

St Edmundsbury Borough  
Council

Local Plan

Rural Vision 2031 Submission Draft  
Document

Sustainability Appraisal Report

Appendices

June 2013



# St Edmundsbury Borough Council Local Plan

## Rural Vision 2031 Submission Draft Document

### Sustainability Appraisal Report

#### Appendices

**June 2013**

#### Notice

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# Appendix A – Relevant Plans and Policies & Sustainability Themes



**Table A.1 – Relevant Plans and Policies**

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

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

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

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

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

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

Table A.2 – Analysis of Sustainability Themes

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

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



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

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

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

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

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

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

## Appendix B – Baseline Data

## Population

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

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

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

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

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

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

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

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

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



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

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

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

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

Source: 2001 Census

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

### **Ethnicity**

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

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

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

Source: ONS (2010)

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

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

Source: 2001 Census

### Deprivation

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

### Health

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

### Education and skills

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

### Workforce skills

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

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

### **Crime and anti social activity**

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

### **Access to services and facilities**

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

## Employment

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

## Housing

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

Table B.6 – Housing Tenure

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

Source: 2001 Census

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

**Table B.7 – Household Composition**

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

Source: 2001 Census

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

### **Housing Provision for Gypsies and Travellers and those with Special Needs**

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

### **The quality of neighbourhoods and community participation**

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

### **Landscape and biodiversity**

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

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

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

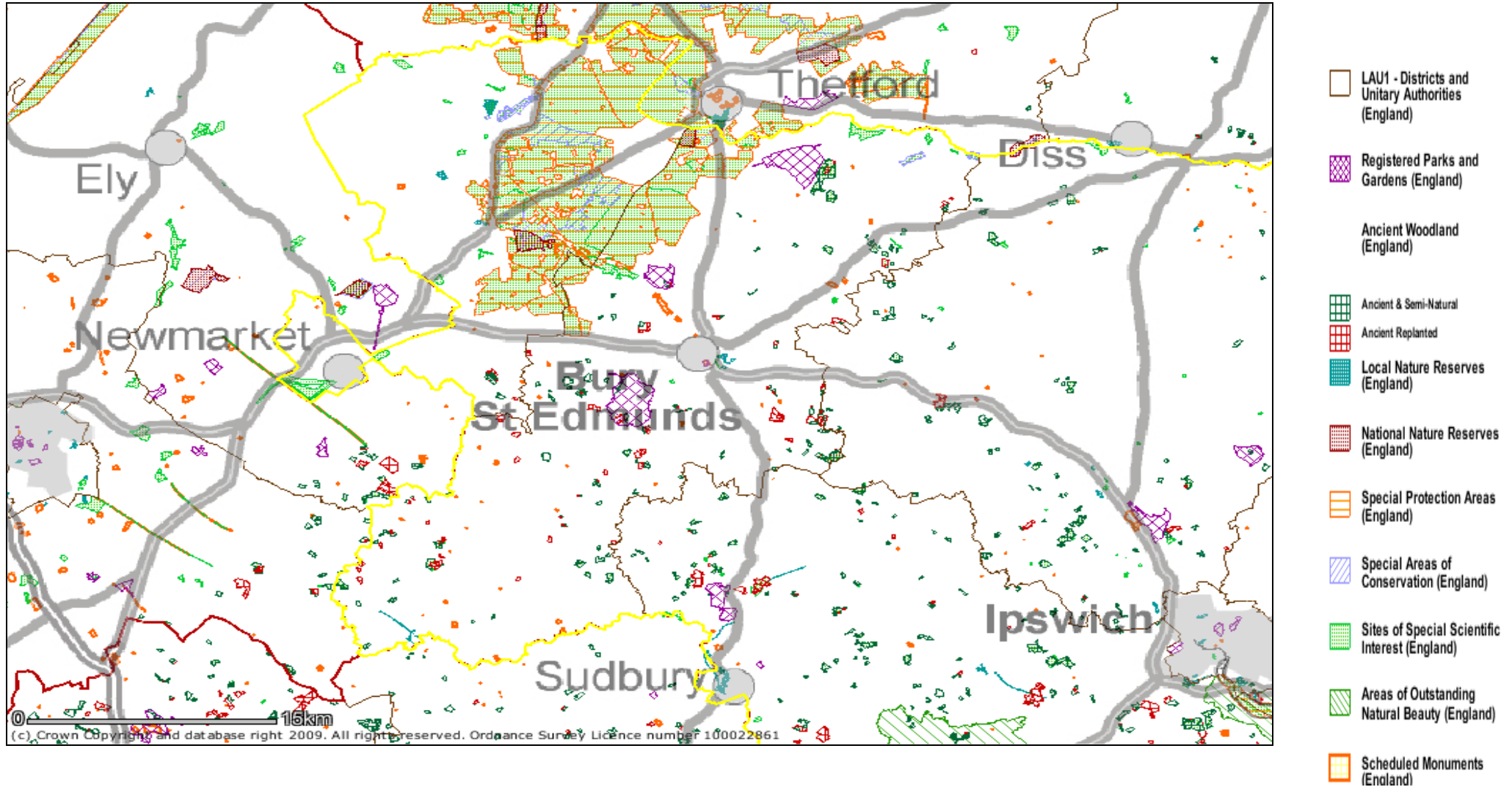
- Ancient plateau claylands
- Estate sandlands
- Plateau estate farmlands
- Rolling estate farmlands
- Rolling estate sandlands
- Rolling valley farmlands
- Rolling valley farmlands & furze
- Undulating ancient farmlands
- Undulating estate farmlands
- Urban
- Valley meadowlands
- Valley meadows & fens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

- Wooded valley meadowlands & fens

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

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

Figure B.1 - Environmental Designations in St Edmundsbury





### **Historic and archaeological environment**

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

### **Water and air quality**

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

### **Flood Risk**

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

### **Soil resources**

- B.1.49 One method of protecting soil resources is to reduce the amount of new housing development taking place on greenfield land and focus development on previously

developed land. The borough percentage of development on previously developed land is low in relation to the Government target of 60%. However the target of 40% that was set in the Replacement St Edmundsbury Local Plan has been exceeded. In 2008/9 the percentage of housing achieved on brownfield land was 56%, a slight improvement on the 54% achieved in 2007/8. The projected growth expected within St Edmundsbury means that development is unlikely to be achieved without the need to develop greenfield sites.

### **Waste**

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

### **Traffic**

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

### **Commuting patterns**

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

**Table B.8 – Commuting destinations from St Edmundsbury 2001**

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

Source: 2001 Census

### **Energy consumption and climate change**

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

### **Renewable energy**

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

### Carbon Dioxide emissions

- B.1.60 Domestic CO<sub>2</sub> 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 CO<sub>2</sub> emissions which result from industrial and commercial operations is consistently above national figures, reflecting the industrial nature of St Edmundsbury.

### Business formations

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

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

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

Source: ONS

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

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

Source: ONS

### House Prices

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

**Table B.11 – Housing Prices end of Q2 2011**

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

Source: Suffolk Observatory

**Table B.12 – Short term house price changes**

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

Source: Suffolk Observatory

### Housing Affordability

- B.1.63 Housing affordability has become a key issue in recent years due to dramatic house price inflation since 2001. House prices in particular had been ever inflating in price over the last decade or so. However in 2008 the market finally experienced the change. Figures from the second quarter of 2011 show that house prices have decreased in St Edmundsbury by 4.5% since 2007. However, the borough actually experienced the least change in house prices in the entire county.

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

**Table B.13 – Housing Affordability for 2<sup>nd</sup> Quarter 2009**

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

\*The average column represents housing affordability across all housing groups.  
Source: Suffolk Observatory

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

### **Economic Activity and Employment Rates**

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

**Table B.14 – Economic Activity and Employment Rates 2008**

Area	Economic Activity Rate (%)	Employment Rate (%)
Babergh	88.1	85.0
Forest Heath	86.8	85.2
Ipswich	82.8	79.0
Mid Suffolk	85.4	81.5
St Edmundsbury	91.7	85.5
Suffolk Coastal	84.1	78.0
Waveney	77.6	76.5
Suffolk	84.9	81.0
East of England	81.3	77.2

Source: Suffolk Observatory

## Employment Structure

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

Table B.1 – Employment by sector, 2004

	St Edmundsbury		Bury St Edmunds		Haverhill	
	Number	%	Number	%	Number	%
Agriculture	741	1.4	5	0	0	0
Energy	-	-	266	0.9	0	0
Manufacturing	9369	18.1	3338	11.2	3234	36.2
Construction	2387	4.6	1232	4.1	324	3.6
Distribution	12854	24.8	8088	27	1948	21.8
Transport	1697	3.3	674	2.3	401	4.5
Banking	6937	13.4	3994	13.4	1241	12.41
Public Administration	15478	29.9	11076	37	1445	16.2
Other	2052	4	1243	4.2	339	3.8
Total		100	29916	100	8932	100

Source: Annual Business Inquiry

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

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

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

Source: Calculated from historic SEBC Annual Monitoring Reports

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

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

Source: Annual Business Inquiry

## Unemployment

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



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

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

Source: Suffolk Observatory

## Earnings

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

**Table B.5 – Average Earnings for 2010**

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

Between Source: Suffolk Observatory

# Appendix C – Key Sustainability Issues

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

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

	<b>Key Issues</b>	<b>Implications and Opportunities for Rural Vision 2031 Document</b>	<b>SEA Topic</b>	<b>SA Objective</b>	<b>Predicted Future Evolution without the Plan</b>
3	<p><b>Localised Deprivation</b></p> <p>Deprivation in St Edmundsbury is increasing, with the borough's Index of Multiple Deprivation (IMD) rank having decreased from 260 in 2007 to 240 in 2010. However, deprivation is not evenly located throughout the borough. The IMD rankings show that the Lower Super Output Areas (LSOA) in Haverhill are more consistently deprived; suggesting that deprivation in Haverhill is more widespread rather than just concentrated in small pockets.</p> <p>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>Opportunity for the Rural Vision 2031 document to reduce deprivation through the provision of appropriate housing and job opportunities which suit the skills of the local workforce. Rural Vision 2031 document should also ensure that sufficient education and health facilities are available or included within proposed developments, particularly those located in rural areas where service provision is less extensive.</p>	<p>Population, Human health</p>	<p>1, 2, 4, 5, 20</p>	<p>The adopted Core Strategy aims to deal with the issue of localised deprivation. However, the absence of the Rural Vision 2031 document may lead to the lack of efficient intervention and potentially to an increase of rural deprivation in some areas.</p>
4	<p><b>Fluctuating Crime Rate</b></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 for the Rural Vision 2031 document 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>	<p>Population, Human health</p>	<p>3</p>	<p>In the absence of the Plan, the issue will still be tackled through the Development Management Policies. However, the Plan adds a better focus to rural spatial planning, and ensures a more successful subsequent application of design principles.</p>

	Key Issues	Implications and Opportunities for Rural Vision 2031 Document	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
5	<p><b>Insufficient Amount of Housing, including Affordable Housing and High Level of Unfit Dwellings</b></p> <p>The Core Strategy overall provision equates to 520 additional homes a year. However, as a result of the house building downturn (an average of 377 completions a year over the period of 2001-2012), the rate will have to increase to 604 a year if the planned homes are to be delivered by 2031.<sup>1</sup></p> <p>In December 2012, 323 households in rural locations were on the housing register. This, and the Strategic Housing Market Assessment, suggests that there is a shortage of affordable rural housing.</p> <p>Furthermore, the housing affordability ratio of the borough has increased steadily since 2003, indicating major housing affordability problems, particularly as a result of year-on-year increases in house prices. In 2012, the average price of properties sold in the rural area was over £276,000. House prices of 3 to 3.5 times income are generally considered affordable, but in the rural area, the ratio is 8.4.</p> <p>Houses are deemed non-decent if they are in a poor state of repair, have insufficient amenities or low thermal comfort. 29.9% of rural homes are non-decent, compared to</p>	<p>Opportunity for the Rural Vision 2031 document to ensure that sufficient provision is made for the additional housing required to meet the targets set by the Core Strategy.</p> <p>Opportunity for the Rural Vision 2031 document to encourage the provision of affordable housing through the implementation of Core Strategy policy CS5 detailing a required proportion of new developments to be affordable. There is a need for the Rural Vision 2031 document to ensure that housing supply matches projected demand both in terms of numbers and type.</p>	Population, Material Assets	4, 7	<p>The Core Strategy identifies the required number of houses. However, the recent trends show that the market has not been delivering the required numbers.</p> <p>Therefore, the presence of a lower-tier document (Rural Vision) may help to tackle the problem with the lack of housing by adding precision to the allocation process.</p>

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

<sup>2</sup> SEBC Private Sector Housing Stock Condition Survey, June 2008

	Key Issues	Implications and Opportunities for Rural Vision 2031 Document	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	30.8% in Bury St Edmunds and 16.2% in Haverhill <sup>2</sup>				
6	<p><b>Lack of Accommodation Provision for Gypsies and Travellers</b></p> <p>St Edmundsbury had two gypsy and traveller pitches in 2006. As such, the borough is not on track to reach the Gypsy and Traveller needs assessment recommendation of 12 pitches by 2031.</p>	The Rural Vision 2031 document does not propose the allocation of any sites specifically for accommodating Gypsies, Travellers and Travelling Show People; however it does include a 'call for suitable and deliverable sites'.	Population, Human health, Material Assets	7	The absence of the Rural Vision 2031 document would mean the absence of opportunities for the identification of suitable and deliverable gypsy and traveller sites.
7	<p><b>Earnings below Regional Figures</b></p> <p>Whilst average earnings within St Edmundsbury have increased over recent years, they are still below figures for the East of England and England. Furthermore, median wage figures indicate that there are an above average number of low paid jobs in the borough.</p>	Opportunity for the Rural Vision 2031 document to promote the creation of an environment appropriate for attracting investors into the borough. Opportunity for the Rural Vision 2031 document to encourage employment opportunities whilst ensuring that the created jobs are appropriate for the skills of the resident population.	Population, Human health, Material Assets	4, 6	The absence of the Rural Vision 2031 may undermine the process of renaissance of rural areas and prosperity of local people.
8	<p><b>Increase in Noise Complaints</b></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>	Opportunity for the Rural Vision 2031 document to ensure that noisy land uses are located away from residential areas and vice versa. Opportunity for the Rural Vision 2031 document to promote the use of landscaping and attenuation bunds to reduce the impact of noise-creating activities.	Population, Human health	1, 3	The presence of a lower-tier document (Rural Vision) may help address the noise complaints problem through the consideration of this issue in the allocation process. The lack of the Plan may lead to the exacerbation of the

	Key Issues	Implications and Opportunities for Rural Vision 2031 Document	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
					problem.
<b>ENVIRONMENTAL ISSUES</b>					
9	<p><b>Pressure on Rich Biodiversity</b></p> <p>St Edmundsbury contains a number of sites designated for their internationally important ecology. These are:</p> <p>Breckland SPA; Breckland SAC; and Waveney &amp; Little Ouse Valley Fens SAC.</p> <p>The borough also contains a number of SSSI's, 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 development.</p> <p>The majority of the ecological SSSIs in the borough are partly in an unfavourable or mixed condition with 3 of the Borough's 22 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 for the Rural Vision 2031 document to ensure that development has a limited effect on habitats and species of the large number of designated sites within the borough and these are protected from destruction and loss and, where possible, are enhanced. The settings of the sites should be safeguarded.</p> <p>Opportunity for the Rural Vision 2031 document to promote the designated nature conservation sites for their amenity and recreational value through the encouragement of appropriate interpretation and visitor provision where appropriate.</p>	Biodiversity , Flora, Fauna	8, 16	<p>The lack of the Plan would mean missed opportunities to thoroughly consider (including SA and HRA process) effects on the local wildlife with the aim of avoiding negative effects and enhancing biodiversity benefits.</p> <p>The issue would still be addressed though through the Core Strategy, Development Management Policies and St Edmundsbury Green Infrastructure Strategy.</p>

	Key Issues	Implications and Opportunities for Rural Vision 2031 Document	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
10	<p><b>Presence of Sites Designated for their Geological/ Geomorphological Value</b></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 for the Rural Vision 2031 document 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>	Soil, Landscape	8, 16	<p>The issue would still be addressed though through the Core Strategy and Development Management Policies.</p> <p>However, the lack of the Plan would mean missed opportunities to consider effects of site allocation process on the sites of geological interest.</p>
11	<p><b>Pressure on Landscape</b></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.</p>	<p>Opportunity for the Rural Vision 2031 document to incorporate Core Strategy policy and encourage the preservation of the borough's distinct landscape types in order to ensure that the integrity and high landscape value of St Edmundsbury is not lost.</p> <p>The quality of the wider settings of the landscape types should be preserved and enhanced with sympathetic development which blends with the environment.</p>	Landscape	18	<p>Although the quality of the landscape would be protected through the Core Strategy and Development Management Policies, the lack of the Plan may lead to some piecemeal development affecting the local landscape quality.</p>
12	<p><b>Rich Archaeology and Cultural Heritage</b></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. In addition there are c.3,900 records recorded</p>	<p>Opportunity for the Rural Vision 2031 document to promote new development in locations that ensure the continued protection, enhancement and promotion of heritage assets - both designated assets and also local heritage assets</p>	Cultural Heritage	17	<p>Although heritage assets would be protected through the Core Strategy and Development Management Policies,</p>



	<b>Key Issues</b>	<b>Implications and Opportunities for Rural Vision 2031 Document</b>	<b>SEA Topic</b>	<b>SA Objective</b>	<b>Predicted Future Evolution without the Plan</b>
	in the Suffolk Historic Environment Record within the Borough. The majority relate to undesignated heritage assets of local and regional significance. Of these, over 500 are in Bury St Edmunds and 100 in Haverhill. It is vital that these valuable assets continue to be protected.	(not designated). The settings of these sites should also be safeguarded.			the lack of the Plan may lead to some piecemeal development potentially affecting heritage assets or their settings.
13	<b>Need to Improve Water Quality</b> 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.	Opportunity for the Rural Vision 2031 document to promote the inclusion of Sustainable Urban Drainage Systems (SUDS) on new developments, thereby helping to improve local water quality and reduce flood risk.	Water	9	This issue is likely to be controlled even in the absence of the Plan through the Development Management Policies that promote SUDS and prevent pollution.
14	<b>Pressure on Water Resources</b> The increasing population growth is likely to 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.	Opportunity for the Rural Vision 2031 document 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.	Water, Population	11, 15	This issue is likely to be controlled in the absence of the Plan through the Development Management Policies that promote water butts and high design standards.

