhance areas of historical and archaeological importance	+		+	+	+	+		Improving the public realm will enhance the historic setting of town centres.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The policy can improve and enhance the quality and distinctiveness of townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Attractive town centres can encourage inward investment.
20. To revitalise town centres	++		++	++	++	++		Improvements to the public realm will improve the vitality and viability of the Town Centres.
21. To encourage efficient patterns of movement in support of economic growth	0							
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		Improvements to the public realm can encourage inward investment.
Total	1++ 2+ 13 0	6 +	1++ 8+	1++ 8+	1++ 8+	1++ 8+	Nil	Slightly positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 36 – Shop Fronts and Advertisements

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		The policy will help to prevent 'dead' frontages, enhancing vitality and reducing crime.
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		The policy should help improve where people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas		+	+	+	+	+		Policy requires preservation and enhancement of character

of historical and archaeological importance								and appearance.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		+	+	+	+	+		Policy makes specific reference to place and street scene.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	+		+	+	+	+		Proposals must preserve or enhance the street scene.
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1+ 17 0	4+	5+	5+	5+	5+	Nil	Slightly positive.
Mitigation: Policy is mainly neutral, no mitigation measures required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 37 – Street Trading and Street Cafes

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	0							N/A

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres		+	+	+	+	+		Policy could result in an increase in vibrancy and vitality of Town Centres.
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	21 0	1+	1+	1+	1+	1+	Nil	Mostly neutral
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 38 – Ancillary Retail Uses

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		The policy could improve access to (retail) services.
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		The policy could enable additional employment generation.
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and	0							N/A

archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		The policy could support economic development.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		The policy could encourage investment.
Total	18 0	4+	4+	4+	4+	4+	Nil	Slightly positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 39 – Community Facilities and Services

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	+		+	+	+	+		Policy promotes provision and enhancement of community facilities that may include health facilities.
2. To maintain and improve levels of education and skills in the population overall		+	+	+	+	+		Community facilities may include educational establishments, (lifelong learning, libraries etc).
3. To reduce crime and anti-social activity		+	+	+	+	+		Enhanced community facilities can reduce anti-social activities.
4. To reduce poverty and social exclusion		+	+	+	+	+		Enhanced community facilities can help encourage reduced social exclusion.
5. To improve access to key services for all sectors of the population	++		++	++	++	++		Policy protects and enhances community facilities and services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	+		+	+	+	+		Policy can improve the quality of where people live and encourage community participation.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where	0							N/A

appropriate enhance areas of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 2+ 16 0	3+	1++ 5+	1++ 5+	1++ 5+	1++ 5+	Nil	Mainly positive
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 40 – Open Space, Sport and Recreation Facilities

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	++		++	++	++	++		Provision of open space, sport and recreation facilities can improve the health of the population and assist in reducing health inequalities.
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	+		+	+	+	+		Provision of increased sport and recreation facilities can help reduce anti-social behaviour.
4. To reduce poverty and social exclusion		+	+	+	+	+		Increased open space and sport provision can promote social cohesion.
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	++		++	++	++	++		The policy can improve the quality of where people live and encourage community participation.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and		+	+	+	+	+		Open space forms part of the

enhance biodiversity and geodiversity								District's natural capital.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		+	+	+	+	+		Open space contributes to the distinctiveness of the landscape.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2++ 1+ 16 0	3+	2++ 4+	2++ 4+	2++ 4+	2++ 4+	Nil	Mainly positive.
Mitigation: Policy is mainly positive, no further mitigation required								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 41 – Leisure Facilities

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	+		+	+	+	+		Leisure pursuits can improve the health of the population and assist in reducing health inequalities.
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Increased leisure facilities can help reduce anti-social behaviour.
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Policy requires facilities to be accessible for all users.
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Increased leisure provision can provide increased employment.
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	++		++	++	++	++		Leisure pursuits can improve the quality of where people live and encourage community participation.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	-		-	-	-	-		Certain types of leisure proposals could have a minor adverse impact on biodiversity.
17. To conserve and where	0							N/A

appropriate enhance areas of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-		-	-	-	-		Certain types of leisure proposals could have a minor adverse impact on the rural environment/landscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Increased leisure opportunities can create employment opportunities to the benefit of the economy in more general terms and in addition attract inward investment.
20. To revitalise town centres	+		+	+	+	+		Leisure proposals can be appropriate in town centres.
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		Increased leisure opportunities can create employment opportunities to the benefit of the economy in more general terms and in addition attract inward investment.
Total	1++ 2+ 2- 12 0	5+	1++ 7+ 2-	1++ 7+ 2-	1++ 7+ 2-	1++ 7+ 2-	Nil	Slightly positive.
Mitigation: Slight negatives around impacts on biodiversity and the rural environment/landscape. However, the policy includes criteria to prevent harm to biodiversity and the rural environment. No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 42 – Rights of Way

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities		+	+	+	+	+		Rights of way can encourage walking and improve the health of the population.
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Improvements to Rights of Way have the potential to improve access to services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Provision of rights of way can encourage access and leisure pursuits such as walking, thus improving people's quality of life.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment		+	+	+	+	+		Provision of rights of way can improve access and reduce the need to travel by private motor vehicle.
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A

17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	18 0	4+	4+	4+	4+	4+	Nil	Slightly positive.
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 43 – Transport Assessments and Travel Plans

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Transport Assessments and Travel Plans can reduce the impact of vehicles on the environment thus improving the quality of where people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	+		+	+	+	+		Transport Assessments and Travel Plans can reduce the impact of vehicles on the environment and encourage use of more sustainable transport modes.
14. To reduce contributions to climate change	+		+	+	+	+		Encouraging sustainable transport will help mitigate greenhouse gas emissions.
15. To reduce vulnerability to climatic events		+	+	+	+	+		Policy will help promote sustainable travel.