	Key Issues	Implications and Opportunities for Rural Vision 2031 Document	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
15	<p><b>Comparatively High Levels of Waste Arisings</b></p> <p>The amount of household waste collected per head in St Edmundsbury has reduced since 2004/05 but is higher than the county mean. The volume of municipal waste produced has reduced by a significant amount since 2002/03</p>	<p>Opportunity for the Rural Vision 2031 document to promote the use of sustainable construction techniques, using recycled materials where possible as stated in Core Strategy policy CS2. 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	2	<p>Although the issue of waste management would be controlled through Development Management Policies, the lack of the Plan may lead to some piecemeal development affecting access to recycling facilities.</p>
16	<p><b>Potential for Flood Risk</b></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 for the Rural Vision 2031 document to promote development in locations that reduce the susceptibility of flooding through the location of proposed new development on land outside of Flood Zones 2 and 3. Where development is likely to result in increased surface water run-off and flooding, new site allocations will ensure that Core Strategy guidance is employed which will require that suitable flood mitigation or alleviation measures, including SUDS, be implemented in order to overcome the flood risk.</p>	Climatic Factors, Water	15	<p>The issue of flood risk would be controlled in the absence of the Plan through the Core Strategy and Development Management Policies. However, the Plan adds positively to addressing the issue through considering this issue in the allocation process.</p>
17	<p><b>Need to Adapt to a Changing Climate</b></p> <p>The main expected climate changes in the East of England are likely to include:</p> <p>Increases in temperatures (hotter summers, milder winters);</p> <p>Increases in seasonality (e.g. dryer summers,</p>	<p>Opportunity for the Rural Vision 2031 document 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	<p>This issue would be addressed in the absence of the Plan through the Core Strategy and Development Management Policies.</p>

	Key Issues	Implications and Opportunities for Rural Vision 2031 Document	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	wetter winters); Increases in the intensity and frequency of storm events (e.g. extreme rainfall event leading to fluvial/groundwater flooding).				
18	<p><b>High Energy Consumption</b></p> <p>Average annual electricity consumption figures for St Edmundsbury show a decrease in domestic electricity consumption and an increase in industrial energy consumption since 2003. Figures also indicate that average domestic and industrial energy consumption in the borough is above both that for the East of England and GB.</p> <p>Domestic gas consumption is below figures for East of England and GB. However, industrial gas consumption is relatively high.</p> <p>There are no commercial renewable energy facilities within the borough.</p>	Opportunity for the Rural Vision 2031 document to encourage new development to use renewable energy sources within the design, particularly through the inclusion of micro-renewable energy generation as an integral part of large developments.	Material Assets	9, 14	This issue would be addressed in the absence of the Plan through the Development Management Policies.
19	<p><b>High CO<sub>2</sub> Emissions per Capita</b></p> <p>Per capita domestic CO<sub>2</sub> emissions in St Edmundsbury (2.43 tonnes) are slightly lower than regional (2.48 tonnes) and national figures (2.54 tonnes). However, total CO<sub>2</sub> 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.</p>	<p>Opportunity for the Rural Vision 2031 document 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.</p> <p>Further opportunity for the Rural Vision 2031 document to assist with the reduction in CO<sub>2</sub></p>	Climatic Factors	14	This issue would be addressed in the absence of the Plan through the Development Management Policies.

	Key Issues	Implications and Opportunities for Rural Vision 2031 Document	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
		emissions through the promotion of low carbon sustainable transport networks as an alternative to the private car. Specifically the Rural Vision 2031 document should 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 CO <sub>2</sub> emissions.			
20	<p><b>Need to Preserve Valuable Land and Soil</b></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. Growth in St Edmundsbury could result in the loss of some of this valuable land. .</p>	Opportunity for the Rural Vision 2031 document to reduce the loss of valuable agricultural land through the promotion of brownfield sites via the sequential approach to development and through the promotion of the efficient use of land through well designed developments.	Soil, Landscape	10	This issue would be addressed in the absence of the Plan through the Development Management Policies. However, the Plan adds positively to addressing the issue through promoting PDL allocation.
21	<p><b>Presence of Contaminated Land</b></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,</p>	Opportunity for the Rural Vision 2031 document to reduce the area of potentially contaminated land within the borough through the promotion of brownfield sites for development, if available. If contaminated, these sites will require remediation prior to development, thereby reducing threats posed by contamination to health and the environment.	Landscape, Soil, Material Assets	10	This issue would be addressed in the absence of the Plan through the Development Management Policies. However, the Plan adds positively to addressing the issue through promoting PDL allocation.

	Key Issues	Implications and Opportunities for Rural Vision 2031 Document	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	safety and the environment.				
22	<p><b>Low Completions on Previously Developed Land</b></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 in St Edmundsbury with future growth.</p>	<p>Opportunity for the Rural Vision 2031 document 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>	Landscape, Soil, Material Assets	18	This issue would be addressed in the absence of the Plan through the Development Management Policies. However, the Plan adds positively to addressing the issue through promoting PDL allocation.
23	<p><b>High traffic volume and reliance on private car</b></p> <p>Traffic volumes within St Edmundsbury are high, with the proportion of journeys to work in the borough being undertaken by car being significantly higher in 2001 than that for the East of England and England. The proportion of journeys to work undertaken by public transport in the borough is significantly lower than that for the East of England and England.</p> <p>Available data suggests that the distance that residents of St Edmundsbury commute to work is significantly higher than the national mean.</p>	<p>Opportunity for the Rural Vision 2031 document to reduce existing high traffic volumes and reliance on private car through the promotion of a sustainable integrated transport network which services Bury St Edmunds, Haverhill and the villages within the borough.</p> <p>Further opportunity for the Rural Vision 2031 document to reduce the number of miles travelled in the personal car through the location of new development within close proximity to existing services, amenities and facilities. Any transport networks or services required by the new developments should be fully integrated with the existing transport network.</p> <p>Opportunity for the Rural Vision 2031 document to enhance the attractiveness of the borough for investment and new business and employment opportunities in order to reduce the need for</p>	Air, Human health	9, 21	The issue of reliance on private car would be controlled in the absence of the Plan through the Core Strategy, Development Management Policies and LTP3. However, the Plan adds positively to addressing the issue through considering it in the allocation process and directing new development to places with better access by carbon friendly modes.

	Key Issues	Implications and Opportunities for Rural Vision 2031 Document	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
		residents to commute to outside the borough for work.			
<b>ECONOMIC ISSUES</b>					
24	<p><b>Changing Employment Sectors</b></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>	Opportunity for the Rural Vision 2031 document to ensure that the borough is attractive for businesses which require workers who have similar skills to those required in agriculture and manufacturing and that the problems associated with the decline in agriculture and manufacturing are minimised. As part of this, the Rural Vision 2031 document should enlarge the employment base of the borough, in order to safeguard its economy and the financial security of its residents from fluctuations in the job market.	Material Assets	19, 22	This issue would be addressed in the absence of the Plan through the Core Strategy and Development Management Policies. However, the Plan adds positively to addressing the issue through aiming to support rural employment.
25	<p><b>Fluctuating Business Formation Rates</b></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>	Opportunity for the Rural Vision 2031 document 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.	Material Assets	19	The absence of the Plan may lead to missed opportunities to safeguard and identify new suitable sites attractive for investment and new businesses.

## Appendix D – Assessment of Generic Policies<sup>3</sup>

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<sup>3</sup> (as in Rural Vision 2031 Draft Document of April 2013)

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

**Table D.1 - Assessment Tables – Terms and Symbols**

Magnitude		Scale		Duration		Permanence		Certainty
✓✓	Major positive	Local	Within or in proximity to St Edmundsbury	ST-MT	Short term - Medium term	Temp	Temporary	Low
✓	Minor positive	Sub-Reg	Western Suffolk and surrounding districts	ST-LT	Short term - Long term	Perm	Permanent	Med
-	No effect	Reg/Nat	East of England and beyond	MT-LT	Medium term - Long term			High
?	Unclear effects			ST	Short term			
×	Minor negative			MT	Medium term			
××	Major negative			LT	Long term			



Table D.2 – Policy RV2: Neighbourhood Plans and Neighbourhood Development Orders in the rural areas

<b>Policy RV2: Neighbourhood Plans and Neighbourhood Development Orders in the rural areas</b>													
Proposals to bring forward and develop neighbourhood plans and/or neighbourhood development orders in the rural areas will be considered favourably if they meet the following requirements; <ul style="list-style-type: none"> <li>Proposals for development meet at least the minimum level of growth and demonstrate how they conform with the strategic policies as set in the adopted Core Strategy</li> <li>The form, size, type and design of new development proposed meets the requirements set out in national and local planning policy</li> </ul>													
SA Objective	<i>Effects</i>						<i>Assessment</i>				Summary of Effects	Recommendation/Mitigation	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
1	To improve the health of the population overall and reduce health inequalities		Local	ST-LT	Perm	Low		+	+	+	+	By being required to meet the requirements set out in national and local policy NPs and NDOs could potentially have a positive effect on health through the provision of required health facilities and/or services.	None identified.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion		Local	LT	Perm	Low		+	+	+	+	By being required to meet the requirements set out in national and local policy NP and NDO could provide community and social facilities as part of new development thus helping create cohesive communities.	None identified.
5	To improve access to key services for all sectors of the population		Local	ST-LT	Perm	Low		+	+	+	+	The policy could result in the provision of infrastructure and services necessary to serve development which should result in improving access to key services.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
7	To meet the housing requirements of the whole community		Local	LT	Perm	Med		+	++	++	++	By meeting at least the level of growth as set in the Core Strategy, the policy will allow for actual local housing requirements to be met, as if necessary the level of growth can be exceeded.	None identified.

8	To improve the quality of where people live and to encourage community participation		Local	LT	Perm	Med		++	++	++	++	On the assumption that communities want to plan and are able to plan their neighbourhoods, this policy will encourage community participation and improve the quality of life of people where they live.	None identified.
9	To improve water and air quality		Local	LT	Perm	Med		0	-	-	-	The development of housing above the level of growth set in the Core Strategy will give rise to increases in population, which is likely in turn to increase traffic movement and generate additional building and transport related emissions, contributing to localised degradation in air quality and added pressure on water quality. However, the effects are likely to be tempered through the conformity with the Core Strategy policies and an environmental assessment as stipulated by the policy and its supporting text.	None identified.
10	To conserve soil resources and quality		Local	MT-LT	Perm	Med		0	-	-	-	The development of housing above the level of growth set in the CS could give rise to greenfield expansion resulting in negative effects on this objective. However, the effects are likely to be tempered through the conformity with the Core Strategy policies and an environmental assessment as stipulated by the policy and its supporting text.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible		Local	LT	Perm	Low		0	-	-	-	The development of more housing will give rise to increases in population resulting in pressure on water resources. These effects will be minimised to some extent through high quality building design and the conformity with the Core Strategy policies and an environmental assessment as stipulated by the policy and its supporting text..	None identified.
12	To reduce waste		Local	LT	Perm	Med		0	-	-	-	More housing is likely to result in additional waste. These effects are likely to be minimised, as the nature of new development (i.e. urban extensions) should make implementation of recycling schemes viable.	None identified.

13	To reduce the effects of traffic on the environment		Local	LT	Perm	Med	0	-	-	-	Traffic volumes are likely to increase, as more housing is built. This will result in negative effects on the environment, the significance increases in the long term due to the cumulative effect. However, the effects are likely to be tempered through the conformity with the Core Strategy policies and an environmental assessment as stipulated by the policy and its supporting text.	None identified.
14	To reduce contributions to climate change		Local	LT	Perm	High	0	0	-	-	Additional housing would contribute to climate change through greenhouse gas emissions from development and increased traffic flows. However, the effects are likely to be tempered through the conformity with the Core Strategy policies and an environmental assessment as stipulated by the policy and its supporting text.	None identified.
15	To reduce vulnerability to climatic events		Local	LT	Perm	High	+	0	-	+/-	Additional housing development will increase amount of impermeable surfaces and may increase flood risk. However, the effects are likely to be tempered through the conformity with the Core Strategy policies and an environmental assessment as stipulated by the policy and its supporting text.	None identified.
16	To conserve and enhance biodiversity and geodiversity		Local	LT	Perm	Med	0	0	-	-	Housing expansion could potentially be on greenfield sites resulting in negative effects on local biodiversity and geodiversity. However, the effects are likely to be tempered through the conformity with the Core Strategy policies and an environmental assessment as stipulated by the policy and its supporting text.	None identified.
17	To conserve and where appropriate enhance areas of historical and archaeological importance		Local	LT	Perm	Med	0	0	-	-	Housing expansion could potentially be on areas of historical and archaeological importance resulting in negative effects on this objective. However, the effects are likely to be tempered through the conformity with the Core Strategy policies and an environmental assessment as stipulated by the policy and its supporting text.	None identified.

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		Local	LT	Perm	Med		0	0	-	-	Housing expansion could potentially impact on the distinctiveness of locally valued landscapes. However, the effects are likely to be tempered through the conformity with the Core Strategy policies and an environmental assessment as stipulated by the policy and its supporting text.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area		Local	LT	Perm	Med		+	++	++	++	Housing expansion to meet local needs and attractive to developers should contribute to economic growth for the Borough.	None identified.
20	To revitalise village centres		Local	LT	Perm	Med		0	+	+	+	Housing growth is likely to result in the revitalisation of village centres through an increased local population requiring services and commodities locally.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment		Local	LT	Perm	Med		0	+	+	+	Housing growth is likely to result in attracting inward investment.	None identified.

Table D.3 - Policy RV3: Housing Settlement Boundaries

<b>Policy RV3: Housing Settlement Boundaries</b>													
Housing settlement boundaries for the villages listed in Appendix 2 are defined on the separate Policies Map book. Planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling will be permitted within housing settlement boundaries where it is not contrary to other policies in the plan.													
SA Objective	<i>Effects</i>					<i>Assessment</i>				Summary of Effects	Recommendation/Mitigation		
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
1	To improve the health of the population overall and reduce health inequalities		Local	MT-LT	Perm	Med		+	+	++	++	Focusing development within the Housing Settlement Boundaries could contribute to securing long term investment in local health facilities as a result of economies of scale and increase in demand.	None identified.
2	To maintain and improve levels of education and skills in the population overall		Local	MT-LT	Perm	Med		+	+	++	++	Focusing development in existing Key Service Centres, Local Service Centres and Infill Villages could contribute to securing long term investment in local education facilities as a result of economies of scale and increase in demand.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population		Local	MT-LT	Perm	High		+	++	++	++	Appropriate levels of development in surrounding Key Service Centres, Local Service Centres and Infill Villages could result in improved access to services such as shopping facilities resulting in permanent medium to long term positive effects.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

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

13	To reduce the effects of traffic on the environment		Local	MT-LT	Perm	Med		0	-	-	-	As more housing is built over the plan period, traffic volumes are likely to increase. This will result in negative effects on the environment, the significance increases in the long term due to the cumulative effect.	
14	To reduce contributions to climate change		Reg/Nat	MT-LT	Perm	High		-	-	-	-	More housing, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development and increased traffic flows.	
15	To reduce vulnerability to climatic events		Local	MT-LT	Perm	High		-	-	-	-	New housing development will increase amount of impermeable surfaces and may increase flood risk.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.
16	To conserve and enhance biodiversity and geodiversity		Local	MT-LT	Perm	Med		0	-	-	-	In the short-term new development will be sited on the previously developed land but some housing is likely to be on greenfield sites in the medium to longer term which will have negative effects on this objective.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity, wildlife and geodiversity.
17	To conserve and where appropriate enhance areas of historical and archaeological importance		Local	ST-LT	Perm	Med		+/-	+/-	-	-	Focusing housing development within settlement boundaries may have negative effects on historic buildings. Some housing is likely to be on greenfield sites in the medium to longer term may result negative effects on this objective due to archaeological findings. Increased traffic levels can also have negative effects on the setting of historic buildings.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	MT-LT	Perm	Med		+/-	+/-	-	-	Concentrating development within settlement boundaries is likely to protect the local landscape however; intensification of development in existing areas may have negative effects in the setting of heritage resources and provision of urban open space.	None identified.

19	To achieve sustainable levels of prosperity and economic growth throughout the plan area		Local	ST-LT	Perm	Med		+	+	+	+	Additional housing within the settlement boundary could provide a local supply of workers required by new and existing businesses.	None identified.
20	To revitalise village centres		Local	ST-LT	Perm	High		++	++	++	++	Appropriate levels of development in Key Service Centres, Local Service Centres and Infill Villages may result in the revitalisation of village centres through increasing the range of employment opportunities and shops and services available.	None identified.
21	To encourage efficient patterns of movement in support of economic growth		Local	ST-LT	Perm	Med		+	+	+	+	Sequential approach to siting new development within settlement boundaries may help reduce the need to travel, particularly by private car.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.



Table D.4 - Policy RV7- Allotments

<b>POLICY RV7: ALLOTMENTS</b>													
<p>Proposals that will result in the loss of allotments will not be allowed unless:                      a) it can be demonstrated that there is no local demand for the allotment; or                      b) suitable mitigation can be identified and made available.                      Any replacement provision should take account of the needs of the locality, accessibility and suitability.                      Sites for the provision of additional allotments will be identified in Masterplans and Development Briefs.</p>													
SA Objective	Effects						Assessment				Sm	Summary of Effects	Recommendation/Mitigation
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	LT				
1	To improve the health of the population overall and reduce health inequalities	✓	Local	ST-LT	Perm	Low	+	+	+	+	Positive effects on improving health identified as provision of additional allotments may provide increased opportunity for active leisure time spending and growing of healthier food. Allotments also play a role in reducing stress.	None identified.	
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.	
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.	
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.	
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Low	+	+	+	+	Positive but not significant indirect effects identified as provision of allotments may provide increased opportunity for access to active leisure facilities.	None identified.	
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.	
7	To meet the housing requirements of the whole community	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.	
8	To improve the quality of where people live and to encourage community participation	✓	Local	MT-LT	Perm	High	+	+	+	+	The protection and provision of additional allotments may encourage community participation.	None identified.	