16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Policy should reduce the impact of traffic on our townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	+		+	+	+	+		Policy can encourage efficient and more sustainable patterns of movement in support of economic growth.
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	4+ 16 0	2+	6+	6+	6+	6+	Nil	Slightly positive.
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 44 – Parking Standards

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	+		+	+	+	+		Parking standards can reduce over-reliance on the car and promote more sustainable forms of transport.
14. To reduce contributions to climate change		+	+	+	+	+		Parking standards can reduce over-reliance on the car and promote more sustainable forms of transport
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and	0							N/A

geodiversity								
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Parking standards can reduce over-reliance on the car and promote more sustainable forms of transport thus improving our townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth		+	+	+	+	+		Parking standards can reduce over-reliance on the car and promote more sustainable forms of transport which may encourage more efficient patterns of movement.
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2+ 18 0	2+	4+	4+	4+	4+	Nil	Slightly positive.
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 50 – Rural Housing Exception Sites

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	++		++	++	++	++		The policy could provide for those currently unable to access the housing market.
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	++		++	++	++	++		The policy seeks to provide housing to meet identified and local need.
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas	0							N/A

of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2 ++ 20 0	Nil	2 ++	2++	2 ++	2 ++	Nil	Mainly neutral

Mitigation: No further mitigation required.

Appendix D

Forest Heath District Council Assessment Matrices: Revised Policies Submission Draft

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact,
0 neutral, ? uncertain.

Policy DM1 – Presumption in Favour of Sustainable Development

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	+		+	+	+	+		The NPPF seeks to boost the supply of a wide choice of 'quality' new homes.
2. To reduce anti-social activities	+		+	+	+	+		The NPPF seeks to create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.
3. To maintain and improve levels of education and skills in the population overall	+		+	+	+	+		The NPPF seeks to support sustainable economic growth and encourages Local Planning Authorities to meet the development needs of the business community.
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		The NPPF promotes good design that responds to local character and history and reflects the identity of local surroundings and materials.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Good design as advocated by the NPPF can increase accessibility to services for all sectors of the population. Planning policies and decisions that address the connections between people and places are encouraged.
6. To prevent further loss of publicly accessible open space	+		+	+	+	+		The NPPF seeks the incorporation of green and other public space as part of development. Our policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.
7. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		As advocated by the NPPF, planning should operate to encourage and not act as an impediment to sustainable growth. Our policies should set out a clear economic vision and strategy for our area which positively and proactively encourages sustainable economic growth.
8. To achieve sustainable levels of prosperity and economic development	+		+	+	+	+		The NPPF identifies that planning should operate to encourage and not act as an

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

throughout the plan area								impediment to sustainable growth. Our policies should set out a clear economic vision and strategy for our area which positively and proactively encourages sustainable economic growth.
9. To reduce poverty and social exclusion	+		+	+	+	+		A guiding principle of the NPPF is to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations and by creating a high quality built environment with accessible local services that reflect the community's needs and support health, social and cultural well-being.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		The NPPF encourages transport solutions which reduce greenhouse gas emissions and reduce congestion. We should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
11. To revitalise town centres	+		+	+	+	+		The NPPF seeks to promote competitive town centre environments. We should recognise town centres as the heart of our communities and pursue policies that support their viability and vitality.
12. To improve the range of tourist attractions in the District	+		+	+	+	+		The NPPF encourages LPAs to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside.
13. To mitigate the noise pollution impact of American military aircraft	+		+	+	+	+		The NPPF seeks to prevent new or existing development from being adversely affected by unacceptable levels of noise pollution.
14. To maintain low levels of all other pollution which are present in Forest Heath	+		+	+	+	+		The NPPF seeks to prevent new or existing development from contributing to or being put at unacceptable risk from unacceptable levels of soil, air, water or noise pollution.
15. To protect the Districts vast biodiversity natural capital	+		+	+	+	+		The NPPF seeks to minimise impacts on biodiversity and provide net gains in biodiversity where possible.
16. To adapt to the impact climate change will have on Forest Heath	+		+	+	+	+		The NPPF seeks the adoption of pro-active strategies to mitigate to and adapt to climate change.
17. To mitigate greenhouse gas emissions arising from activities in the District	+		+	+	+	+		The NPPF supports a move to a low-carbon future and encourages LPAs to plan for

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

								developments in locations that reduce greenhouse gas emissions.
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		The NPPF encourages transport solutions which support reductions in greenhouse gas emissions and reduce congestion. LPAs should support development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
19. To ensure a sustainable and good quality supply of water	+		+	+	+	+		The NPPF identifies that the provision of infrastructure to ensure sustainable water supply as a priority for all LPAs.
20. To maintain a high quality rural environment	+		+	+	+	+		The NPPF recognises the intrinsic character and beauty of the countryside and supports the thriving rural communities within it.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	+		+	+	+	+		The NPPF encourages the effective use of land by reusing land that has previously been developed, (brownfield land), provided it is not of high environmental value.
22. To encourage environmentally friendly energy uses	+		+	+	+	+		The NPPF supports the delivery of renewable and low carbon energy associated infrastructure.
23. To increase the rate of improvement to the energy efficiency of buildings in the District	+		+	+	+	+		The NPPF encourages LPAs to support energy efficiency improvements to existing buildings and when setting local requirements for a building's sustainability, to do so in a way consistent with the Government's zero carbon buildings policy and to adopt nationally prescribed targets.
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		LPAs should have up-to-date evidence about the historic environment in their areas and use it to assess the significance of heritage assets and the contribution they make to the environment.
25. To reduce waste	+		+	+	+	+		The NPPF seeks to reduce waste and ensure provision of appropriate waste management infrastructure.
Total	25+	Nil	25+	25+	25+	25+	Nil	
Mitigation: No mitigation required. The policies contained within the NPPF all have a positive impact on the Sustainability Objectives for Forest Heath DC.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact,
0 neutral, ? uncertain.