9	To improve water and air quality	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
10	To conserve soil resources and quality	✓	Local	MT-LT	Perm	High	+	+	+	+	The protection and provision of additional allotments should help to conserve soils.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
14	To reduce contributions to climate change	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	✓✓	Local	ST-LT	Perm	Med	+	+	+	+	By providing green spaces and wildlife habitats allotments may play an important role in conserving and enhancing biodiversity.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
20	To revitalise town centres	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

Table D.5 - Policy RV8: Safeguarding Educational Establishments

<b>Policy RV8: Safeguarding Educational Establishments</b>												
Existing and proposed schools and educational establishments will be safeguarded for educational and community use. Development will be considered favourably where:												
i) the development is for buildings and/or facilities ancillary to, or enhancing the educational or community use; or												
ii) the facility which would be lost as a result of the proposed development would be replaced by an establishment of an equivalent or better quality, in a suitable location; or												
iii) there is clear evidence through a quantified and documented assessment that now, and in the future, the site will no longer be needed for its current purpose and there is no community need for the site.												
SA Objective	Effects					Assessment				Summary of Effects	Recommendation/Mitigation	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	To improve the health of the population overall and reduce health inequalities	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
2	To maintain and improve levels of education and skills in the population overall		Local	ST-LT	Perm	High	++	++	++	++	By ensuring that existing and proposed schools and educational establishments will be safeguarded for community and educational uses this will result in significant positive effects against this objective.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population		Local	ST-LT	Perm	High	+	+	+	+	Through ensuring availability of schools and educational establishments in rural areas, for example, accessibility to education in the rural areas will be maintained or enhanced.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
7	To meet the housing requirements of the whole community	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

8	To improve the quality of where people live and to encourage community participation		Local	ST-LT	Perm	High		+	+	+	+	Through safeguarding educational establishments for community use in the rural areas, community participation will be encouraged.	None identified.
9	To improve water and air quality	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
10	To conserve soil resources and quality	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
14	To reduce contributions to climate change	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
20	To revitalise village centres	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Table D.6 - Policy RV9: Green Infrastructure in the Rural Areas

<b>Policy RV9: Green Infrastructure in the Rural Areas</b>													
<p>In the rural areas the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced, which includes the creation of new habitats, through the implementation of the St Edmundsbury Green Infrastructure Strategy.</p> <p>Opportunities to extend the coverage and connectivity of the strategic green infrastructure network should be undertaken in association with new development, where appropriate.</p> <p>Green Infrastructure projects will:</p> <p>a) Enhance the character of the <u>Green Infrastructure</u> Action Zones identified in the <u>Green Infrastructure</u> Strategy;</p> <p>b) Conserve and enhance the wooded character of identified woodland enhancement corridors in the GI Strategy, with a view to linking areas of ancient woodland corridor to adjacent villages;</p> <p>c) Seek to use existing routes, tracks and links, wherever possible, to form continuous green corridors, as identified in the GI Strategy, facilitating equal access and maximising permeability to existing routes within the countryside; and</p> <p>d) <u>improve and enhance, where practical, the wetland landscape character along the river corridors.</u></p> <p>The council will work with its partners to develop the green infrastructure network and implement proposed network improvements including those set out in the <u>Green Infrastructure Strategy.</u></p> <p>Planning permission for development that would harm the Green Infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.</p>													
SA Objective	Effects						Assessment				Summary of Effects	Recommendation/Mitigation	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
1	To improve the health of the population overall and reduce health inequalities		Local	MT-LT	Temp	Low		+	+	++	+	Provision of green infrastructure in the rural areas may contribute indirectly to improving public health through providing opportunities for outdoors recreation and healthier lifestyles.	None identified.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

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

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





# Appendix E – Assessment of Policies relating to Development Sites

**Table E.1 – Assessment scale**

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

## E.1 Special Use Sites

E.1.1 The following site is identified for housing development in Great Barton.

**Table E.2 – Great Barton**

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV5a	Barnham Camp	?	Special Use	N/A	N/A
Rv5b	RAF Honington	?	Special Use	N/A	N/A
RV5c	HMP Highpoint North and South	?	Special Use	N/A	N/A

Table E.3 – RV5a Barnham Camp

SA Objective		Indicator	Notes	Colour Code
Barnham: RV5a Barnham Camp		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5a				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is not easily accessible to key public health services. However, as this site is a RAF base, not residential, this criterion is not directly applicable. Private health treatment facilities would be available on the RAF base.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is not within 30 minutes of schools. However, as this site is a RAF base, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within cycling distance of schools. However, as this site is a RAF base, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer environments...	

SA Objective		Indicator	Notes	Colour Code
Barnham: RV5a Barnham Camp		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5a				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
		Will it reduce noise and odour concerns?	The site is not in conflict with surrounding land uses as it is in an isolated location away from residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is not within 30 minutes of Bury St Edmunds and Haverhill by public transport. However, as this site is a RAF base, not residential, this criterion is not directly applicable. Key services are provided as part of the RAF base.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance to the key services or 2-5km cycling distance. However, as this site is a RAF base, not residential, this criterion is not directly applicable. Key services are provided as part of the RAF base.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is not within 30 minutes of Bury St Edmunds by public transport. However, as this site is a RAF base, not residential, this criterion is not directly applicable. Key services are provided as part of the RAF base.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within 800m walking distance to the supermarkets/shopping centres or 2-5km cycling distance. However, as this site is a RAF base, not residential, this criterion is not directly	

SA Objective		Indicator	Notes	Colour Code
Barnham: RV5a Barnham Camp		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5a				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
			applicable. Key services will be provided as part of the prison complex.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	New development within the area of operational use may provide some new employment or training opportunities	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible natural green space?	The site is adjacent to an area of accessible natural green space.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located partly within a groundwater source protection zone 1 and within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	No information on water infrastructure constraints.	?
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	

SA Objective		Indicator	Notes	Colour Code
Barnham: RV5a Barnham Camp		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5a				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	Given the existing and historical use of the site, its contamination is possible. New development within the site may lead to a cleanup.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new development within the operational area of the Camp will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of	

SA Objective		Indicator	Notes	Colour Code
Barnham: RV5a Barnham Camp		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5a				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
			C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has public transport access to key services, but these are no within reasonable walking / cycling distances. However, as this site is a RAF base, not residential, this criterion is not directly applicable. Key services are provided as part of the RAF base.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is possible that further development within the operational area of the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments [...] in excess of 1000 sq. m. [...] shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a	The site is within 9m of a river corridor	

SA Objective	Indicator	Notes	Colour Code	
Barnham: RV5a Barnham Camp		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5a				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
		river?		
16	To conserve and enhance biodiversity and geodiversity	<p>Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.</p> <p>Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.</p> <p>Are BAP habitats known to be on the site?</p> <p>Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.</p>	<p>The site is within 2km of a number of SSSI: Thetford Heath, Elm Road Field, Thetford Barnham Heath, Breckland Forest, Breckland Farmland, Barnhamcross Common and Breckland SPA. A small area of Thetford Heaths SSSI, a component of Breckland SPA and of Breckland SAC exists within the fenceline of the establishment.</p> <p>Policy RV5 requires that evidence should be provided that new development will not lead to adverse impacts on the SPA.</p> <p>The site is not within 500m of a county Wildlife site.</p> <p>There are no BAP habitats on the site.</p> <p>There are no geological SSSI or RIGS.</p>	<p>Red</p> <p>Green</p> <p>Green</p> <p>Green</p>
17	To conserve and where appropriate enhance areas of historical and	Are there any listed buildings on or adjacent to the	There are no listed buildings close on or	Green



SA Objective		Indicator	Notes	Colour Code
Barnham: RV5a Barnham Camp		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5a				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
	archaeological importance	site?	adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not adjacent to an SAM.	
	Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.		
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site lies within a Green Infrastructure Action Zone 'Brecks'. Therefore, landscaping features will need to be considered if possible as part of new development within the operational area.	

SA Objective		Indicator	Notes	Colour Code
Barnham: RV5a Barnham Camp		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5a				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop with a regular service to Thetford.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	New development within the operation area of the Station may provide new job or training opportunities.	

**Table E.4 – RV5b RAF Honington - Area of Operational Use**

SA Objective		Indicator	Notes	Colour Code
Honington: RAF Honington		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5b				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		

SA Objective		Indicator	Notes	Colour Code
Honington: RAF Honington		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5b				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is not easily accessible to key public health services. However, as this site is a RAF base, not residential, this criterion is not directly applicable. Private health treatment facilities would be available on the RAF base.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	Honington Primary School is situated in Honington Village, which is approximately a walking distance of 1 mile from the camp gates. A school bus is available for daily transport. Ixworth Middle School (9 – 13 years) is approximately 2.5 miles from Honington. Thurston Community College (13 – 18 years) is approximately 6 miles from Honington.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within walking and cycling distance of schools (see above).	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safe	

SA Objective		Indicator	Notes	Colour Code
Honington: RAF Honington		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5b				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
			environments.	
		Will it reduce noise and odour concerns?	The site is not in conflict with surrounding land uses, as it is in an isolated location away from residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is not within 30 minutes of Bury St Edmunds and Haverhill by public transport. However, as this site is a RAF base, not residential, this criterion is not directly applicable. Key services will be provided as part of the RAF base.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance to the key services or 2-5km cycling distance. However, as this site is a RAF base, not residential, this criterion is not directly applicable. Key services are provided as part of the RAF base.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is not within 30 minutes of Bury St Edmunds by public transport. However, as this site is a RAF base, not residential, this criterion is not directly applicable. Key services are provided as part of the RAF base.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within 800m walking distance to the supermarkets/shopping centres or 2-5km cycling distance. However, as this site is a RAF	

SA Objective		Indicator	Notes	Colour Code
Honington: RAF Honington		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5b				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
			base, not residential, this criterion is not directly applicable. Key services are provided as part of the prison complex.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	New development within the area of operational use may provide some new employment or training opportunities	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible natural green space?	The site is adjacent to an area of accessible natural green space. The station organises various charity and community events which encourages community participation.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located partly within a groundwater source protection zone 1 and within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	No information on water infrastructure constraints.	?
		Is the site proposed within an Air Quality	The site is not within an air quality management	

SA Objective		Indicator	Notes	Colour Code
Honington: RAF Honington		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5b				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
		Management Area (AQMA)?	area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	Given the existing and historical use of the site, its contamination is possible. New development within the site may lead to a cleanup..	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new development within the operational area of the Station will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I)	

SA Objective		Indicator	Notes	Colour Code
Honington: RAF Honington		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5b				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
			waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has public transport access to key services, but these are no within reasonable walking / cycling distances. However, as this site is a RAF base, not residential, this criterion is not directly applicable. Key services are provided as part of the RAF base.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is possible that further development within the operational area of the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments [...] in excess of 1000 sq. m. [...] shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a,	The site is not located within a flood zone and is	

SA Objective		Indicator	Notes	Colour Code
Honington: RAF Honington		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5b				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
		3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	not within 9m of a river corridor	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	A small part of the airfield is within the 1,500m of Breckland SPA buffer designated to protect stone-curlew. The policy RV5, however, includes a safeguard for the protection of the SPA and its features.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	



SA Objective		Indicator	Notes	Colour Code
Honington: RAF Honington		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5b				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
	archaeological importance	Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.	Green
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	Green
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is adjacent to SAM Troston Mount	Red
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	Green
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site lies within a Green Infrastructure Action Zone 'Brecks'. Therefore, landscaping features will need to be considered if possible as part of new development within the operational area.	Orange
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	Green
<b>Economic</b>				

SA Objective		Indicator	Notes	Colour Code
Honington: RAF Honington		Proposals for operational development within this military establishment		
Corresponding site submission reference number:RV5b				
Proposed for Protection of Special Uses		Indicative Capacity: Royal Airforce Base		
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	A bus route from Bury St Edmunds to Thetford serves RAF Honington. A bus departs from RAF Honington Bus Shelter to Bury St Edmunds every 2 hours. Although not frequent, this is a regular service, which is deemed sufficient for the site of this nature.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	New development within the operation area of the Station may provide new job or training opportunities.	

Table E.5 – RV5c HMP Highpoint North and South

SA Objective		Indicator	Notes	Colour Code
Stradishall: HMP Highpoint North and South – Area of Operational Use		Area: ? ha developable area		
Corresponding site submission reference number:RV5c				
Proposed for Protection of Special Uses		Indicative Capacity: Prison		
<b>Social</b>				

SA Objective		Indicator	Notes	Colour Code
Stradishall: HMP Highpoint North and South – Area of Operational Use		Area: ? ha developable area		
Corresponding site submission reference number:RV5c				
Proposed for Protection of Special Uses		Indicative Capacity: Prison		
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is not easily accessible to key public health services. However, as this site is a prison site, not residential, this criterion is not directly applicable. Private health treatment facilities would be available on the prison site.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school. However, as this site is a prison site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 5km cycling distance of a primary school. However, as this site is a prison site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	Support for the prison site benefits this objective, as society needs prisons as a deterrent. The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer environments.	
		Will it reduce noise and odour concerns?	The site is not in conflict with surrounding land uses as it is in an isolated location away from	

SA Objective		Indicator	Notes	Colour Code
Stradishall: HMP Highpoint North and South – Area of Operational Use		Area: ? ha developable area		
Corresponding site submission reference number:RV5c				
Proposed for Protection of Special Uses		Indicative Capacity: Prison		
			residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is not within 30 minutes of Bury St Edmunds and Haverhill by public transport. However, as this site is a prison, not residential, this criterion is not directly applicable. Key services will be provided as part of the prison.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance to the key services or 2-5km cycling distance. However, as this site is a prison, not residential, this criterion is not directly applicable. Key services will be provided as part of the prison.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is not within 30 minutes of Bury St Edmunds by public transport. However, as this site is a prison, not residential, this criterion is not directly applicable. Key services will be provided as part of the prison.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within 800m walking distance to the supermarkets/shopping centres or 2-5km cycling distance. However, as this site is a prison, not residential, this criterion is not directly applicable. Key services will be provided as part of the prison complex.	
		Is the site proposed for mixed-use development	The site is not proposed for mixed use.	

SA Objective		Indicator	Notes	Colour Code
Stradishall: HMP Highpoint North and South – Area of Operational Use		Area: ? ha developable area		
Corresponding site submission reference number:RV5c				
Proposed for Protection of Special Uses		Indicative Capacity: Prison		
		with good accessibility to local facilities?		
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible natural green space?	This criterion is not relevant for a prison. Recreational area and sports hall/gym are likely to be provided within the development.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	No information on water infrastructure constraints.	?
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	

SA Objective		Indicator	Notes	Colour Code
Stradishall: HMP Highpoint North and South – Area of Operational Use		Area: ? ha developable area		
Corresponding site submission reference number:RV5c				
Proposed for Protection of Special Uses		Indicative Capacity: Prison		
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce waste arisings?	Whilst the prison development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to organisation policies' requirements.	
		Will it increase waste recovery and recycling?	Recycling initiatives should be subject to the overriding need to ensure that security of the prison is not prejudiced.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has public transport access to key services, but these are no within reasonable walking / cycling distances. However, as this site is a prison site, not residential, this criterion is not directly applicable. Key services will be provided as part of the prison complex.	

SA Objective		Indicator	Notes	Colour Code
Stradishall: HMP Highpoint North and South – Area of Operational Use		Area: ? ha developable area		
Corresponding site submission reference number:RV5c				
Proposed for Protection of Special Uses		Indicative Capacity: Prison		
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is possible that any further development within the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments [...] in excess of 1000 sq. m. [...] shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable.  However, the inclusion of renewable initiatives should be subject to the overriding need to ensure that security of prison site is not prejudiced.	Orange
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor	Green
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of SSSI Wadgell's Wood.	Red

SA Objective		Indicator	Notes	Colour Code
Stradishall: HMP Highpoint North and South – Area of Operational Use		Area: ? ha developable area		
Corresponding site submission reference number:RV5c				
Proposed for Protection of Special Uses		Indicative Capacity: Prison		
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not in or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this	The site is not located in proximity to a SAM.	



SA Objective		Indicator	Notes	Colour Code
Stradishall: HMP Highpoint North and South – Area of Operational Use		Area: ? ha developable area		
Corresponding site submission reference number:RV5c				
Proposed for Protection of Special Uses		Indicative Capacity: Prison		
		assessment, proximity will be taken to mean that the site is within 40m of a SAM.		
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is within Green Infrastructure Action Zone 'Ancient Farmland' and close to the Woodland Enhancement Corridor 'The Thurlows and Stradishall'. Given the requirements for heightened security within the secure perimeter of the prison, it is likely that provision of strategic landscaping will not be possible. Therefore, the site is likely to remain a visible landmark in the area.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	

SA Objective		Indicator	Notes	Colour Code
Stradishall: HMP Highpoint North and South – Area of Operational Use		Area: ? ha developable area		
Corresponding site submission reference number:RV5c				
Proposed for Protection of Special Uses		Indicative Capacity: Prison		
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The No. 345/6 bus service operates directly to and from Bury St Edmunds Railway Station. There is also a coach from London.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	N/A	

## E.2 Key Service Centres

### Barrow sites

E.2.1 The following sites are identified for housing and employment development in Barrow.