Policy DM2 – Creating places – development principles and local distinctiveness

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities		+	+	+	+	+		Policy requires the design and layout of schemes to take account of crime prevention and community safety.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		The Policy seeks designs that respect the character, scale, density and massing of the locality.
5. To improve access to key services for all sectors of the population		+	+	+	+	+		The policy seeks to improve levels of accessibility.
6. To prevent further loss of publicly accessible open space		+	+	+	+	+		Policy requires that development provides appropriate amenity spaces.
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport		+	+	+	+	+		The policy seeks to encourage the use of sustainable forms of transport
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	+		+	+	+	+		The Policy seeks to locate development away from areas where they would be significantly and adversely affected by noise, vibration and other forms of pollution from existing sources unless adequate and appropriate mitigation can be implemented.
14. To maintain low levels of all other pollution which are present in Forest Heath	+		+	+	+	+		Policy requires sustainable design, construction and improved energy efficiency.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

15. To protect the Districts vast biodiversity natural capital	+		+	+	+	+		The policy seeks to protect habitats, species and features of ecological interest.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		The policy seeks to encourage designs that provide access for all users and encourages the use of sustainable forms of transport.
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	+		+	+	+	+		Policy includes requirement for sustainable construction.
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		Good design helps safeguard Forest Heath's heritage. The policy requires designs that respect the character, scale, density and massing of the locality.
25. To reduce waste	+		+	+	+	+		Policy encourages appropriate refuse and recycling facilities in new development.
Total	8 + 13 0	4 +	12 +	12 +	12 +	12 +	Nil	Generally positive.
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy DM3 – Masterplans

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities		+	+	+	+	+		Good design can reduce crime and deter anti-social activities.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy seeks to improve access to key services.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	+		+	+	+	+		The policy specifies the requirement for employment facilities within development proposals.
9. To reduce poverty and social exclusion		+	+	+	+	+		Good design and the provision of a range of housing types and affordable housing tenures can act to reduce poverty and social exclusion.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		The policy encourages the application of transport links and travel plans designed to maximise the use of sustainable modes of transport.
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital		+	+	+	+	+		Development could potentially impact upon bio-diversity and natural capital and for this reasons the policy requires a

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

								comprehensive bio-diversity plan to accompany the Masterplan. The policy also seeks opportunities to create new habitats.
16. To adapt to the impact climate change will have on Forest Heath	+		+	+	+	+		The application of design principles and measures to minimise climate change risks are encouraged, including provision of blue corridors, (areas designated for the channelling of overland flows of water away from property and key infrastructure).
17. To mitigate greenhouse gas emissions arising from activities in the District		+	+	+	+	+		Good design can reduce greenhouse gas emissions.
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		The policy encourages the application of transport links and travel plans designed to maximise the use of sustainable modes of transport.
19. To ensure a sustainable and good quality supply of water	+		+	+	+	+		The policy encourages the application of resource efficiency measures.
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	+		+	+	+	+		The policy seeks to maximise energy efficiency measures and secure on-site renewable, decentralised or low carbon energy generation to cut carbon dioxide emissions.
23. To increase the rate of improvement to the energy efficiency of buildings in the District	+		+	+	+	+		Good building design in accordance with other policies contained within the DPD and Core Strategy DPD will improve the energy efficiency of buildings in the District.
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		The policy requires that Masterplans set out how the development will seek to protect the historic environment.
25. To reduce waste	+		+	+	+	+		The policy encourages the application of waste reduction measures.
Total	10 + 11 0	4 +	14+	14+	14+	14 +	Nil	Generally positive
Mitigation: Development could potentially impact upon bio-diversity and natural capital and for this reasons the policy requires a comprehensive bio-diversity plan to accompany the Masterplan.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy 4 – Development Briefs

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	+		+	+	+	+		The policy requires a mix of housing including provision of affordable housing.
2. To reduce anti-social activities		+	+	+	+	+		Good design can reduce crime and deter anti-social activities.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy seeks to improve access to key services.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion		+	+	+	+	+		Good design and the provision of a range of housing types and affordable housing tenures can act to reduce poverty and social exclusion.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		The policy aims to improve levels of accessibility and encourage use of sustainable modes of transport.
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							Development has the potential to have a negative impact although the policy makes reference to major landscaping and structural planting necessary so the

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

								development can be absorbed into the landscape and local biodiversity.
16. To adapt to the impact climate change will have on Forest Heath	+		+	+	+	+		Policy requires development to be designed to address climate change risks including provision of blue corridors, (areas designated for the channelling of overland flows of water away from property and key infrastructure).
17. To mitigate greenhouse gas emissions arising from activities in the District		+	+	+	+	+		The policy encourages measures to promote sustainable living patterns, including reducing the need to travel by private motor vehicle.
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		The policy encourages the use of sustainable modes of transport including reference to the requirement for a Travel Plan.
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	5 + 17 0	3 +	8 +	8+	8+	8+	Nil	Slightly positive
Mitigation: Development could have an impact on bio-diversity interests although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy DM5 - Development in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							Policy restricts development in the countryside but allows for rural needs.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		Restricting development in the countryside will help protect the character of the District.
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		-	-	-	-	-		Policy could restrict development of tourist attractions in the countryside. However, the policy does permit development in exceptional circumstances.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	+		+	+	+	+		Restricting development in the countryside will help protect the District's natural capital.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse	0							N/A