Table E.6 – Barrow sites

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV10 a	Land at the Green	1.5	Residential	37	N/A
RV10 b	Land to the east of Barrow Hill	4.2	Residential	75	Medium term
RV10 c	Land to the west of Barrow Hill	3.5	Residential	75	Medium term
RV4a	Barrow Business Park	1.0	B1 Employment	N/A	N/A

Table E.7 – RV10a, Land at the Green

SA Objective	Indicator	Notes	Colour Code
Barrow: Land at The Green		Area: 1.5 ha	
Corresponding site submission reference number: RV10a			
Proposed for Residential		Indicative Capacity: 37 dwellings	
<b>Social</b>			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a five minute walk of a GP's surgery and has a bus stop by the entrance to gain access to a dentist and hospital in Bury St Edmunds, a less than 30 minute journey.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV10.

SA Objective		Indicator	Notes	Colour Code
Barrow: Land at The Green		Area: 1.5 ha		
Corresponding site submission reference number: RV10a				
Proposed for Residential		Indicative Capacity: 37 dwellings		
		Will it improve accessibility by public rights of way?	The site will need to be mindful of the public right of way through the development; this route will be improved for foot traffic.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to middle and upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 10 minute walk of the primary school and is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimise noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 28855	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of the Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds but Barrow offers a convenience	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land at The Green		Area: 1.5 ha		
Corresponding site submission reference number: RV10a				
Proposed for Residential		Indicative Capacity: 37 dwellings		
			shop.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is earmarked for residential development and gives good access to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site is 1.5 ha and will therefore provide a level of new affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to the sports pavilion and has many opportunities for open access to land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area.	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	Barrow Wastewater Treatment Works has very little headroom for additional development up to 2031, with most likely additional capacity required by 2020. Location of mains does not rule out any development area.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is used as a paddock and is greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site will not result in the loss of versatile agricultural land. It is located within an urban area.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land at The Green		Area: 1.5 ha		
Corresponding site submission reference number: RV10a				
Proposed for Residential		Indicative Capacity: 37 dwellings		
	possible	Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land at The Green		Area: 1.5 ha		
Corresponding site submission reference number: RV10a				
Proposed for Residential		Indicative Capacity: 37 dwellings		
		Homes?	Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site will not affect any County Wildlife Site, being located in the urban part of the village centre.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS which affect the site.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are listed buildings close to the site. However, they are not within the site's area: one building is adjacent to the site and another one is separated by the road and, therefore, careful mitigation measures could avoid/ minimise potential effects.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	Barrow does not have a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land at The Green		Area: 1.5 ha		
Corresponding site submission reference number: RV10a				
Proposed for Residential		Indicative Capacity: 37 dwellings		
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not in or adjacent to an Area of Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not in or adjacent to a Green Corridor, however there is a proposal for a Woodland Enhancement Corridor through to The Saxham's in the Green Infrastructure Study. Strategic landscaping will be provided as part of the site development in line with Policy RV10 and this will contribute to woodland enhancement.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located directly next to a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability, as it is proposed for residential development only.	



Table E.8 – RV10b Land to the east of Barrow Hill

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the east of Barrow Hill		Area: 4.2 ha		
Corresponding site submission reference number: RV10b				
Proposed for Residential		Indicative Capacity: 75 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a walkable distance (less than 500m) of a GP's surgery and has a bus stop within a 10 minute walk to gain access to a dentist and hospital in Bury St Edmunds, a less than 30 minute journey. The site development will investigate the opportunity for facilitating the provision of a new dental surgery.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV10..	
		Will it improve accessibility by public rights of way?	The site will provide enhanced footpath and cycleway access to the village centre and areas of public open space	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within cycling distance of the primary school; however, its more distant parts are just over 1000m walking distance to the school.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the east of Barrow Hill		Area: 4.2 ha		
Corresponding site submission reference number: RV10b				
Proposed for Residential		Indicative Capacity: 75 dwellings		
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 28855	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walkable or 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds but Barrow offers a convenience shop.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for residential giving good access to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	With an area of 3.5 ha the site will be expected to incorporate the maximum percentage of affordable housing, thus contributing to improved village life.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	This change in population size may require additional recreational/sports facilities.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with	Barrow Wastewater Treatment Works has very little headroom for additional development up	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the east of Barrow Hill		Area: 4.2 ha		
Corresponding site submission reference number: RV10b				
Proposed for Residential		Indicative Capacity: 75 dwellings		
		existing capacity?	to 2031, with most likely additional capacity required by 2020. Location of mains does not rule out any development area.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is used as an agricultural field and is greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The land is indicated as grade 2 agricultural.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the east of Barrow Hill		Area: 4.2 ha		
Corresponding site submission reference number: RV10b				
Proposed for Residential		Indicative Capacity: 75 dwellings		
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.  A requirement of Policy CS2 is to comply with the Governments Code For Sustainable Homes. Building Regulations will also require an increased standard for insulation etc...	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The nearest part of the site is about 400m away from the County Wildlife Site, Wilsummer Wood.	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the east of Barrow Hill		Area: 4.2 ha		
Corresponding site submission reference number: RV10b				
Proposed for Residential		Indicative Capacity: 75 dwellings		
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	Barrow does not have a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not near or adjacent to locations marked as an Area of Archaeological Interest.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not in or adjacent to a Green Corridor or any proposed corridors. Strategic landscaping will be provided as part of the site development in line with Policy RV10.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the east of Barrow Hill		Area: 4.2 ha		
Corresponding site submission reference number: RV10b				
Proposed for Residential		Indicative Capacity: 75 dwellings		
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site will not provide future employment.	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located under 10 minutes walk from a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site is proposed for residential development only..	

Table E.9 – RV10c Land to the west of Barrow Hill

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the west of Barrow Hill		Area: 3.5 ha		
Corresponding site submission reference number: RV10c				
Proposed for Residential		Indicative Capacity: 75 dwellings		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a two minute walk of a GP's surgery and has a bus stop within a 10 minute walk to gain access to a dentist and hospital in Bury St Edmunds, a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV10.	
		Will it improve accessibility by public rights of way?	The site will provide enhanced footpath and cycleway access to the village centre and areas of public open space.	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the west of Barrow Hill		Area: 3.5 ha		
Corresponding site submission reference number: RV10c				
Proposed for Residential		Indicative Capacity: 75 dwellings		
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to upper schools.	Green
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within cycling distance of the primary school, however is just over 1000m walking distance.	Orange
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	Green
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	Green
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	Green
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 28855	Grey
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.	Green
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m and 2-5km cycling distance to all of the village's key services.	Green
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	Green
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds but Barrow offers a convenience shop.	Orange
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for residential giving good access to local facilities.	Grey

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the west of Barrow Hill		Area: 3.5 ha		
Corresponding site submission reference number: RV10c				
Proposed for Residential		Indicative Capacity: 75 dwellings		
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	With an area of 3.5 ha the site will be expected to incorporate the maximum percentage of affordable housing, thus contributing to improved village life.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	This change in population size may require additional recreational/sports facilities.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	Barrow Wastewater Treatment Works has very little headroom for additional development up to 2031, with most likely additional capacity required by 2020. Location of mains does not rule out any development area.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is used as an agricultural field and is greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The land is indicated as grade 2 agricultural.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent	



SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the west of Barrow Hill		Area: 3.5 ha		
Corresponding site submission reference number: RV10c				
Proposed for Residential		Indicative Capacity: 75 dwellings		
			design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the west of Barrow Hill		Area: 3.5 ha		
Corresponding site submission reference number: RV10c				
Proposed for Residential		Indicative Capacity: 75 dwellings		
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to comply with the Governments Code For Sustainable Homes. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is 500m away from the County Wildlife Site, Wilsummer Wood.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	Barrow does not have a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Barrow: Land to the west of Barrow Hill		Area: 3.5 ha		
Corresponding site submission reference number: RV10c				
Proposed for Residential		Indicative Capacity: 75 dwellings		
		the site is within 40m of a Historic Park and Garden.		
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not near or adjacent to locations marked as an Area of Archaeological Interest.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not in or adjacent to a Green Corridor or any proposed corridors. Strategic landscaping will be provided as part of the site development in line with Policy RV10 and this will contribute to woodland enhancement.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site will not provide future employment.	
20	To revitalise village centres	To revitalise village centres Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located under 10 minutes walk from a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site is proposed for residential development only..	

Table E.10 – RV4a Barrow Business Park

SA Objective		Indicator	Notes	Colour Code
Barrow: Barrow Business Park		Area: 2.8 ha, of which 1 ha of developable area		
Corresponding site submission reference number: RV3a				
Proposed for Employment (B1)		Indicative Capacity: N/A		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 12 minute walk of a GP's surgery and has a bus stop within two minute walk to gain access to a dentist and hospital in Bury St Edmunds, a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV4.	
		Will it improve accessibility by public rights of way?	The site will not improve accessibility by public rights of way, neither will reduce accessibility.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to upper schools. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is adjacent to the primary school. The policy states that <u>any development proposals for the site will need to take into account the requirements for the future expansion of the primary school.</u>	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for Class B1 employment and is unlikely to produce large levels of noise and odour.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities	

SA Objective	Indicator	Notes	Colour Code	
Barrow: Barrow Business Park		Area: 2.8 ha, of which 1 ha of developable area		
Corresponding site submission reference number: RV3a				
Proposed for Employment (B1)		Indicative Capacity: N/A		
		for regeneration are not likely. Ranked at: 28855		
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is allocated as general employment only.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to the sports pavilion and has many opportunities for open access to land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	Barrow Wastewater Treatment Works has very little headroom for additional development up to 2031, with most likely additional capacity required by 2020. Location of mains does not rule out any	

SA Objective		Indicator	Notes	Colour Code
Barrow: Barrow Business Park		Area: 2.8 ha, of which 1 ha of developable area		
Corresponding site submission reference number: RV3a				
Proposed for Employment (B1)		Indicative Capacity: N/A		
			development area.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is used as an agricultural field and is greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The land is indicated as grade 3 agricultural.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement of BREEAM .	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to	Will the site proposal promote the incorporation of small-	It is likely that the site will promote the incorporation	

SA Objective		Indicator	Notes	Colour Code
Barrow: Barrow Business Park		Area: 2.8 ha, of which 1 ha of developable area		
Corresponding site submission reference number: RV3a				
Proposed for Employment (B1)		Indicative Capacity: N/A		
	climate change	scale renewable in developments?	of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation etc...	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located in proximity to the international or national ecological or geological designations.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site will not affect any County Wildlife Site, being located in the urban part of the village centre.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded	There are no geological SSSI or RIGS.	

SA Objective	Indicator	Notes	Colour Code	
Barrow: Barrow Business Park		Area: 2.8 ha, of which 1 ha of developable area		
Corresponding site submission reference number: RV3a				
Proposed for Employment (B1)		Indicative Capacity: N/A		
		amber. The site adjacent to RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are some listed buildings close to the site. However, they are not within the site's area or directly adjacent to it and, therefore, careful mitigation measures could avoid/ minimise potential effects.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	Barrow does not have a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not within an area marked with Archaeological Interest.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not in or adjacent to a Green Corridor, however there is a proposal for a Woodland Enhancement Corridor through to The Saxham's in the Green Infrastructure Study. Strategic landscaping will be provided as part of the site development in line with Policy RV4 and this would contribute to woodland enhancement.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				



SA Objective		Indicator	Notes	Colour Code
Barrow: Barrow Business Park		Area: 2.8 ha, of which 1 ha of developable area		
Corresponding site submission reference number: RV3a				
Proposed for Employment (B1)		Indicative Capacity: N/A		
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site will provide future employment and possible services	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located two minutes from a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase the amount of employment land availability.	

## Clare sites

E.2.2 The following sites are identified for housing and employment development in Clare.

Table E.11 – Clare Sites

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV11 a	Land east of the Granary	2.3	Residential	60	Short term
RV11 b	Land off Cavendish Road	2.2	Residential	64	Medium term

RV4c	Chilton Street Business Park	0.5	B1 Employment	N/A	N/A
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Table E.12 – RV11a Land to the east of the Granary

SA Objective		Indicator	Notes	Colour Code
Clare: Land to the east of the Granary		Area: 2.3 ha		
Corresponding site submission reference number RV11a				
Proposed for Residential		Indicative Capacity: 60 dwellings including access road		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a GP's surgery and has a bus stop close to the entrance to gain access to a dentist in Haverhill and Sudbury, a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV11.	
		Will it improve accessibility by public rights of way?	The site will not improve accessibility by public rights of way, neither will reduce accessibility.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and a former middle school, now a Free Secondary School, and is within a 30 minute bus journey to upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 10-15 minute walk of the primary and secondary schools and is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to	

SA Objective		Indicator	Notes	Colour Code
Clare: Land to the east of the Granary		Area: 2.3 ha		
Corresponding site submission reference number RV11a				
Proposed for Residential		Indicative Capacity: 60 dwellings including access road		
			minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 25247	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Haverhill town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m of most of the village's services and 2-5km cycling distance to all.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Haverhill, but Clare does offer a Co-op shopping facility and is classed as a small town.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is earmarked for residential development and gives good access to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site is over 2 ha and will therefore provide a good level of new affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 3 (total catchment). The site is located within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good	There are no water infrastructure constraints	

SA Objective		Indicator	Notes	Colour Code
Clare: Land to the east of the Granary		Area: 2.3 ha		
Corresponding site submission reference number RV11a				
Proposed for Residential		Indicative Capacity: 60 dwellings including access road		
		access to mains water and waste networks with existing capacity?	on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is used mostly for agricultural uses and is greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is partly indicated as urban land (open space) and also grade 2 agricultural.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other	

SA Objective		Indicator	Notes	Colour Code
Clare: Land to the east of the Granary		Area: 2.3 ha		
Corresponding site submission reference number RV11a				
Proposed for Residential		Indicative Capacity: 60 dwellings including access road		
			carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.  Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from the Clare Castle County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	

SA Objective		Indicator	Notes	Colour Code
Clare: Land to the east of the Granary		Area: 2.3 ha		
Corresponding site submission reference number RV11a				
Proposed for Residential		Indicative Capacity: 60 dwellings including access road		
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are a few listed buildings in the area but these are not located adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is partially within a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not in or adjacent to a Green Corridor or a proposed Corridor. In line with Policy RV11 Strategic landscaping and open space will be provided on all sites.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of	Is the site proposed for mixed-use development	N/A	

SA Objective		Indicator	Notes	Colour Code
Clare: Land to the east of the Granary		Area: 2.3 ha		
Corresponding site submission reference number RV11a				
Proposed for Residential		Indicative Capacity: 60 dwellings including access road		
	prosperity and economic growth throughout the plan area	or employment?		
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability, as it is proposed for residential development only.	

Table E.13 – RV11b Land off Cavendish Road

SA Objective		Indicator	Notes	Colour Code
Clare: Land off Cavendish Road		Area: 2.2 ha		
Corresponding site submission reference number: RV11b				
Proposed for Residential		Indicative Capacity: 64 dwellings		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a GP's surgery and a bus stop is located within five minutes walk to gain access to a dentist in Haverhill and Sudbury, a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV11.	
		Will it improve accessibility by public rights of way?	The site will provide enhanced footpath and cycleway access to the town centre.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and a former middle school, now the Clare Free School, and is within a 30 minute bus journey to upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is adjacent to the middle school and is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	

SA Objective	Indicator	Notes	Colour Code	
Clare: Land off Cavendish Road		Area: 2.2 ha		
Corresponding site submission reference number: RV11b				
Proposed for Residential		Indicative Capacity: 64 dwellings		
	Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.		
	Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.		
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?		
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?		
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?		
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?		
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Haverhill, but Clare does offer a Co-op shopping facility and is classed as a small town.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use development; however it will have good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?		
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.		
8	To improve the quality of where people live and encourage community	Is the site proposed in a location with accessible green space?		



SA Objective		Indicator	Notes	Colour Code
Clare: Land off Cavendish Road		Area: 2.2 ha		
Corresponding site submission reference number: RV11b				
Proposed for Residential		Indicative Capacity: 64 dwellings		
	participation			
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located major aquifer area (i.e. providing a high level of water storage). The site is located within a groundwater source protection zone 3.	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is used as agricultural and is greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is indicated as grade 2 agricultural.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	

SA Objective		Indicator	Notes	Colour Code
Clare: Land off Cavendish Road		Area: 2.2 ha		
Corresponding site submission reference number: RV11b				
Proposed for Residential		Indicative Capacity: 64 dwellings		
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from the Clare Castle County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded	There are no geological SSSI or RIGS.	

SA Objective		Indicator	Notes	Colour Code
Clare: Land off Cavendish Road		Area: 2.2 ha		
Corresponding site submission reference number: RV11b				
Proposed for Residential		Indicative Capacity: 64 dwellings		
		amber. The site adjacent to RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not in or adjacent to a Green Corridor or a proposed Corridor. In line with Policy RV4 Strategic landscaping and open space will be provided on all sites.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	

SA Objective		Indicator	Notes	Colour Code
Clare: Land off Cavendish Road		Area: 2.2 ha		
Corresponding site submission reference number: RV11b				
Proposed for Residential		Indicative Capacity: 64 dwellings		
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability, as it is proposed for residential development only.	

**Table E.14 – RV4c Chilton Street Business Park**

SA Objective		Indicator	Notes	Colour Code
Clare: Chilton Street Business Park		Area: 0.5		
Corresponding site submission reference number: RV4c				
Proposed for commercial units (B1 employment)		Indicative capacity: B1 Business use		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 20 minute walk of a GP's surgery and a bus stop is located within five minutes walk to gain access to a dentist in Haverhill and Sudbury, a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV4.	
		Will it improve accessibility by public rights of way?	The site will not improve accessibility by public rights of way, neither will reduce accessibility.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and a former middle school, now a Free Secondary School, and is within a 30 minute bus journey to upper schools. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within a 10-15 minute walk of the primary and secondary schools and is easily cyclable. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of	

SA Objective		Indicator	Notes	Colour Code
Clare: Chilton Street Business Park		Area: 0.5		
Corresponding site submission reference number: RV4c				
Proposed for commercial units (B1 employment)		Indicative capacity: B1 Business use		
			safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for Class B1 employment and is unlikely to produce large levels of noise and odour.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 25247	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Haverhill town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Haverhill, but Clare does offer a Co-op shopping facility and is classed as a small town.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is allocated as general employment only.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3	N/A.	