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

gas emissions arising from activities in the District								
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	+		+	+	+	+		Restricting development in the countryside will help maintain the rural environment. Any development must recognise the intrinsic character and beauty of the countryside.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'		-	-	-	-	-		Policy potentially allows development on green-field land but only in exceptional circumstances and where there is clear justification for the proposal.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							Development could potentially impact upon Heritage assets although the policy demands that there is no detrimental impact on the historic environment as a consequence of development.
25. To reduce waste	0							N/A
Total	3 + 20 0	2 -	3 + 2 -	3 + 2 -	3 + 2 -	3 + 2 -	Nil	Mostly neutral.
Mitigation: Policy is mostly neutral. No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy DM9 - Low and Zero Carbon Energy Generation

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Comments
SA Objectives								
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	+		+	+	+	+		Renewable energy provision can help reduce levels of pollution. In respect of wind turbines, current standards to prevent excessive noise will be applied.
15. To protect the Districts vast biodiversity natural capital	0							Renewable energy schemes could have an adverse impact on biodiversity. The policy requires an appraisal of impact of any scheme on the environment.
16. To adapt to the impact	0							N/A

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

climate change will have on Forest Heath								
17. To mitigate greenhouse gas emissions arising from activities in the District	++		++	++	++	++		Renewable energy provision can help reduce greenhouse gas emissions.
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							Renewable energy schemes could have an adverse effect on the rural environment. For this reason, an impact appraisal will be required for any proposal. All development should be designed and sited to minimise intrusion and visual impact.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	++		++	++	++	++		Policy supports renewable energy production.
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							Development could have a negative impact on conservation areas and heritage assets and for this reason and in such instances, the policy demands that alternative more suitable locations are explored and that the proposals represent the highest standards, siting and design appropriate to the location.
25. To reduce waste	0							N/A
Total	2++ 1 + 22 0	Nil	2++ 1 +	2++ 1 +	2++ 1 +	2++ 1 +	Nil	Slightly positive.
Mitigation: Some potential impact around maintaining a high quality rural environment and protecting biodiversity. The policy includes criteria to protect biodiversity interests, heritage assets and the character and appearance of the countryside. No further mitigation measures required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy DM23 – Residential Design

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	0							N/A
2. To reduce anti-social activities		+	+	+	+	+		Good design can help reduce crime and anti-social behaviour.
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	+		+	+	+	+		The Policy seeks to utilise the characteristics of the locality to create buildings and places that have a strong sense of place and distinctiveness.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Good design will improve access to services and amenities.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	+		+	+	+	+		Good design and lay-out will improve access to sustainable modes of transport.
11. To revitalise town centres		+	+	+	+	+		Good design can improve the appearance of town centres and as a consequence revitalise them.
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact	+		+	+	+	+		Sustainable residential design

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

climate change will have on Forest Heath								and construction will incorporate appropriate SUDS that will help to reduce the impact that climate change may have on the District.
17. To mitigate greenhouse gas emissions arising from activities in the District	+		+	+	+	+		The incorporation of sustainable construction techniques into the design of new residential development can help to mitigate against greenhouse gas emissions.
18. To improve the availability and access to sustainable modes of transport	+		+	+	+	+		The policy seeks to improve access to sustainable modes of transport.
19. To ensure a sustainable and good quality supply of water	+		+	+	+	+		Good residential design will incorporate sustainability measures which can improve efficiency of water usage, (including re-use and recycling).
20. To maintain a high quality rural environment	+		+	+	+	+		Policy seeks residential design based on an analysis of existing buildings, landscape or typography.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	+		+	+	+	+		These will form part of the sustainable construction of new development.
23. To increase the rate of improvement to the energy efficiency of buildings in the District	+		+	+	+	+		Good residential design will incorporate sustainable construction techniques and measures to improve the energy efficiency of buildings.
24. To safeguard Forest Heath's heritage for future generations	+		+	+	+	+		The policy seeks to utilise characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness.
25. To reduce waste	+		+	+	+	+		Sustainable residential design and construction should encourage appropriate waste recycling measures.
Total	12 + 11 0	2 +	14 +	14+	14 +	14 +		Mostly positive
Mitigation: No mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy DM28 – Housing in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives	Comments							
1. To meet the Housing requirement of the whole community	+		+	+	+	+		The provision of housing in the countryside can assist the District in meeting its overall requirements.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To prevent further loss of publicly accessible open space	0							Development could result in the loss of publicly accessible open space although the scale of this loss is unlikely to be significant and could potentially be off-set with provision elsewhere.
7. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
8. To achieve sustainable levels of prosperity and economic development throughout the plan area	0							N/A
9. To reduce poverty and social exclusion	0							N/A
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	0							N/A
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							Development could impact upon biodiversity and/or natural capital although policy requires that there is no adverse impact on