SA Objective	Indicator	Notes	Colour Code
Clare: Chilton Street Business Park		Area: 0.5	
Corresponding site submission reference number: RV4c			
Proposed for commercial units (B1 employment)		Indicative capacity: B1 Business use	
		ha or 10+ dwellings, 30% shall be affordable.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.
<b>Environmental</b>			
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located major aquifer area (i.e. providing a high level of water storage). It is not located in a groundwater source protection zone
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is used mostly as agricultural and is greenfield land.
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is indicated as grade 2 agricultural.
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water,

SA Objective		Indicator	Notes	Colour Code
Clare: Chilton Street Business Park		Area: 0.5		
Corresponding site submission reference number: RV4c				
Proposed for commercial units (B1 employment)		Indicative capacity: B1 Business use		
			particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site	



SA Objective	Indicator	Notes	Colour Code
Clare: Chilton Street Business Park		Area: 0.5	
Corresponding site submission reference number: RV4c			
Proposed for commercial units (B1 employment)		Indicative capacity: B1 Business use	
		low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC or SSSI.
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from the Clare Castle County Wildlife site.
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.
17	To conserve and where appropriate	Are there any listed buildings on or adjacent to	There are no listed buildings on site.

SA Objective		Indicator	Notes	Colour Code
Clare: Chilton Street Business Park		Area: 0.5		
Corresponding site submission reference number: RV4c				
Proposed for commercial units (B1 employment)		Indicative capacity: B1 Business use		
	enhance areas of historical and archaeological importance	the site? Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not in or adjacent to a Green Corridor or a proposed Corridor. In line with Policy RV4 Strategic landscaping and open space will be provided on all sites.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed as employment use.	
20	To revitalise village centres	Is the site proposed for mixed-use development	The site will provide employment uses within	

SA Objective		Indicator	Notes	Colour Code
Clare: Chilton Street Business Park		Area: 0.5		
Corresponding site submission reference number: RV4c				
Proposed for commercial units (B1 employment)		Indicative capacity: B1 Business use		
		or employment in village centres?	the village area.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The village has a regular bus service to Haverhill.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

### Ixworth sites

E.2.3 The following sites are identified for housing and employment development in Ixworth.

Table E.15 – Ixworth Sites

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV12 a	Reeves Farm, Stow Road	0.5	Residential	21	Short term
RV12 b	Land off Crown Lane	2.5	Residential	90	Short term
RV12 c	Land west of A143 and south of A1088	(residential 1.9)	Residential/reserved for future educational use	80	Medium term
RV4g	Land off Bardwell Road	1.6	B1 employment	N/A	N/A

Table E.16 – RV12a Reeves Farm, Stow Road

SA Objective		Indicator	Notes	Colour Code
Ixworth: Reeves Farm, Stow Road		Area: 0.5 ha		
Corresponding site submission reference number: RV12a				
Proposed for Residential		Indicative Capacity: 21 dwellings		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 12 minute walk of a GP's surgery and a bus stop is located outside the entrance to gain access to a dentist and hospital in Bury St Edmunds, a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV12.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor will it hinder developments.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and a middle school and is within a 30 minute bus journey to upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 15 minutes walk of both primary and middle schools and is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to	

SA Objective	Indicator	Notes	Colour Code
Ixworth: Reeves Farm, Stow Road		Area: 0.5 ha	
Corresponding site submission reference number: RV12a			
Proposed for Residential		Indicative Capacity: 21 dwellings	
		minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	
		As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 29100	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	
<b>Environmental</b>			
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Reeves Farm, Stow Road		Area: 0.5 ha		
Corresponding site submission reference number: RV12a				
Proposed for Residential		Indicative Capacity: 21 dwellings		
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site proposed on a brownfield site.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is previously developed land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Reeves Farm, Stow Road		Area: 0.5 ha		
Corresponding site submission reference number: RV12a				
Proposed for Residential		Indicative Capacity: 21 dwellings		
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is located in proximity to flood zone 2 (around the River Black Bourne) but not within it and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	This site is less than 2km from Bangrove Wood SSSI and SWT have indicated that there could be issues with protected species at this site.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment,	The site is greater than 500m from county Wildlife sites.	

SA Objective	Indicator	Notes	Colour Code
Ixworth: Reeves Farm, Stow Road		Area: 0.5 ha	
Corresponding site submission reference number: RV12a			
Proposed for Residential		Indicative Capacity: 21 dwellings	
	proximity will be taken to mean that the site is within 500m of a site.		
	Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
	Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There is a listed building on the site and others adjacent.
	Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is partly within and adjacent to a conservation area.	
	Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
	Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
	Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is adjacent to the Black Bourn Green Corridor and therefore there are opportunities for GI enhancements associated with new development.



SA Objective		Indicator	Notes	Colour Code
Ixworth: Reeves Farm, Stow Road		Area: 0.5 ha		
Corresponding site submission reference number: RV12a				
Proposed for Residential		Indicative Capacity: 21 dwellings		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table E.17 – RV12b Land off Crown Lane

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land off Crown Lane		Area: 2.5 ha		
Corresponding site submission reference number: RV12b				
Proposed for Residential		Indicative Capacity: 90 dwellings		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 12 minute walk of a GP's surgery, and a bus stop is located within five minutes walk, on the High Street, to gain access to dentist and hospital in Bury St Edmunds, a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV12.	
		Will it improve accessibility by public rights of way?	The site will aid in the improvements of public rights of way.	
2	To maintain and improve levels of education and skills in the population	Is it within 30 minutes of a school by public transport?	The village has a primary school and a middle school and is within a 30 minute bus journey to	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land off Crown Lane		Area: 2.5 ha		
Corresponding site submission reference number: RV12b				
Proposed for Residential		Indicative Capacity: 90 dwellings		
	overall		upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 10 minutes walk of both primary and middle schools and is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 29100	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to Key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds. However, the village has a well stocked small supermarket.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for a mixed use development and does have good accessibility	

SA Objective	Indicator	Notes	Colour Code
Ixworth: Land off Crown Lane		Area: 2.5 ha	
Corresponding site submission reference number: RV12b			
Proposed for Residential		Indicative Capacity: 90 dwellings	
		to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use development.
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site is 2.5 ha and will fulfil the maximum percentage of affordable housing in accordance with the policy.
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.
<b>Environmental</b>			
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed partly on urban and class 3 agricultural land.
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site will result in the loss of class 3 agricultural land.
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land off Crown Lane		Area: 2.5 ha		
Corresponding site submission reference number: RV12b				
Proposed for Residential		Indicative Capacity: 90 dwellings		
			water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.  A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land off Crown Lane		Area: 2.5 ha		
Corresponding site submission reference number: RV12b				
Proposed for Residential		Indicative Capacity: 90 dwellings		
		Sustainable Homes?	Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	This site is less than 2km from Bangrove wood SSSI. Although it is separated by built development.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from county Wildlife sites.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and	The site is not located in proximity to a Historic Park and Garden.	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land off Crown Lane		Area: 2.5 ha		
Corresponding site submission reference number: RV12b				
Proposed for Residential		Indicative Capacity: 90 dwellings		
		Garden.		
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not located on an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within the Black Bourn Green Corridor. In line with Policy RV12 strategic landscaping and open space will be provided on all sites.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table E.18 – RV12c Land to the west of A143, south of A1088

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land to the west of A143, south of A1088		Area: TBC		

Corresponding site submission reference number: RV12c			
Proposed for Residential		Indicative Capacity: 80 (southern part of site) (residual land to north protected for educational use)	
Social			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 15 minute walk of a GP's surgery, and a bus stop is located within five minutes walk to gain access to a dentist and hospital in Bury St Edmunds, a less than 30 minute journey.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV12.
		Will it improve accessibility by public rights of way?	The site will aid in the improvements of public rights of way.
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and a middle school and is within a 30 minute bus journey to upper schools.
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of both primary and middle schools and is easily cyclable.
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 29100
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.
		Is it within walkable/cyclable distances (800m and 2-5km) to Key services?	The site is within 800m walking distance but is 2-5km cycling distance to all of the village's

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land to the west of A143, south of A1088		Area: TBC		
Corresponding site submission reference number: RV12c				
Proposed for Residential		Indicative Capacity: 80 (southern part of site) (residual land to north protected for educational use)		
			key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds, however, the village has a well stocked small supermarket.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	N/A	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	N/A	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site will result in the loss of class 3 agricultural land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the	



SA Objective		Indicator	Notes	Colour Code
Ixworth: Land to the west of A143, south of A1088		Area: TBC		
Corresponding site submission reference number: RV12c				
Proposed for Residential		Indicative Capacity: 80 (southern part of site) (residual land to north protected for educational use)		
			land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land to the west of A143, south of A1088		Area: TBC		
Corresponding site submission reference number: RV12c				
Proposed for Residential		Indicative Capacity: 80 (southern part of site) (residual land to north protected for educational use)		
			residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from county Wildlife sites.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to	There are no geological SSSI or RIGS.	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land to the west of A143, south of A1088		Area: TBC		
Corresponding site submission reference number: RV12c				
Proposed for Residential		Indicative Capacity: 80 (southern part of site) (residual land to north protected for educational use)		
		RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within the Black Bourn Green Corridor. In line with Policy RV12 strategic landscaping and open space will be provided on all sites.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development	N/A	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land to the west of A143, south of A1088		Area: TBC		
Corresponding site submission reference number: RV12c				
Proposed for Residential		Indicative Capacity: 80 (southern part of site) (residual land to north protected for educational use)		
		or employment in village centres?		
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table E.19 – RV4g Land off Bardwell Road

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land off Bardwell Road		Area: 1.6 ha		
Corresponding to previous site submission reference number: RV4g				
Proposed for Employment (B1)		Indicative Capacity: B1 - Business Use		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 12 minute walk of a GP's surgery, and a bus stop is located within five minutes walk to gain access to a dentist and hospital in Bury St Edmunds, a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV4.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way, nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and a middle school and is within a 30 minute bus journey to upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of both primary and middle schools and is easily cyclable. However, as this site is an employment site,	

SA Objective	Indicator	Notes	Colour Code	
Ixworth: Land off Bardwell Road		Area: 1.6 ha		
Corresponding to previous site submission reference number: RV4g				
Proposed for Employment (B1)		Indicative Capacity: B1 - Business Use		
		not residential, this criterion is not directly applicable.		
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1 uses. Use Class B1 can be carried out in any residential area without detriment to the amenity of that area.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 29100	
5	To improve access to Key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance but is 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds, however, the village has a well stocked small supermarket.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	N/A	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment opportunities.	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land off Bardwell Road		Area: 1.6 ha		
Corresponding to previous site submission reference number: RV4g				
Proposed for Employment (B1)		Indicative Capacity: B1 - Business Use		
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	Not intended for housing.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site will result in the loss of class 2 agricultural land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land off Bardwell Road		Area: 1.6 ha		
Corresponding to previous site submission reference number: RV4g				
Proposed for Employment (B1)		Indicative Capacity: B1 - Business Use		
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	Green
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	Orange
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	Green
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	Green
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation	Green

SA Objective	Indicator	Notes	Colour Code
Ixworth: Land off Bardwell Road		Area: 1.6 ha	
Corresponding to previous site submission reference number: RV4g			
Proposed for Employment (B1)		Indicative Capacity: B1 - Business Use	
		etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC, however is within 2km of a SSSI at Bangrove Wood.
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from county Wildlife sites.
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on the site.
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within or adjacent to a conservation area.
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and	The site is not located in proximity to a Historic Park and Garden.



SA Objective		Indicator	Notes	Colour Code
Ixworth: Land off Bardwell Road		Area: 1.6 ha		
Corresponding to previous site submission reference number: RV4g				
Proposed for Employment (B1)		Indicative Capacity: B1 - Business Use		
		Garden.		
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within the Black Bourn Green Corridor. In line with Policy RV4 strategic landscaping and open space will be provided on all sites.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment and will offer new opportunity to Ixworth residents.	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	The site will provide employment uses within the village area.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

## Kedington sites

E.2.4 The following sites are identified for housing development in Kedington.

Table E.20 – Kedington Sites

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV13 a	Stourmead Complex	2.2	Residential	65	Short term
RV13 b	Limes Cottage and adjoining land	1.8	Residential	40	Medium term

Table E.21 – RV13a Stourmead Complex

SA Objective	Indicator	Notes	Colour Code
Kedington: Stourmead Complex (NHS)		Area: 2.2ha	
Corresponding site submission reference number: RV13a			
Proposed for Residential		Indicative Capacity: 65 dwellings	
<b>Social</b>			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a GP's surgery, and a bus stop is located within five minutes walk in order to gain access to a dentist in Haverhill, a less than 30 minute journey.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV13.
		Will it improve accessibility by public rights of way?	The site will provide enhanced footpaths and cycleways.

SA Objective		Indicator	Notes	Colour Code
Kedington: Stourmead Complex (NHS)		Area: 2.2ha		
Corresponding site submission reference number: RV13a				
Proposed for Residential		Indicative Capacity: 65 dwellings		
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m of the primary school and is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 22502	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Haverhill town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking however is less than 5km cycling to nearby supermarkets/shopping centres in Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use development and will have good accessibility to local facilities.	

SA Objective		Indicator	Notes	Colour Code
Kedington: Stourmead Complex (NHS)		Area: 2.2ha		
Corresponding site submission reference number: RV13a				
Proposed for Residential		Indicative Capacity: 65 dwellings		
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use development.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	Although, the site is proposed for conversion it will provide affordable accommodation in line with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area.	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	Anglian Water has indicated that infrastructure and/or treatment upgrades would be required to serve proposed growth.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on previously developed land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site will not result in the loss of agricultural land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of	

SA Objective		Indicator	Notes	Colour Code
Kedington: Stourmead Complex (NHS)		Area: 2.2ha		
Corresponding site submission reference number: RV13a				
Proposed for Residential		Indicative Capacity: 65 dwellings		
			water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	<p>The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.</p> <p>There has been an issue raised during the consultation regarding potential traffic issues. Therefore, it is recommended that the Development Brief includes the requirements for transport assessment and the need to ensure road safety during the site's construction.</p>	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be	

SA Objective		Indicator	Notes	Colour Code
Kedington: Stourmead Complex (NHS)		Area: 2.2ha		
Corresponding site submission reference number: RV13a				
Proposed for Residential		Indicative Capacity: 65 dwellings		
			demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m of Kedington Churchyard County Wildlife sites although it is separated by other development. Mature trees on site, including those with preservation orders on should be protected.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	

SA Objective		Indicator	Notes	Colour Code
Kedington: Stourmead Complex (NHS)		Area: 2.2ha		
Corresponding site submission reference number: RV13a				
Proposed for Residential		Indicative Capacity: 65 dwellings		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not within an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor, but enhancement opportunities are associated with the requirements of the Policy RV13 to protect the green space in the centre of the village and to provide strategic landscaping and open space.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of	Is the site proposed for mixed-use development	N/A	

SA Objective		Indicator	Notes	Colour Code
Kedington: Stourmead Complex (NHS)		Area: 2.2ha		
Corresponding site submission reference number: RV13a				
Proposed for Residential		Indicative Capacity: 65 dwellings		
	prosperity and economic growth throughout the plan area	or employment?		
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table E.22 – RV13b Limes Cottage and adjoining land

SA Objective		Indicator	Notes	Colour Code
Kedington: Lime Cottage and adjoining land		Area: 1.8 ha		
Corresponding to previous site submission reference number: RV9b				
Proposed for Residential		Indicative Capacity: 40		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a GP's Surgery, and a bus stop is located within 5 minutes walk in order to gain access to dentist and hospital in Haverhill, a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access land?	The site will not result in the loss of public open space or open access land. Open space will be provided as required according to Policy RV13.	
		Will it improve accessibility by Public Rights of Way?	The site will not aid in the improvements of public highway, however will not make it any worse.	



SA Objective		Indicator	Notes	Colour Code
Kedington: Lime Cottage and adjoining land		Area: 1.8 ha		
Corresponding to previous site submission reference number: RV9b				
Proposed for Residential		Indicative Capacity: 40		
<b>Social</b>				
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m of the primary school and is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 22502	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Haverhill town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking however is less than 5km cycling to nearby supermarkets/shopping centres in Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use development and will have good accessibility to local facilities.	

SA Objective		Indicator	Notes	Colour Code
Kedington: Lime Cottage and adjoining land		Area: 1.8 ha		
Corresponding to previous site submission reference number: RV9b				
Proposed for Residential		Indicative Capacity: 40		
<b>Social</b>				
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use development.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable, sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will provide 9 affordable homes at the 30% rate.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on Greenfield land?	The site is proposed on green field land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The site will result in the loss of grade 2 agricultural land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design	

SA Objective		Indicator	Notes	Colour Code
Kedington: Lime Cottage and adjoining land		Area: 1.8 ha		
Corresponding to previous site submission reference number: RV9b				
Proposed for Residential		Indicative Capacity: 40		
<b>Social</b>				
			specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and	

SA Objective		Indicator	Notes	Colour Code
Kedington: Lime Cottage and adjoining land		Area: 1.8 ha		
Corresponding to previous site submission reference number: RV9b				
Proposed for Residential		Indicative Capacity: 40		
<b>Social</b>				
			directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not 9m within a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m from Kedington Churchyard County Wildlife Site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on the site, however there are some listed buildings located in close proximity to the site.	

SA Objective		Indicator	Notes	Colour Code
Kedington: Lime Cottage and adjoining land		Area: 1.8 ha		
Corresponding to previous site submission reference number: RV9b				
Proposed for Residential		Indicative Capacity: 40		
<b>Social</b>				
		Is the site in or adjacent to a Conservation Area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Conservation Area.	The site is not within or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not located within or near to an area identified as an Area Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor. In line with Policy RV13 strategic landscaping and open space will be provided on site.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	

SA Objective		Indicator	Notes	Colour Code
Kedington: Lime Cottage and adjoining land		Area: 1.8 ha		
Corresponding to previous site submission reference number: RV9b				
Proposed for Residential		Indicative Capacity: 40		
<b>Social</b>				
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability, as it is proposed for residential development only.	

## Stanton Sites

E.2.5 The following site is identified for housing development in Stanton.

Table E.23 - Stanton Site

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV14a	Land at Uphorpe Road, Stanton	3.1	Residential	101	Short term

Table E.24 – RV14a Land at Uphorpe Road, Stanton

SA Objective		Indicator	Notes	Colour Code
Stanton: Land at Uphorpe Road, Stanton		Area: 3.1 ha		
Corresponding site submission reference number: RV14a				
Proposed for Residential		Indicative Capacity: 101 dwellings		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 10 minute walk of a GP's surgery, and a bus stop is located within five minutes walk to gain access to a dentist and hospital in Bury St Edmunds, which can be a 45 minute journey.	Orange
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV14.	Green
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public highway, however will not make it any worse.	Grey
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and a middle school and is within a 30 minute bus journey to upper schools.	Green
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of both primary and middle schools and is easily cyclable.	Green
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	Green
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	Green
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to	Green

SA Objective		Indicator	Notes	Colour Code
Stanton: Land at Upthorpe Road, Stanton		Area: 3.1 ha		
Corresponding site submission reference number: RV14a				
Proposed for Residential		Indicative Capacity: 101 dwellings		
			minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 23201	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is not within 30 minutes of Haverhill town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services. Stanton offers good range of local services and facilities	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is not within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use development and will have good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use development.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area	The site is located in a major aquifer area but not located within a groundwater source	



SA Objective		Indicator	Notes	Colour Code
Stanton: Land at Upthorpe Road, Stanton		Area: 3.1 ha		
Corresponding site submission reference number: RV14a				
Proposed for Residential		Indicative Capacity: 101 dwellings		
		designated as major aquifer?	protection zone.	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site. The Stanton Wastewater Treatment Works (WwTW). Stanton WwTW has a reasonably large amount of headroom for additional development up to 2031.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The majority of the site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site will result in the loss of class 2 agricultural land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and	

SA Objective		Indicator	Notes	Colour Code
Stanton: Land at Upthorpe Road, Stanton		Area: 3.1 ha		
Corresponding site submission reference number: RV14a				
Proposed for Residential		Indicative Capacity: 101 dwellings		
		Will it increase waste recovery and recycling?	local waste recycling targets. Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

SA Objective		Indicator	Notes	Colour Code
Stanton: Land at Upthorpe Road, Stanton		Area: 3.1 ha		
Corresponding site submission reference number: RV14a				
Proposed for Residential		Indicative Capacity: 101 dwellings		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	This site is within 2km of a number of woodland SSSI's located to the south of Stanton although they are separated by built development.	Amber
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m from a County Wildlife sites, High Wood.	Red
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	Green
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	Green
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	Green
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within or adjacent to a conservation area.	Green
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	Green
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean	The site is not located in proximity to a SAM.	Green

SA Objective		Indicator	Notes	Colour Code
Stanton: Land at Upthorpe Road, Stanton		Area: 3.1 ha		
Corresponding site submission reference number: RV14a				
Proposed for Residential		Indicative Capacity: 101 dwellings		
		that the site is within 40m of a SAM. Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

E.2.6 The following site is identified for employment development in Shepherd's Grove, Stanton/Hepworth.

Table E.25 – StantonSites

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV4j	Shepherd's Grove, Stanton/Hepworth	53.1	(B1, B2, B8)	N/A	N/A

Table E.26 – RV4j Shepherd’s Grove, Stanton / Hepworth

SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4j			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP facility is located in Stanton, which is a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV4.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The nearest village of Stanton does have a primary and middle school, which is accessible from the site by public transport. However, this criterion is not of high significance for an employment site.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within an 800m walking distance of primary and upper schools. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.	

SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4jShepherd's Grove, Stanton/Hepworth			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)			Indicative Capacity: Employment B1, B2 & B8 uses	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1, B2 and B8 business uses. This is a self-contained employment site that is located far away from residential areas, therefore, effects are deemed neutral.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is not within 30 minutes of Bury St Edmunds town centre by public transport. However, it is within 30 min by public transport to the village's (Stanton's) key services. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not 800m walking distance. However it is within 2-5km cycling distance to all of the village's key services. However, as the site is allocated for employment use, the significance of this criterion is not as high as it	

SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4jShepherd's Grove, Stanton/Hepworth			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)			Indicative Capacity: Employment B1, B2 & B8 uses	
			is for residential sites; therefore, an amber colour coding is assigned.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is more than 30 minutes of shops/supermarkets in Bury St Edmunds by public transport but it is within a 30 minute journey to stores in Stanton. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site is proposed for employment.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
<b>Environmental</b>				

SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4jShepherd's Grove, Stanton/Hepworth			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)			Indicative Capacity: Employment B1, B2 & B8 uses	
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is partially located within a groundwater source protection zone 3 (total catchment) and a major aquifer.	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site. The Stanton Wastewater Treatment Works (WwTW). Stanton WwTW has a reasonably large amount of headroom for additional development up to 2031.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agriculture	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land may be contaminated and development within this area may lead to the land remediation.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet	



SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4jShepherd's Grove, Stanton/Hepworth			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)			Indicative Capacity: Employment B1, B2 & B8 uses	
			requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	

SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4jShepherd's Grove, Stanton/Hepworth			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)			Indicative Capacity: Employment B1, B2 & B8 uses	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The southern parts of the area are located within 2km distance to a SSSI (Stanton Woods).	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	

SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4jShepherd's Grove, Stanton/Hepworth			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)			Indicative Capacity: Employment B1, B2 & B8 uses	
	archaeological importance	Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to an Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor. Policy RV4 does include landscaping requirements.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	

SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4jShepherd's Grove, Stanton/Hepworth			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)			Indicative Capacity: Employment B1, B2 & B8 uses	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	There bus stops both north and south of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

## E.3 Local Service Centres

### Barningham

E.3.1 The site is identified for housing development in Barningham.

Table E.27 – Barningham Sites

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV15a	Hopton Rd	0.7	Residential	20	Short term

Table E.28 – RV15a Land at Hopton Road

SA Objective		Indicator	Notes	Colour Code
Barningham: Land at Hopton Road			Area: 0.7ha	
Corresponding site submission reference number: RV15a				
Proposed for Residential			Indicative Capacity: 20 dwellings	
<b>Social</b>				
1	To improve health of the population	Is it within 30 minutes of a GP, dentist and	The closest GP is located in Stanton; this can	

SA Objective		Indicator	Notes	Colour Code
Barningham: Land at Hopton Road		Area: 0.7ha		
Corresponding site submission reference number: RV15a				
Proposed for Residential		Indicative Capacity: 20 dwellings		
	overall and reduce health inequalities	hospital by public transport?	be reached by bus on route to Bury St Edmunds within 10 minutes. Dental facilities located in Hopton, East Harling and Thetford prove difficult to reach by public transport and the bus journey to Bury St Edmunds is a greater than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not improve accessibility by public rights of way, nor will it make it any worse.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is located within a 30 minute bus journey to upper schools at Stanton and Thurston.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the primary school and is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will It reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 22570	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by	The site is not within 30 minutes of Bury St	

SA Objective		Indicator	Notes	Colour Code
Barningham: Land at Hopton Road		Area: 0.7ha		
Corresponding site submission reference number: RV15a				
Proposed for Residential		Indicative Capacity: 20 dwellings		
	sectors of the population	public transport?	Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is not within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for a mixed use development however it will offer good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use development.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has water infrastructure constraints. Infrastructure and/or treatment upgrades would be required to serve proposed growth	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	

SA Objective		Indicator	Notes	Colour Code
Barningham: Land at Hopton Road		Area: 0.7ha		
Corresponding site submission reference number: RV15a				
Proposed for Residential		Indicative Capacity: 20 dwellings		
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on greenfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is labelled grade 3 agricultural land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to the local facilities in the village, which reduces the need for unnecessary trips by private vehicle. Barningham Stores also provide a range of day to day services, for people who do not own private transport.	

SA Objective		Indicator	Notes	Colour Code
Barningham: Land at Hopton Road		Area: 0.7ha		
Corresponding site submission reference number: RV15a				
Proposed for Residential		Indicative Capacity: 20 dwellings		
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment,	The site is not within 500m from a county Wildlife sites.	



SA Objective		Indicator	Notes	Colour Code
Barningham: Land at Hopton Road		Area: 0.7ha		
Corresponding site submission reference number: RV15a				
Proposed for Residential		Indicative Capacity: 20 dwellings		
		proximity will be taken to mean that the site is within 500m of a site.		
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within or adjacent to a conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to an Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is	The site is not within a Green Corridor. In line with Policy RV11 strategic landscaping and open space will be provided on site.	

SA Objective		Indicator	Notes	Colour Code
Barningham: Land at Hopton Road		Area: 0.7ha		
Corresponding site submission reference number: RV15a				
Proposed for Residential		Indicative Capacity: 20 dwellings		
		within 40m of a Green Corridor.		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The village lacks a good bus service to large employment areas located in Bury St Edmunds and Thetford, as such residents may have to travel by car, which is a less sustainable transport option.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

## Cavendish

E.3.2 The following site is identified for housing development in Cavendish.

Table E.29 – Cavendish Sites

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV16a	Land at end of Nether Road	0.4	Residential	10	Short term

Table E.30 – RV16a Nether Road

SA Objective		Indicator	Notes	Colour Code
Cavendish: Land at end of Nether Road		Area: 0.4ha		
Corresponding site submission reference number RV16a				
Proposed for Residential		Indicative Capacity: 10 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a 30 minute bus journey to GP's surgery and dental facilities, however would take greater than 30 minutes by bus to hospital facilities	Orange
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV16.	Green
		Will it improve accessibility by public rights of way?	The site will not improve accessibility by public rights of way, nor will it make it any worse.	Grey
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to secondary schools.	Green
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within an 800m walk of the primary school. The secondary school is accessible by public transport.	Green
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	Green
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	Green
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	Green
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 22294	Grey
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.	Green

SA Objective	Indicator	Notes	Colour Code	
Cavendish: Land at end of Nether Road		Area: 0.4ha		
Corresponding site submission reference number RV16a				
Proposed for Residential		Indicative Capacity: 10 dwellings		
	Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m of most of the village's services and 2-5km cycling distance to all.	Green	
	Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	Green	
	Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres.	Red	
	Is the site proposed for mixed-use development with good accessibility to local facilities?	N/A	Grey	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use development.	Grey
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	Green
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	Green
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2	Red
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	Anglian Water have indicated that infrastructure and/or treatment upgrades would be required to serve proposed growth.	Red
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	Green
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The land is greenfield.	Red
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is grade 2 agricultural land.	Red
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	Grey
11	To use water and mineral resources efficiently, and re-use and recycle where	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for	Green

SA Objective		Indicator	Notes	Colour Code
Cavendish: Land at end of Nether Road		Area: 0.4ha		
Corresponding site submission reference number RV16a				
Proposed for Residential		Indicative Capacity: 10 dwellings		
	possible		sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and	

SA Objective	Indicator	Notes	Colour Code
Cavendish: Land at end of Nether Road		Area: 0.4ha	
Corresponding site submission reference number RV16a			
Proposed for Residential		Indicative Capacity: 10 dwellings	
		directly connected heat (not necessarily on-site).	
	Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	
	Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from County Wildlife sites.	
	Are BAP habitats known to be on the site?	Although there are no BAP habitats on the site, SWT have highlighted the potential for protected species on this site	
	Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate	Are there any listed buildings on or adjacent to	

SA Objective		Indicator	Notes	Colour Code
Cavendish: Land at end of Nether Road		Area: 0.4ha		
Corresponding site submission reference number RV16a				
Proposed for Residential		Indicative Capacity: 10 dwellings		
	enhance areas of historical and archaeological importance	the site?	the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is within a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not in or adjacent to a Green Corridor or a proposed Corridor but enhancement opportunities are associated with the requirements of the Policy RV16 to provide strategic landscaping and open space.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of	Is the site proposed in a proximity to a public	The site is well located to access services and	

SA Objective		Indicator	Notes	Colour Code
Cavendish: Land at end of Nether Road		Area: 0.4ha		
Corresponding site submission reference number RV16a				
Proposed for Residential		Indicative Capacity: 10 dwellings		
	movement in support of economic growth	transport route or in a walkable/cyclable distance?	facilities within the village and employment can be accessed by the public transport network on the A1092.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	



## Chedburgh

E.3.3 The following sites are identified for housing and employment development in Chedburgh.

Table E.31 – Chedburgh Sites

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV17a	Queens Lane	0.7	Residential	10	Long term
RV4b	Chedburgh	1.1	Employment B1a	N/A	N/A

Table E.32 – RV17a Queens Land Site

SA Objective	Indicator	Notes	Colour Code	
Chedburgh: Queens Lane Site		Area: 0.7ha		
Corresponding site submission reference number: RV17a				
Proposed for Residential		Indicative Capacity: 10 dwellings		
<b>Social</b>				
1.	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site requires the use of transport to either Wickhambrook surgery (via the Haverhill Bus) or to Bury St Edmunds for facilities. Both can be reached within 30 minutes by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV17.	
		Will it improve accessibility by public rights of way?	The site will improve accessibility from the separated north and south settlements and should improve the pedestrian route.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village only benefits from a pre-school, therefore it is required to use transport into Horringer (Ickworth Park) and Bury St	

SA Objective	Indicator	Notes	Colour Code
Chedburgh: Queens Lane Site		Area: 0.7ha	
Corresponding site submission reference number: RV17a			
Proposed for Residential		Indicative Capacity: 10 dwellings	
		Edmunds which is a less than 30 minute journey.	Orange
	Is it within walkable/cyclable distances (800m and 2-5km)?	The site is over 5km cycling distance from primary and upper schools school and is located more than 800m walking distance.	Red
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	Green
		Will it reduce the fear of crime?	Green
		Will it reduce noise and odour concerns?	Green
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	Grey
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	Green
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	Green
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	Green
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	Red
		Is the site proposed for mixed-use development	N/A

SA Objective	Indicator	Notes	Colour Code
Chedburgh: Queens Lane Site		Area: 0.7ha	
Corresponding site submission reference number: RV17a			
Proposed for Residential		Indicative Capacity: 10 dwellings	
		with good accessibility to local facilities?	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use.
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will be expected to incorporate the maximum percentage of affordable housing, thus contributing to improved village life.
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is situated close to areas of recreation/amenity open space and also benefits from the countryside.
<b>Environmental</b>			
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone and is not within a designated major aquifer area.
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has water infrastructure constraints. Infrastructure and/or treatment upgrades would be required to serve proposed growth.
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on greenfield land
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The land is versatile agricultural land and is indicated as grade 2.
		Will it lead to remediation of contaminated land?	According to the planning constraints maps the site is not contaminated.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent

SA Objective		Indicator	Notes	Colour Code
Chedburgh: Queens Lane Site		Area: 0.7ha		
Corresponding site submission reference number: RV17a				
Proposed for Residential		Indicative Capacity: 10 dwellings		
			design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to Chedburgh's facilities, however in lacking a convenience store it is more likely that unnecessary trips by private vehicle will be made.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-	

SA Objective	Indicator	Notes	Colour Code
Chedburgh: Queens Lane Site		Area: 0.7ha	
Corresponding site submission reference number: RV17a			
Proposed for Residential		Indicative Capacity: 10 dwellings	
		site)'. A requirement of Policy CS2 is to comply with the Governments Code For Sustainable Homes. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is located within a 2km distance from Hay Wood, Whepstead, and SSSI.
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is 500m away from the County Wildlife Sites.
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There is a listed building adjacent to the site. However, the site would be hidden by a large/tall tree belt.
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	Chedburgh does not have a conservation area.

SA Objective		Indicator	Notes	Colour Code
Chedburgh: Queens Lane Site		Area: 0.7ha		
Corresponding site submission reference number: RV17a				
Proposed for Residential		Indicative Capacity: 10 dwellings		
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	Green
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	Green
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site may partially impinge on the once present Chedburgh Airfield marked as an area of Archaeological Interest.	Red
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within the Thetford to Stour Valley Green Corridor but enhancement opportunities are associated with the requirements of the Policy RV13 to provide strategic landscaping and open space. Any mature trees on site or adjacent to it should be protected.	Green
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	Green
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	Grey
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	Grey
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within a five minute walk of the bus stop.	Green
22	To encourage and accommodate both	Will it increase employment land availability?	The site will not increase the amount of	Grey

SA Objective	Indicator	Notes	Colour Code
Chedburgh: Queens Lane Site	Area: 0.7ha		
Corresponding site submission reference number: RV17a			
Proposed for Residential	Indicative Capacity: 10 dwellings		
indigenous and inward investment		employment land availability.	