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

								the environment and policies elsewhere in the document seek to mitigate against such impacts.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							N/A
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'.	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1+	Nil	1+	1+	1+	1+	Nil	
Mitigation: Potential negative impact upon biodiversity and natural capital are mitigated by policies elsewhere in the Local Plan.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy DM29 - Residential Use of Redundant Buildings in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	+		+	+	+	+		Residential use of redundant buildings could assist the District in meeting its overall housing requirements.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		The Policy seeks the consideration for employment/economic development, tourist accommodation, recreation and community use in the first instance.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		.Policy seeks consideration of building for employment/economic development, tourist accommodation, recreation and community use in the first instance.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		Policy seeks consideration of building for employment/economic development, tourist accommodation, recreation and community use in the first instance.
9. To reduce poverty and social exclusion		+	+	+	+	+		.Policy seeks consideration of building for employment/economic development, tourist accommodation, recreation and community use in the first instance.
10. To increase the ability for shorter commuting times and more sustainable forms of transport		+	+	+	+	+		.Policy seeks consideration of building for employment/economic development, tourist accommodation, recreation and community use in the first instance.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District		+	+	+	+	+		Policy seeks consideration of building for employment/economic development, tourist accommodation, recreation and community use in the first instance.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	-		-	-	-	-		Change of use of rural buildings could have an adverse impact on biodiversity.
16. To adapt to the impact climate change will have on Forest Heath	0							N/A
17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment		+	+	+	+	+		The policy seeks an enhancement to the immediate setting of the building(s).
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'		+	+	+	+	+		Policy supports re-use of existing buildings.
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1 + 15 0 1 -	8 +	9 + 1 -	9 + 1 -	9 + 1 -	9+ 1 -	Nil	Slightly positive.
Mitigation: No mitigation required as the policy includes criteria which aim to minimise the impact of any development on the rural environment.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Policy DM33 – Re-use and Replacement of Buildings in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To meet the Housing requirement of the whole community	+		+	+	+	+		Re-use or replacement of a building for residential purposes could assist in meeting the District's overall housing requirements.
2. To reduce anti-social activities	0							N/A
3. To maintain and improve levels of education and skills in the population overall	0							N/A
4. To ensure the unique character and population of the District are addressed	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy allows for the provision of community services in the countryside.
6. To prevent further loss of publicly accessible open space	0							N/A
7. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		The policy allows for job creation.
8. To achieve sustainable levels of prosperity and economic development throughout the plan area		+	+	+	+	+		The policy allows for job creation and economic growth.
9. To reduce poverty and social exclusion		+	+	+	+	+		The policy allows for job creation.
10. To increase the ability for shorter commuting times and more sustainable forms of transport	0							N/A
11. To revitalise town centres	0							N/A
12. To improve the range of tourist attractions in the District	++		++	++	++	++		Policy could enable development of both tourist accommodation and attractions.
13. To mitigate the noise pollution impact of American military aircraft	0							N/A
14. To maintain low levels of all other pollution which are present in Forest Heath	0							N/A
15. To protect the Districts vast biodiversity natural capital	0							N/A
16. To adapt to the impact climate change will have on Forest Heath	0							N/A

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

17. To mitigate greenhouse gas emissions arising from activities in the District	0							N/A
18. To improve the availability and access to sustainable modes of transport	0							N/A
19. To ensure a sustainable and good quality supply of water	0							N/A
20. To maintain a high quality rural environment	0							The policy requires that any extension is subservient in scale, footprint and design. Any replacement building should result in a more acceptable and sustainable development than might be achieved through conversion.
21. To maximise the redevelopment of 'brownfield sites' and avoid the development of environmentally sensitive 'Greenfield sites'	0							N/A
22. To encourage environmentally friendly energy uses	0							N/A
23. To increase the rate of improvement to the energy efficiency of buildings in the District	0							N/A
24. To safeguard Forest Heath's heritage for future generations	0							N/A
25. To reduce waste	0							N/A
Total	1 ++ 3 + 19 0	2 +	1 ++ 5 +	1 ++ 5 +	1 ++ 5 +	1 ++ 5 +		Slightly positive
Mitigation: Potential negative effects on rural environment and biodiversity are mitigated through criteria in the policy that relate to appropriate intensity and compatibility of the use for the rural location.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? uncertain.

Appendix E
St Edmundsbury Borough Council Assessment
Matrices: Revised Policies Submission Draft

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact,
0 neutral, ? Uncertain.

PolicyDM 1 – Presumption in Favour of Sustainable Development

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	+		+	+	+	+		The NPPF seeks to avoid planning decisions being made that result in unacceptable adverse impacts on human health.
2. To maintain and improve levels of education and skills in the population overall	+		+	+	+	+		The NPPF seeks to support sustainable economic growth and encourages LPAs to meet the development needs of the business community.
3. To reduce crime and anti-social activity	+		+	+	+	+		The NPPF seeks to create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.
4. To reduce poverty and social exclusion	+		+	+	+	+		A guiding principle of the NPPF is to create strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations and by creating a high quality built environment with accessible local services that reflect the community's needs and support health, social and cultural well-being.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Good design can increase accessibility to services for all sectors of the population. The NPPF encourages planning policies and decisions that address the connections between people and places.
6. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		The NPPF identifies that planning should operate to encourage and not act as an impediment to sustainable growth. The LPAs policies should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth.
7. To meet the housing requirements of the whole community	+		+	+	+	+		The NPPF seeks to boost the supply of a wide choice of 'quality' new homes.
8. To improve the quality of where people live and to	+		+	+	+	+		The NPPF seeks to enhance the provision of community and