Table E.33 – RV4b Chedburgh

SA Objective	Indicator	Notes	Colour Code
Chedburgh: Chedburgh (2 sites located north/south of A143)	Area: 1.1 ha (developable site area)		
Corresponding site submission reference number RV4b			
Proposed for Employment (B1, B2, B8 uses)	Indicative Capacity: (B1, B2, B8 uses)		
<b>Social</b>			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site requires the use of transport to either Wickhambrook surgery (via the Haverhill Bus) or to Bury St Edmunds for facilities. Both can be reached within 30 minutes by public transport.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.
		Will it improve accessibility by public rights of way?	The site will not improve accessibility by public rights of way, nor will it make it any worse.
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village only benefits from a pre-school, therefore it is required to use transport into Horringer (Ickworth Park) and Bury St Edmunds which is a less than 30 minute journey. However, as this site is an employment site, not residential, this criterion is not directly applicable.
		Is it within walkable/cyclable distances (800m and 2-5km)?	The nearest primary school (Ickworth Park primary school) is located more than 800m walking and 2-5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods.
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1, B2 and B8 business uses. Use Class B1 can be carried out in any residential area without

SA Objective	Indicator	Notes	Colour Code
Chedburgh: Chedburgh (2 sites located north/south of A143)		Area: 1.1 ha (developable site area)	
Corresponding site submission reference number RV4b			
Proposed for Employment (B1, B2, B8 uses)		Indicative Capacity: (B1, B2, B8 uses)	
		detriment to the amenity of that area. Use Class B8 (storage and distribution purposes) can cause disturbances to the residential properties in the vicinity. Noise mitigation measures would need to be implemented for vehicle movements, deliveries and the unloading for the site north of A143 where there are residential properties nearby. Therefore, an amber colour coding is used to indicate potential conflict.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	
<b>Environmental</b>			
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	



SA Objective	Indicator	Notes	Colour Code
Chedburgh: Chedburgh (2 sites located north/south of A143)		Area: 1.1 ha (developable site area)	
Corresponding site submission reference number RV4b			
Proposed for Employment (B1, B2, B8 uses)		Indicative Capacity: (B1, B2, B8 uses)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has water infrastructure constraints. Infrastructure and/or treatment upgrades would be required to serve proposed growth.
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is previously developed, brownfield
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The land is not versatile agricultural land.
		Will it lead to remediation of contaminated land?	The site may lead to the remediation of previously developed land.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.
12	To reduce waste	Will it reduce commercial and industrial (C&I)	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1, B2 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving

SA Objective	Indicator	Notes	Colour Code
Chedburgh: Chedburgh (2 sites located north/south of A143)		Area: 1.1 ha (developable site area)	
Corresponding site submission reference number RV4b			
Proposed for Employment (B1, B2, B8 uses)		Indicative Capacity: (B1, B2, B8 uses)	
		Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.  Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
		A requirement of Policy CS2 is to comply with the Governments Code For Sustainable Homes. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	
		The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	
		This employment area is located within a 2km distance from Hay Wood, Whepstead, and SSSI. Any new developments or extensions of the current activities within the area should consider their effects on this SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	
		The site is 500m away from the County Wildlife Sites.	
		Are BAP habitats known to be on the site?	
		There are no BAP habitats on the site	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	
		There are no geological SSSI or RIGS	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	
		There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	
		Chedburgh does not have a Conservation area.	

SA Objective	Indicator	Notes	Colour Code
Chedburgh: Chedburgh (2 sites located north/south of A143)		Area: 1.1 ha (developable site area)	
Corresponding site submission reference number RV4b			
Proposed for Employment (B1, B2, B8 uses)		Indicative Capacity: (B1, B2, B8 uses)	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not near or adjacent to locations marked as an Area of Archaeological Interest.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within the Thetford to Stour Valley Green Corridor. Policy RV4 does not include landscaping requirements.
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.
<b>Economic</b>			
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment uses
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	The site will provide employment for the village area and beyond.
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within a five minute walk of the bus stop.
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase the amount of employment land availability.

## Great Barton

E.3.4 The following site is identified for housing development in Great Barton.

Table E.34 – Great Barton

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV18	Great Barton	12.4	Phased	40	N/A

			residential development		
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Table E.35 – RV18 Great Barton

SA Objective		Indicator	Notes	Colour Code
Great Barton		Area: 12.4 ha		
Corresponding site submission reference number: RV18a				
Proposed for Residential		Indicative Capacity: 40 residential units and community uses		
<b>Social</b>				
1.	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a five minute walk of the bus stop in order to gain access to doctor, dentist and hospital facilities in Bury St Edmunds, a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV18.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the primary school and is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to	

SA Objective		Indicator	Notes	Colour Code
Great Barton		Area: 12.4 ha		
Corresponding site submission reference number: RV18a				
Proposed for Residential		Indicative Capacity: 40 residential units and community uses		
			minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked 30999	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and is within 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distance for walking. Although the site is within 5km cycling distance to nearby supermarkets in Bury St Edmunds, this is not along a dedicated cycle route.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for a mixed use development and will offer good accessibility to local facilities and the remainder of Great Barton.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land and will increase and provide new areas for community participation.	
<b>Environmental</b>				

SA Objective		Indicator	Notes	Colour Code
Great Barton		Area: 12.4 ha		
Corresponding site submission reference number: RV18a				
Proposed for Residential		Indicative Capacity: 40 residential units and community uses		
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	Red
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has water infrastructure constraints. Infrastructure and/or treatment upgrades would be required to serve proposed growth.	Red
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site lies in proximity to an air quality management area designated for nitrogen dioxide. An air quality assessment should be undertaken for the site development and its recommendations implemented.	Orange
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on greenfield land.	Red
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The site is listed as grade 2 agricultural land.	Red
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	Grey
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	Green
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	Green
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	Green
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and	Green

SA Objective		Indicator	Notes	Colour Code
Great Barton		Area: 12.4 ha		
Corresponding site submission reference number: RV18a				
Proposed for Residential		Indicative Capacity: 40 residential units and community uses		
		Will it increase waste recovery and recycling?	local waste recycling targets. Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

SA Objective	Indicator	Notes	Colour Code	
Great Barton		Area: 12.4 ha		
Corresponding site submission reference number: RV18a				
Proposed for Residential		Indicative Capacity: 40 residential units and community uses		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC, and SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from county Wildlife sites.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There is a listed building located close to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of	The site not on an Area identified as	



SA Objective		Indicator	Notes	Colour Code
Great Barton		Area: 12.4 ha		
Corresponding site submission reference number: RV18a				
Proposed for Residential		Indicative Capacity: 40 residential units and community uses		
		Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor but enhancement opportunities are associated with the requirements of the Policy RV18 to provide strategic landscaping and open space.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use, in the way of community facilities	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

## Great Thurlow

E.3.5 The following site is identified for housing uses in Great Thurlow.

Table E.36 – Great Thurlow

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing

RV19	Goldings Farm	0.25	Residential	5	N/A
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Table E.37 – RV19 Goldings Farm

SA Objective		Indicator	Notes	Colour Code
Great Thurlow: Goldings Farm		Area: 0.25ha		
Corresponding site submission reference number: RV19				
Proposed for Residential		Indicative Capacity: 5 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a five minute walk of the bus stop in order to gain access to doctor, dentist and hospital facilities in Haverhill a less than 30 minute journey, although the operating service is not that frequent	Red
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV19.	Green
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	Grey
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to middle and upper schools.	Green
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m and 2-5km cycling distance to the majority of the village's key services.	Green
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	Green
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to	Green

SA Objective		Indicator	Notes	Colour Code
Great Thurlow: Goldings Farm		Area: 0.25ha		
Corresponding site submission reference number: RV19				
Proposed for Residential		Indicative Capacity: 5 dwellings		
		Will it reduce noise and odour concerns?	reduce the fear of crime. The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked 27972	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Haverhill town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distance for walking. Although the site is within 5km cycling distance to nearby supermarkets in Haverhill, this is not along a dedicated cycle route.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	N/A	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment opportunities.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will provide a 20% rate of affordable housing, thus contributing to improved village life.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	
<b>Environmental</b>				

SA Objective		Indicator	Notes	Colour Code
Great Thurlow: Goldings Farm		Area: 0.25ha		
Corresponding site submission reference number: RV19				
Proposed for Residential		Indicative Capacity: 5 dwellings		
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is partly located within a groundwater source protection zone 2.	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	Information on water infrastructure constraints for this village is not available	?
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is listed as grade 2 agricultural.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it	

SA Objective		Indicator	Notes	Colour Code
Great Thurlow: Goldings Farm		Area: 0.25ha		
Corresponding site submission reference number: RV19				
Proposed for Residential		Indicative Capacity: 5 dwellings		
			is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC)	The site is located within 2km of the Trundley and Wadgell's Woods which is	

SA Objective	Indicator	Notes	Colour Code
Great Thurlow: Goldings Farm	Area: 0.25ha		
Corresponding site submission reference number: RV19			
Proposed for Residential	Indicative Capacity: 5 dwellings		
	or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	an area designated as a Site of Special Scientific Interest (SSSI).	Red
	Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from county Wildlife sites.	Green
	Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	Green
	Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	Green
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.
	Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within a conservation area.	Green
	Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	Green
	Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	Green
	Is the site in or adjacent to an Area of	The site is not on an Area identified as	Green

SA Objective		Indicator	Notes	Colour Code
Great Thurlow: Goldings Farm		Area: 0.25ha		
Corresponding site submission reference number: RV19				
Proposed for Residential		Indicative Capacity: 5 dwellings		
		Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor. According to Policy RV19 strategic landscaping and open space must be provided to address the individual site requirements.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

## Great and Little Whelnetham

E.3.6 The following site is identified for housing development in Great and Little Whelnetham.

Table E.38 – Great and Little Whelnetham

Site	Proposed allocations	Size of	Use	Total number of	Phasing
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Ref		site (ha)		units	
RV20a	Land at Erskine Lodge	2	Residential	Affordable and market homes with dwelling capacity and mix to be confirmed by the development brief	Short term
RV20b	Land off Tutelina Rise	0.4	Residential	10	Long term

Table E.39 – RV20a Land at Erskine Lodge

SA Objective		Indicator	Notes	Colour Code
Great Whelnetham: Land at Erskine Lodge		Area: 2 ha		
Corresponding site submission reference number: RV20a				
Proposed for Residential		Indicative Capacity: Capacity to be confirmed by the development brief.		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a five minute walk of the bus stop in order to gain access to doctor, dentist and hospital facilities in Bury St Edmunds a less than 30 minute journey.	Green
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV20.	Green
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	Grey
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to middle and upper schools.	Green
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is just over 800m walk of the primary school, however is easily cyclable.	Orange



3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked 27972	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distance for walking. Although the site is within 5km cycling distance to nearby supermarkets in Bury St Edmunds, this is not along a dedicated cycle route.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	N/A	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment opportunities.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will provide a 30% rate of affordable housing. <u>The mix of affordable and market housing will be detailed in the development brief.</u>	
8	To improve the quality of where people live and encourage community	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	
<b>Environmental</b>				

9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has water infrastructure constraints. Infrastructure and/or treatment upgrades would be required to serve proposed growth.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is listed as grade 2 agricultural.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other	

			carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.  Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC, and SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from county Wildlife sites.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within	There are no geological SSSI or RIGS.	

		500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor. According to Policy RV20 strategic landscaping and open space must be provided to address the individual site requirements.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table E.40 –  
RV20b Land  
off Tutelina  
Rise

SA Objective		Indicator	Notes	Colour Code
Great Whelnetham: Land off Tutelina Rise		Area: 0.4ha		
Corresponding site submission reference number: RV20b				
Proposed for Residential		Indicative Capacity: 10 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a five minute walk of the bus stop in order to gain access to doctor, dentist and hospital facilities in Bury St Edmunds a less than 30 minute journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV20.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to middle and upper schools.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is just over 800m walk of the primary school, however is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked 27972	

5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distance for walking. Although the site is within 5km cycling distance to nearby supermarkets in Bury St Edmunds, this is not along a dedicated cycle route.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	N/A	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment opportunities.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will provide a 30% rate of affordable housing. <u>The mix of affordable and market housing will be detailed in the development brief.</u>	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has water infrastructure constraints. Infrastructure and/or treatment upgrades would be required to serve proposed growth.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is listed as grade 2 agricultural.	

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

			directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC, and SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from county Wildlife sites.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to a SAM will be coded red and within 500m amber.	There are no geological SSSI or RIGS.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not located in proximity to a SAM.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site? The site is within 40m of a SAM.	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor. According to Policy RV20 strategic landscaping and open space must be provided	



		within 40m of a Green Corridor.	to address the individual site requirements.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

## Hopton

E.3.7 The following site is identified for housing and community uses in Hopton.

Table E.41 – Hopton Site

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV21	Hopton	2.5	Residential and community uses	25	In the period to 2031

Table E.42 – RV21 Land off Bury Road / rear of village hall

SA Objective	Indicator	Notes	Colour Code
Hopton	Area: 2.5 ha		

Corresponding site submission reference number: RV21a				
Proposed for Residential & Community facilities			Indicative Capacity: 25 dwellings, village hall, play area and designated open space land	
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP is located at a five minute walk from the site, on the High Street. Dental facilities are also located in Hopton at the same location.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land and will only increase it. Open space will be provided as required according to Policy RV21.	
		Will it improve accessibility by public rights of way?	The site will improve accessibility by public rights of way.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is located within a 30 minute bus journey to upper schools at Stanton and Thurston.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the primary school and is easily cyclable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will It reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 22570	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is not within 30 minutes of Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	

SA Objective		Indicator	Notes	Colour Code
Hopton		Area: 2.5 ha		
Corresponding site submission reference number: RV21a				
Proposed for Residential & Community facilities		Indicative Capacity: 25 dwellings, village hall, play area and designated open space land		
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is not within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for a mixed use development and will offer good accessibility to local facilities and the remainder of Hopton.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land and will increase and provide new areas for community participation.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	Anglian Water identified that infrastructure and/or treatment upgrades would be required to serve proposed growth.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The majority of the site is proposed on greenfield land.	
		Would it lead to the loss of best and most	The site is listed as grade 2 agricultural land.	

SA Objective		Indicator	Notes	Colour Code
Hopton		Area: 2.5 ha		
Corresponding site submission reference number: RV21a				
Proposed for Residential & Community facilities		Indicative Capacity: 25 dwellings, village hall, play area and designated open space land		
		versatile agricultural land (Grade 1, 2 and 3)?		
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to the local facilities in the village, which reduces the need for unnecessary trips by private vehicle. Hopton Stores also provide a range of day to day services, for people who do not own private transport.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as	

SA Objective		Indicator	Notes	Colour Code
Hopton		Area: 2.5 ha		
Corresponding site submission reference number: RV21a				
Proposed for Residential & Community facilities		Indicative Capacity: 25 dwellings, village hall, play area and designated open space land		
			Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is located within 2km of Market Weston Fen SSSI, Hopton Fen SSSI and Waveney and Little Ouse Valley Fens SAC. The HRA Screening sets out recommendations for strengthening the wording of the policy and its supporting text.	
		Is the site in proximity to a County Wildlife Site,	The site is not within 500m of a County Wildlife	

SA Objective		Indicator	Notes	Colour Code
Hopton		Area: 2.5 ha		
Corresponding site submission reference number: RV21a				
Proposed for Residential & Community facilities		Indicative Capacity: 25 dwellings, village hall, play area and designated open space land		
		Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	Site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

SA Objective		Indicator	Notes	Colour Code
Hopton		Area: 2.5 ha		
Corresponding site submission reference number: RV21a				
Proposed for Residential & Community facilities		Indicative Capacity: 25 dwellings, village hall, play area and designated open space land		
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor, however to the west and north of the village lies a special landscape area which should be considered in the planning process. According to Policy RV21 strategic landscaping and open space must be provided to address the individual site requirements.	Orange
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	Green
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use, in the way of community facilities	Green
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	Grey
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within two minutes of a bus stop.	Green
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	Grey

## Ingham

E.3.8 The following site is identified for residential development in Ingham.

Table E.43 – Ingham Site

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV22	Land at the Gables	0.8	Residential	22	Short term
RV6	Ingham Park Farm Ingham	86	Leisure, recreation and tourism	N/A	N/A

Table E.44 – RV22 Land at the Gables

SA Objective	Indicator	Notes	Colour Code
Ingham: Land at The Gables	Area: 0.8 ha		
Corresponding site submission reference number: RV22a			
Proposed for Residential	Indicative Capacity: 22 dwellings		
<b>Social</b>			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which can be a less than 30 minute bus journey.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV22.
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way, however will not make it any worse.
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village does not have a primary school and will require public or private transport to get to the catchment school in Barnham, also



SA Objective		Indicator	Notes	Colour Code
Ingham: Land at The Gables		Area: 0.8 ha		
Corresponding site submission reference number: RV22a				
Proposed for Residential		Indicative Capacity: 22 dwellings		
			middle and upper schools. Bus service to Bury St Edmunds is available.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the school and is over 5km cycling distance.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is adjacent to A134 and therefore its development may require noise mitigation measures.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 22605	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	

SA Objective		Indicator	Notes	Colour Code
Ingham: Land at The Gables		Area: 0.8 ha		
Corresponding site submission reference number: RV22a				
Proposed for Residential		Indicative Capacity: 22 dwellings		
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access land and will increase and provide new areas for community participation.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within major aquifer area (i.e. providing a high level of water storage) and within a groundwater source protection zone 3 (total catchment).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	Information on water infrastructure constraints for this village is not available. No information.	?
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is previously developed land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of	

SA Objective		Indicator	Notes	Colour Code
Ingham: Land at The Gables		Area: 0.8 ha		
Corresponding site submission reference number: RV22a				
Proposed for Residential		Indicative Capacity: 22 dwellings		
			water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to the local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable in developments, as Policy ENG1 of the Regional Plan states that new development of more than 10 dwellings or 1,000m <sup>2</sup> of non residential floor space should secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless not feasible or viable.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

SA Objective		Indicator	Notes	Colour Code
Ingham: Land at The Gables		Area: 0.8 ha		
Corresponding site submission reference number: RV22a				
Proposed for Residential		Indicative Capacity: 22 dwellings		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located within 2km of a SSSI, SPA, or SAC. It is around 2.2km from the Breckland SPA.	Amber
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	Green
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	Green
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	Green
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	Green
		Is the site in or adjacent to a Conservation Area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Conservation Area.	The site is located within a conservation area as is the whole of Great and Little Thurlow.	Red
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	Green
		Is the site in or adjacent to a Scheduled Ancient	The site is not located in proximity to a SAM.	Green

SA Objective		Indicator	Notes	Colour Code
Ingham: Land at The Gables		Area: 0.8 ha		
Corresponding site submission reference number: RV22a				
Proposed for Residential		Indicative Capacity: 22 dwellings		
		Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.		
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor. According to Policy RV22 strategic landscaping and open space must be provided to address the individual site requirements.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table E.45 – RV6 Park Farm Ingham

SA Objective	Indicator	Notes	Colour Code
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Ingham: Park Farm Ingham		Area: 86ha		
Corresponding site submission reference number: RV6				
Proposed for Leisure, tourism and recreation facilities		Indicative Capacity: N/A		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which can be a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	Public footpath and cycleway access within the site and to the nearby villages of Fornham All Saints, Fornham St Genevieve, Ingham and Culford.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way, however will not make it any worse.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The nearest primary, middle and upper schools are located in Bury St Edmunds and are accessible by bus. However, as this site is an leisure/tourism and recreation facilities site, not residential, this criterion is not directly applicable	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the school but is within a 5km cycling distance. However, as this site is an leisure, tourism & recreation facilities site, not residential, this criterion is not directly applicable	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is adjacent to A134 and therefore its development may require noise mitigation measures.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in	As the site is not located within LSOA in the	

SA Objective		Indicator	Notes	Colour Code
Ingham: Park Farm Ingham		Area: 86ha		
Corresponding site submission reference number: RV6				
Proposed for Leisure, tourism and recreation facilities		Indicative Capacity: N/A		
		the most deprived 20% to 40% in the country?	most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 22605	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within a 5km cycling distance to all of Bury St Edmunds.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	A café, farm shop and other small niche suppliers related to leisure and recreation will be provided on site. The policy states that the site will provide public footpath and cycleway access within the site and to the nearby villages and public transport links.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will not provide for residential uses.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access land and will increase and provide new areas for community participation.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within major aquifer area or within a groundwater source protection zone. Within the site boundary there is a body of water.	
		Is the site proposed within the area with good	Information on water infrastructure constraints	?