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

encourage community participation								cultural infrastructure and other facilities.
9. To improve water and air quality	+		+	+	+	+		The NPPF seeks to prevent existing or new development from being put at unacceptable risk from, or being adversely affected by air and water pollution. The NPPF encourages the provision of infrastructure to ensure a sustainable water supply as a strategic priority.
10. To conserve soil resources and quality	+		+	+	+	+		The NPPF seeks the protection and enhancement of soils.
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		The NPPF supports the delivery of renewable and low carbon energy and associated infrastructure.
12. To reduce waste	+		+	+	+	+		The NPPF seeks to reduce waste and ensure provision of appropriate waste management infrastructure.
13. To reduce the effects of traffic on the environment	+		+	+	+	+		The NPPF encourages transport solutions which support greenhouse gas emissions and reduce congestion.
14. To reduce contributions to climate change	+		+	+	+	+		The NPPF supports a move to a low-carbon future and encourages LPAs to plan for developments in locations that reduce greenhouse gas emissions.
15. To reduce vulnerability to climatic events	+		+	+	+	+		The NPPF seeks the adoption of pro-active strategies to mitigate and adapt to climate change.
16. To conserve and enhance biodiversity and geodiversity	+		+	+	+	+		The NPPF seeks to minimise impacts on biodiversity and provide net gains in biodiversity where possible.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	+		+	+	+	+		We should use up-to-date evidence about the historic environment in our areas and use it to assess the significance of heritage assets and the contribution they make to the environment.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The NPPF promotes good design that responds to local character and history and reflects the identity of local surroundings and materials. One of the core planning principles of the NPPF is the recognition of the intrinsic character and beauty of the countryside and supporting the thriving rural communities within it.
19. To achieve sustainable levels of prosperity and	+		+	+	+	+		Planning should operate to encourage and not act as an

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

economic growth throughout the plan area								impediment to sustainable growth. Our policies should set out a clear economic vision and strategy for our area which positively and proactively encourages sustainable economic growth.
20. To revitalise town centres	+		+	+	+	+		The NPPF seeks to promote competitive town centre environments. We should recognise town centres as the heart of our communities and pursue policies that support their viability and vitality.
21. To encourage efficient patterns of movement in support of economic growth	+		+	+	+	+		The NPPF encourages transport solutions which reduce green-house gas emissions and reduce congestion. We should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
22. To encourage and accommodate both indigenous and inward investment	+		+	+	+	+		The NPPF encourages LPAs to work closely with the business community to understand their changing needs and identify and address barriers to investment.
Total	22+	Nil	22+	22+	22+	22+	Nil	
Mitigation: No mitigation required. The policies contained within the NPPF all have a positive impact on the Sustainability Objectives for St Edmundsbury BC.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy DM2 – Creating Places – Development Principles and Local Distinctiveness

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Policy requires the design and layout of schemes to take account of crime prevention and community safety.
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population		+	+	+	+	+		The policy seeks to improve levels of accessibility
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	+		+	+	+	+		The policy seeks to improve the quality of where people live and maintain or create a sense of place. The policy seeks to site development away from areas significantly and adversely affected by noise, smell, vibration or other forms of pollution, unless adequate and appropriate mitigation can be implemented.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	+		+	+	+	+		Policy encourages appropriate refuse and recycling facilities in new development.
13. To reduce the effects of traffic on the environment		+	+	+	+	+		The policy seeks to encourage use of sustainable transport modes and therefore reduce reliance on the private motor vehicle.
14. To reduce contributions	+		+	+	+	+		Policy requires sustainable

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

to climate change								design, construction and improved energy efficiency.
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	+		+	+	+	+		The policy seeks to protect habitats, species and features of ecological interest.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	+		+	+	+	+		The policy seeks to enhance local distinctiveness.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		The policy seeks to enhance local distinctiveness and encourages designs that respect the character, scale, density and massing of the locality.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	6 + 13 0	3 +	9 +	9 +	9 +	9 +		Slightly positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy DM3 – Masterplans

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities		+	+	+	+	+		Policy encourages provision of open space, sport, leisure and cycle and pedestrian footpath linkages that could have a positive impact on public health.
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Good design can reduce crime and deter anti-social activities.
4. To reduce poverty and social exclusion		+	+	+	+	+		Good design and the provision of a range of housing types and affordable housing tenures can act to reduce poverty and social exclusion.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy seeks to improve access to key services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Good design can improve the quality of where people live. The policy requires details of green infrastructure and open space proposals to assimilate new development into the landscape, provide sufficient recreational green-space and create new habitats.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		The policy encourages the application of resource efficiency measures, (including water).
12. To reduce waste	+		+	+	+	+		The policy encourages the application of waste reduction measures.
13. To reduce the effects of traffic on the environment		+	+	+	+	+		The policy encourages the use of sustainable transport modes.
14. To reduce contributions to climate change		+	+	+	+	+		Good design can reduce greenhouse gas emissions.

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

15. To reduce vulnerability to climatic events	+		+	+	+	+		The application of design principles and measures to minimise climate change risks are encouraged. This includes provision of blue corridors, (areas designated for the channelling of overland flows of water away from property and key infrastructure).
16. To conserve and enhance biodiversity and geodiversity		+	+	+	+	+		Development could potentially impact upon bio-diversity and for this reasons the policy requires a comprehensive bio-diversity action plan to accompany the Masterplan. The policy seeks opportunities to create new habitats.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	+		+	+	+	+		The Masterplan should set out how the development will seek to protect the historic environment.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+		+	+	+	+		The policy specifies the requirement for employment facilities within development proposals.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth		+	+	+	+	+		Masterplans can facilitate efficient patterns of movement.
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		Provision of employment areas with Masterplans can accommodate investment.
Total	6 + 7 0	9 +	15 +	15+	15+	15+	Nil	Mostly positive
Mitigation: Development could potentially impact upon bio-diversity and natural capital and for this reasons the policy requires a comprehensive bio-diversity plan to accompany the Masterplan.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy DM4 – Development Briefs

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities		+	+	+	+	+		Policy encourages provision of cycle-ways and pedestrian footpaths.
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Good design can reduce crime and deter anti-social activities.
4. To reduce poverty and social exclusion		+	+	+	+	+		Good design and the provision of a range of housing types and affordable housing tenures can act to reduce poverty and social exclusion.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy seeks to improve access to key services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	+		+	+	+	+		The policy requires a mix of housing including provision of affordable housing.
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+		Good design and lay-out can improve the quality of where people live.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		Policy encourages the application of resource efficiency measures.
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment		+	+	+	+	+		Policy encourages the use of sustainable modes of transport.
14. To reduce contributions to climate change		+	+	+	+	+		The policy encourages measures to promote sustainable living patterns, including reducing the need to travel by private motor vehicle.
15. To reduce vulnerability to climatic events	+		+	+	+	+		The Policy requires development to be designed to address climate change risks. This includes provision of blue corridors, (areas designated for the channelling of overland flows of water away from

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

								property and key infrastructure).
16. To conserve and enhance biodiversity and geodiversity	0							Development has potential to have a negative impact although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							N/A
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth		+	+	+	+	+		Good design and lay-out can encourage efficient patterns of movement.
22. To encourage and accommodate both indigenous and inward investment	+		+	+	+	+		Provision and good design of employment areas can encourage inward investment.
Total	5 + 10 0	7 +	12 +	12 +	12+	12+	Nil	Slightly positive
Mitigation: Development could have an impact on biodiversity interests although the policy makes reference to major landscaping and structural planting necessary so the development can be absorbed into the landscape and local biodiversity.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy DM5 – Development in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							Policy restricts development in the countryside but allows for rural needs.
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	+		+	+	+	+		Restricting development in the countryside will help protect the Borough's natural capital.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							Development could potentially impact upon Heritage assets although the policy demands that there is no detrimental impact on the historic environment. Other policies within the Local Plan seek to safeguard sites of

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

								archaeological importance.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Restricting development in the countryside will help protect the character of the Borough. Any development must recognise the intrinsic character and beauty of the countryside.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2+ 20 0	Nil	2+	2+	2+	2+	Nil	Policy is mostly neutral
Mitigation: Policy is mostly neutral and no further mitigation is necessary.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy DM9 – Low and Zero Carbon Energy Generation

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		Policy should encourage more efficient use of mineral resources.
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	++		++	++	++	++		Renewable energy provision can help reduce greenhouse gas emissions.
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							Renewable energy schemes could have an adverse impact on biodiversity. The policy requires an appraisal of impact of any scheme on the environment.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							Development could have a negative impact on conservation areas and historical/heritage assets and

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

								for this reason and in such instances, the policy demands that alternative more suitable locations are explored and that the proposals represent the highest standards, siting and design appropriate to the location.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							Renewable energy schemes could have an adverse effect on the rural environment. For this reason, an impact appraisal will be required for any proposal. All development should be designed and sited to minimise intrusion and visual impact.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1++ 1+ 20 0	Nil	1++ 1+	1++ 1+	1++ 1+	1++ 1+	1++ 1+	Nil Slightly positive
Mitigation: Some potential impact around maintaining a high quality rural environment and protecting biodiversity. The policy includes criteria to protect biodiversity interests, heritage assets and the character and appearance of the countryside. No further mitigation measures required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy DM23 – Residential Design

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity		+	+	+	+	+		Good design can help reduce crime and anti-social behaviour.
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Good design can improve access to services and amenities.
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	0							N/A
8. To improve the quality of where people live and to encourage community participation	+		+	+	+	+		Policy should bring about improvements in the quality of living accommodation.
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	+		+	+	+	+		Good residential design will bring about improvements in the resource efficiency of buildings and the construction process and increase the rates of recycling.
12. To reduce waste	+		+	+	+	+		Good residential design and construction should encourage appropriate waste recycling measures.
13. To reduce the effects of traffic on the environment	+		+	+	+	+		Good residential design can improve access to sustainable transport modes and reduce the impact of vehicles on the environment. The policy seeks to avoid the dominance of highways and parking on the environment.
14. To reduce contributions to climate change	+		+	+	+	+		The incorporation of sustainable construction techniques into the design of

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

								new residential development can help to mitigate against greenhouse gas emissions.
15. To reduce vulnerability to climatic events	+		+	+	+	+		Sustainable residential design and construction will incorporate appropriate SUDS that will help to reduce the impact that climate change may have on the Borough.
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	+		+	+	+	+		Policy seeks to utilise characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+		+	+	+	+		Good design can conserve and enhance the local distinctiveness of landscapes and townscapes.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres		+	+	+	+	+		Good design can improve the appearance of town centres and as a consequence revitalise them.
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	9 + 11 0	2+	11+	11+	11+	11+	Nil	Generally positive
Mitigation: No further mitigation required.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy DM28 – Housing in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	0							N/A
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	+		+	+	+	+		Housing in the countryside can assist the Borough in meeting its overall requirements.
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							Development could impact upon biodiversity and/or natural capital although policies elsewhere in the Local Plan seek to mitigate against such impacts.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and	0							N/A

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

enhance the quality and local distinctiveness of landscapes and townscapes								
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	1+ 24 0	Nil	1+ 24 0	1+ 24 0	1+ 24 0	1+ 24 0	Nil	Slightly positive
Mitigation: Potential negative impact upon biodiversity and natural capital are mitigated by policies elsewhere in the Local Plan.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy DM29 – Residential Use of Redundant Buildings in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion		+	+	+	+	+		Policy seeks consideration of building for employment/economic development, tourist accommodation, recreation and community use in the first instance.
5. To improve access to key services for all sectors of the population		+	+	+	+	+		Policy seeks consideration of building for employment/economic development, tourist accommodation, recreation and community use in the first instance.
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+		Policy seeks consideration of building for employment/economic development, tourist accommodation, recreation and community use in the first instance.
7. To meet the housing requirements of the whole community	+		+	+	+	+		Residential use of redundant buildings could assist the Borough in meeting it's housing needs
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions	0							N/A

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

to climate change								
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	-		-	-	-	-		Change of use of rural buildings could have an adverse impact on biodiversity.
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		+	+	+	+	+		The policy seeks an enhancement to the immediate setting of the building(s)
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		Policy seeks consideration of building for employment/economic development, tourist accommodation, recreation and community use in the first instance.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth		+	+	+	+	+		Policy seeks consideration of building for employment/economic development, tourist accommodation, recreation and community use in the first instance
22. To encourage and accommodate both indigenous and inward investment		+	+	+	+	+		Policy could enable economic development
Total	1+ 13 0 1-	7+	8+ 1-	8+ 1-	8+ 1-	8+ 1-	Nil	Slightly positive
Mitigation: No mitigation required as the policy includes criteria which aim to minimise the impact of any development on the rural environment/landscapes.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy 33 – Re-use or Replacement of Buildings in the Countryside

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion		+	+	+	+	+		The policy allows for job creation.
5. To improve access to key services for all sectors of the population	+		+	+	+	+		Policy allows for the provision of community services in the countryside.
6. To offer everybody the opportunity for rewarding and satisfying employment	+		+	+	+	+		The policy allows for job creation.
7. To meet the housing requirements of the whole community	+		+	+	+	+		Re-use or replacement of a building for residential purposes could assist in meeting the Borough's overall housing requirements
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							N/A
17. To conserve and where appropriate enhance areas of historical and archaeological importance	0							N/A
18. To conserve and enhance the quality and	0							The policy requires that any extension is subservient in

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

local distinctiveness of landscapes and townscapes								scale, footprint and design. Any replacement building should result in a more acceptable and sustainable development than might be achieved through conversion.
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area		+	+	+	+	+		The policy allows for job creation and economic growth.
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	+		+	+	+	+		Policy could encourage inward investment.
Total	3+ 17 0	2+	5+	5+	5+	5+	Nil	Slightly positive
Mitigation: Potential negative effects on rural environment/landscape and biodiversity are mitigated through criteria in the policy that relate to appropriate intensity and compatibility of the use for the rural location.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

Policy 52 – Rural Housing Exception Sites

Effect/Impact	Impact	Secondary Impact	Short term	Medium term	Long term	Permanent	Temporary	Policy paragraph/Section
SA Objectives								Comments
1. To improve the health of the population overall and reduce health inequalities	0							N/A
2. To maintain and improve levels of education and skills in the population overall	0							N/A
3. To reduce crime and anti-social activity	0							N/A
4. To reduce poverty and social exclusion	++		++	++	++	++		The policy could provide for those currently unable to access the housing market.
5. To improve access to key services for all sectors of the population	0							N/A
6. To offer everybody the opportunity for rewarding and satisfying employment	0							N/A
7. To meet the housing requirements of the whole community	++		++	++	++	++		The policy seeks to provide housing to meet identified and local need.
8. To improve the quality of where people live and to encourage community participation	0							N/A
9. To improve water and air quality	0							N/A
10. To conserve soil resources and quality	0							N/A
11. To use water and mineral resources efficiently, and re-use and recycle where possible	0							N/A
12. To reduce waste	0							N/A
13. To reduce the effects of traffic on the environment	0							N/A
14. To reduce contributions to climate change	0							N/A
15. To reduce vulnerability to climatic events	0							N/A
16. To conserve and enhance biodiversity and geodiversity	0							The policy requires that development will not negatively impact on biodiversity, geodiversity or the surrounding landscape character. Any unavoidable harm to the natural environment must be adequately mitigated.
17. To conserve and where appropriate enhance areas	0							N/A

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

of historical and archaeological importance								
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0							The policy requires that development will not negatively impact on biodiversity, geodiversity or the surrounding landscape. Any unavoidable harm to the natural environment must be adequately mitigated
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0							N/A
20. To revitalise town centres	0							N/A
21. To encourage efficient patterns of movement in support of economic growth	0							N/A
22. To encourage and accommodate both indigenous and inward investment	0							N/A
Total	2 ++ 20 0	Nil	2 ++	2++	2 ++	2 ++	Nil	Mainly neutral
Mitigation: No further mitigation required. Policy contains mitigation for any potential impact upon biodiversity, geodiversity, surrounding landscape character and natural environment that may arise from development.								

Key: ++ Major positive impact, + minor positive impact, -- major negative impact, - minor negative impact, 0 neutral, ? Uncertain.

**Appendix F
Consultation comments on the Development
Management Policies Document DPD: Preferred
Options (January 2012)**

Table F1 - Consultation comments on the Development Management Policies Document DPD: Preferred Options (January 2012)

Date	Consultee	Report Section	Summary of Consultees Comments (includes proposed changes)	How the comment was dealt with
08.03.12	Mr Nathan Loader		<p>Would like to re-submit comments previously given in the Sustainability Appraisal main Report DM preferred Options, in relation to the current core strategy and preferred option now being considered by the joint FH and SE Development management Consultation process.</p> <p>Specifically the Core Strategy relies heavily on outdated statistics – the 2001 census.</p> <p>Haverhill has only 17% of St Edmundsbury jobs, so over provision of housing (34% proposed) will force people to travel further and increase poverty in Haverhill.</p> <p>Despite removing PPG13 transport targets, the plan significantly increases journeys and CO2 emissions.</p>	This comment appears to relate to the Core Strategy which was adopted in December 2010.
08.03.12	Mr Robert Feakes Suffolk County Council	Page 60, Table 6.1	Whilst the County Council would not fundamentally disagree with the assertion that there are no major health problems in Forest Heath, we thought it might be helpful to provide information on the health profile of the two districts.	Comment noted