SA Objective		Indicator	Notes	Colour Code
Ingham: Park Farm Ingham		Area: 86ha		
Corresponding site submission reference number: RV6				
Proposed for Leisure, tourism and recreation facilities		Indicative Capacity: N/A		
		access to mains water and waste networks with existing capacity?	for this village is not available. No information.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is currently used as a sand and gravel quarry. The extraction will be completed within next 5 years.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is listed as grade 2 and 3 agricultural; however, it is currently used as a quarry. It will be restored to a mix of arable farmland, species rich grassland and open water lakes.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I)?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion	



SA Objective		Indicator	Notes	Colour Code
Ingham: Park Farm Ingham		Area: 86ha		
Corresponding site submission reference number: RV6				
Proposed for Leisure, tourism and recreation facilities		Indicative Capacity: N/A		
			of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories...	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to the Bury St Edmunds, which reduces the need for unnecessary trips by private vehicle <u>A transport assessment and safety audit will need to be provided as part of any proposal for development on the site.</u>	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.  A requirement of Policy CS2 is to comply with the Governments Code For Sustainable Homes. Building Regulations will also require an increased standard for insulation etc...	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

SA Objective		Indicator	Notes	Colour Code
Ingham: Park Farm Ingham		Area: 86ha		
Corresponding site submission reference number: RV6				
Proposed for Leisure, tourism and recreation facilities		Indicative Capacity: N/A		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located within 2km of a SSSI, SPA, or SAC. The site is adjacent to the Breckland (Environmentally Sensitive Area), although this designation does not have planning status.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a Conservation Area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Conservation Area.	The site is not within or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient	The site is not located in proximity to a SAM.	

SA Objective		Indicator	Notes	Colour Code
Ingham: Park Farm Ingham		Area: 86ha		
Corresponding site submission reference number: RV6				
Proposed for Leisure, tourism and recreation facilities		Indicative Capacity: N/A		
		Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.		
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor. According to Policy RV6 strategic landscaping and open space must be provided to address the individual site requirements.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is adjacent to a bus stop; in addition Policy RV6 states that the site must provide public transport links.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

## Risby

E.3.9 The following site is identified for housing and community uses in Risby.

Table E.46 – Risby Site

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV23	Adjacent to the cricket pitch	1.1	Residential	20	Medium term

Table E.47 – RV23 Adjacent to the cricket pitch

SA Objective	Indicator	Notes	Colour Code
Risby: Adjacent to the cricket pitch		Area: 1.1ha	
Corresponding site submission reference number: RV23a			
Proposed for Residential		Indicative Capacity: 20 dwellings	
<b>Social</b>			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV23.
		Will it improve accessibility by public rights of way?	The site will improve accessibility by public rights of way.
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village does have a primary school and is less than 30 minutes from upper schools in Bury St Edmunds.
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the primary school and is within 5km cycling distance. Upper schools are accessible by public transport.
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.

SA Objective	Indicator	Notes	Colour Code
Risby: Adjacent to the cricket pitch		Area: 1.1ha	
Corresponding site submission reference number: RV23a			
Proposed for Residential		Indicative Capacity: 20 dwellings	
	Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	Green
	Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	Green
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	Grey
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	Green
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	Green
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	Green
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	Red
		Is the site proposed for mixed-use development with good accessibility to local facilities?	Grey
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	Grey
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	Green
8	To improve the quality of where people	Is the site proposed in a location with accessible	Green

SA Objective		Indicator	Notes	Colour Code
Risby: Adjacent to the cricket pitch		Area: 1.1ha		
Corresponding site submission reference number: RV23a				
Proposed for Residential		Indicative Capacity: 20 dwellings		
	live and encourage community participation	green space?	open space for community participation.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has water infrastructure constraints. Infrastructure and/or treatment upgrades would be required to serve proposed growth.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The majority of the site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is classified partially as urban land, however the majority of it is grade 2 agricultural land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	

SA Objective		Indicator	Notes	Colour Code
Risby: Adjacent to the cricket pitch		Area: 1.1ha		
Corresponding site submission reference number: RV23a				
Proposed for Residential		Indicative Capacity: 20 dwellings		
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

SA Objective	Indicator	Notes	Colour Code	
Risby: Adjacent to the cricket pitch		Area: 1.1ha		
Corresponding site submission reference number: RV23a				
Proposed for Residential		Indicative Capacity: 20 dwellings		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is located within 2km of a SSSI (Twenty Acre Hill) and the SPA in Breckland. Although the site is screened from the SPA by development, the Suffolk Wildlife Trust have identified that as the site lies within the SPA buffer zone, it will need to be assessed with regards to any significant effects on the species within. According to the HRA Screening, the site is not likely to have a significant effect.	Red
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	Green
		Are BAP habitats known to be on the site?	Although there are no identified BAP habitats on the site, Natural England have identified that this site would require a project level Habitats Regulation.	Amber
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	Green
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	Green
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the Conservation Area.	Green
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and	The site is not located in proximity to a Historic Park and Garden.	Green



SA Objective		Indicator	Notes	Colour Code
Risby: Adjacent to the cricket pitch		Area: 1.1ha		
Corresponding site submission reference number: RV23a				
Proposed for Residential		Indicative Capacity: 20 dwellings		
		Garden.		
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor but enhancement opportunities are associated with the requirements of the Policy RV23 to provide strategic landscaping and open space.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The village has an infrequent bus service to Bury St Edmunds. Due to the lack of a convenience shop, occupants are more inclined to travel further afield to access such amenities via lesser sustainable means of transport.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table E.44 – RV4h Risby Business Park

SA Objective		Indicator	Notes	Colour Code
Risby: Risby Business Park		Area: 2.5 ha developable area		
Corresponding site submission reference number: RV4h				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: Employment B1 & B8 uses		
<b>Social</b>				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV4.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village does have a primary school and is less than 30 minutes from middle and upper schools in Bury St Edmunds.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the primary school and is within 5km cycling distance.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1 and B8 business uses. Use Class B1 can be carried out in any residential area without detriment to the amenity of that area. Use Class B8 (storage and distribution purposes) can cause	

SA Objective		Indicator	Notes	Colour Code
Risby: Risby Business Park		Area: 2.5 ha developable area		
Corresponding site submission reference number: RV4h				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: Employment B1 & B8 uses		
			disturbances to the residential properties in the vicinity. Noise mitigation measures would need to be implemented for vehicle movements, deliveries and the unloading. Therefore, an amber colour coding is used to indicate potential conflict.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3	The site is proposed for employment.	

SA Objective		Indicator	Notes	Colour Code
Risby: Risby Business Park		Area: 2.5 ha developable area		
Corresponding site submission reference number: RV4h				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: Employment B1 & B8 uses		
		ha or 10+ dwellings, 30% shall be affordable.		
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on the brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is classified as grade 2 agricultural land, although it clearly shows the sign of being previously used as industrial land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I)	Whilst new and existing employment	

SA Objective		Indicator	Notes	Colour Code
Risby: Risby Business Park		Area: 2.5 ha developable area		
Corresponding site submission reference number: RV4h				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: Employment B1 & B8 uses		
		waste?	development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-	

SA Objective		Indicator	Notes	Colour Code
Risby: Risby Business Park		Area: 2.5 ha developable area		
Corresponding site submission reference number: RV4h				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: Employment B1 & B8 uses		
			site)'. A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is located within 2km of a SSSI (Breckland Farmland) and the SPA (Breckland). The Suffolk Wildlife Trust have identified that the site will need to be assessed with regards to any significant effects on the species within.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	Although there are no identified BAP habitats on the site, Natural England have identified that this site would require a project level HRA.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	

SA Objective		Indicator	Notes	Colour Code
Risby: Risby Business Park		Area: 2.5 ha developable area		
Corresponding site submission reference number: RV4h				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: Employment B1 & B8 uses		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor, and, as the site is designated for employment use, and Policy RV4 does not include requirements for landscape enhancing, the site's potential to contribute the local distinctiveness and landscape is deemed neutral.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	

SA Objective		Indicator	Notes	Colour Code
Risby: Risby Business Park		Area: 2.5 ha developable area		
Corresponding site submission reference number: RV4h				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: Employment B1 & B8 uses		
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	The site will provide employment for the village area.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The village has a regular bus service to Bury St Edmunds.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

## Rougham

E.3.10 The following site is identified for housing development in Rougham.

Table E.48 - Rougham

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV24	Land at the south of Kingshall Street	0.75	Residential	12	Short term

Table E.49 – RV24 Land at the south of Kingshall Street

SA Objective		Indicator	Notes	Colour Code
Rougham: Kingshall Street		Area: 0.75ha		
Corresponding site submission reference number: RV24a				
Proposed for Residential & open space		Indicative Capacity: 12 dwellings		
<b>Social</b>				



SA Objective		Indicator	Notes	Colour Code
Rougham: Kingshall Street		Area: 0.75ha		
Corresponding site submission reference number: RV24a				
Proposed for Residential & open space			Indicative Capacity: 12 dwellings	
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a five minute walk of the bus stop to gain access to doctor, dentist and hospital facilities in Bury St Edmunds. It is less than 30 minute journey. However, bus service to Bury St Edmunds from Rougham is less than satisfactory.	Orange
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	Green
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	Grey
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school and is within a 30 minute bus journey to upper schools.	Green
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is less than 800m walk of the primary school and is easily cyclable.	Green
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	Green
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	Green
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	Green
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked 18506	Grey
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of Bury St Edmunds town centre by public transport. However, bus service to Bury St Edmunds from Rougham is less than satisfactory.	Orange

SA Objective		Indicator	Notes	Colour Code
Rougham: Kingshall Street		Area: 0.75ha		
Corresponding site submission reference number: RV24a				
Proposed for Residential & open space			Indicative Capacity: 12 dwellings	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance but is 2-5km cycling distance to all of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distance for walking or cycling to nearby supermarkets in Bury St Edmunds	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	N/A	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment opportunities.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfil the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is within close proximity to areas for open access to land.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 3 and is in a minor aquifer area.	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	No information.	?
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is listed as grade 2 agricultural.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	

SA Objective		Indicator	Notes	Colour Code
Rougham: Kingshall Street		Area: 0.75ha		
Corresponding site submission reference number: RV24a				
Proposed for Residential & open space			Indicative Capacity: 12 dwellings	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be	

SA Objective		Indicator	Notes	Colour Code
Rougham: Kingshall Street		Area: 0.75ha		
Corresponding site submission reference number: RV24a				
Proposed for Residential & open space		Indicative Capacity: 12 dwellings		
			demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.  Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not 9m within a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC, and SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is greater than 500m from county Wildlife sites.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to	There are no geological SSSI or RIGS.	

SA Objective		Indicator	Notes	Colour Code
Rougham: Kingshall Street		Area: 0.75ha		
Corresponding site submission reference number: RV24a				
Proposed for Residential & open space			Indicative Capacity: 12 dwellings	
		RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within a conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to an Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site not on an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor, however is within the St Edmund Way to Bradfield Woods, woodland enhancement corridor and, therefore, there are opportunities for GI enhancements associated with new development.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	

SA Objective		Indicator	Notes	Colour Code
Rougham: Kingshall Street		Area: 0.75ha		
Corresponding site submission reference number: RV24a				
Proposed for Residential & open space			Indicative Capacity: 12 dwellings	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within five minutes of a bus stop. However the village does not benefit from a decent bus service, despite the newly improved access onto the A14.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

### Shepherd's Grove, Stanton/Hepworth

E.3.11 The following site is identified for employment development in Shepherd's Grove, Stanton/Hepworth.

Table E.50 – Shepherds's Grove, Stanton/Hepworth

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV4j	Shepherd's Grove, Stanton/Hepworth	53.1	(B1, B2, B8)	N/A	N/A

Table E.51 – RV4j Shepherd's Grove, Stanton / Hepworth

SA Objective	Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4j Shepherd's Grove, Stanton/Hepworth		Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j			
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses	
<b>Social</b>			

SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4j Shepherd's Grove, Stanton/Hepworth			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses		
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP facility is located in Stanton, which is a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV4.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The nearest village of Stanton does have a primary and middle school, which is accessible from the site by public transport. However, this criterion is not of high significance for an employment site.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within an 800m walking distance of primary and upper schools. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1, B2 and B8 business uses. This is a self-contained employment site that is located far away from residential areas, therefore, effects are deemed neutral.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in	As the site is not located within LSOA in the	

SA Objective	Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4j Shepherd's Grove, Stanton/Hepworth		Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j			
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses	
		the most deprived 20% to 40% in the country?	most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is not within 30 minutes of Bury St Edmunds town centre by public transport. However, it is within 30 min by public transport to the village's (Stanton's) key services. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not 800m walking distance. However it is within 2-5km cycling distance to all of the village's key services. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is more than 30 minutes of shops/supermarkets in Bury St Edmunds by public transport but it is within a 30 minute journey to stores in Stanton. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds. However, as the site is allocated for employment use, the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned.
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.



SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4j Shepherd's Grove, Stanton/Hepworth			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses		
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site is proposed for employment.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
<b>Environmental</b>				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is partially located within a groundwater source protection zone 3 (total catchment) and a major aquifer.	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site. The Stanton Wastewater Treatment Works (WwTW). Stanton WwTW has a reasonably large amount of headroom for additional development up to 2031.	
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agriculture	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land may be contaminated and development within this area may lead to the land remediation.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of	

SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4j Shepherd's Grove, Stanton/Hepworth		Area: 53.1 ha developable area		
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses		
		Will it maintain water availability for water dependant habitats?	water is also a requirement in the BREEAM. Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy	

SA Objective	Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4j Shepherd's Grove, Stanton/Hepworth		Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j			
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses	
		efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.  Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.  Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.  Are BAP habitats known to be on the site?	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	

SA Objective		Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4j Shepherd's Grove, Stanton/Hepworth			Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to an Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor. Policy RV4 does not include landscaping requirements.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable	There bus stops both north and south of the site.	

SA Objective	Indicator	Notes	Colour Code
Shepherd's Grove, Stanton/Hepworth: RV4j Shepherd's Grove, Stanton/Hepworth		Area: 53.1 ha developable area	
Corresponding site submission reference number: RV4j			
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses	
	distance?		
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.

## Wickhambrook

E.3.12 The following site is identified for housing and community uses in Wickhambrook.

Table E.52 – Wickhambrook Site

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
RV25	Land at Nunnery Green and Cemetery Hill	1.8	Residential and Doctors surgery	22	Short term

Table E.53 – RV25 Land at Nunnery Green and Cemetery Hill

SA Objective	Indicator	Notes	Colour Code
Wickhambrook: Land at Nunnery Green and Cemetery Hill		Area: 1.8 ha	
Corresponding site submission reference number RV25a			
Proposed for Residential and doctors surgery		Indicative Capacity: 22 dwellings	
<b>Social</b>			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site is within a five minute walk of a GP's surgery and has a bus stop located within a two minute walk in order to gain access to dentist and hospital facilities in Bury St Edmunds or Newmarket; however this journey will take over 30 minutes.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV25.
		Will it improve accessibility by public rights of way?	The site will not improve accessibility by public rights of way and neither will it hinder it.

SA Objective		Indicator	Notes	Colour Code
Wickhambrook: Land at Nunnery Green and Cemetery Hill		Area: 1.8 ha		
Corresponding site submission reference number RV25a				
Proposed for Residential and doctors surgery		Indicative Capacity: 22 dwellings		
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village has a primary school. However for access to upper schools in Clare, Haverhill and Bury St Edmunds (depending on the catchment) the journey will take more than 30 minutes by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within cycling distance of the primary school and is located less than 800m walking distance.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will It reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 20623	
5	To improve access to Key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is not within 30 minutes of Bury St Edmunds town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m and 2-5km cycling distance to the majority of the village's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is not within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds or Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for residential giving good access to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9	The site will be expected to incorporate the maximum percentage of affordable housing, thus contributing to improved village life. 12 of the 40 dwellings will be affordable.	

SA Objective	Indicator	Notes	Colour Code
Wickhambrook: Land at Nunnery Green and Cemetery Hill		Area: 1.8 ha	
Corresponding site submission reference number RV25a			
Proposed for Residential and doctors surgery		Indicative Capacity: 22 dwellings	
		dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is situated close to areas of recreation/amenity open space and also benefits from a vast array of countryside.
<b>Environmental</b>			
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 3 and a major aquifer area
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.
		Is the site proposed within an Air Quality Management Area (AQMA)?	The site is not within an air quality management area.
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is used as an agricultural field and is greenfield land.
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The land is indicated as grade 2 agricultural.
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that

SA Objective		Indicator	Notes	Colour Code
Wickhambrook: Land at Nunnery Green and Cemetery Hill		Area: 1.8 ha		
Corresponding site submission reference number RV25a				
Proposed for Residential and doctors surgery		Indicative Capacity: 22 dwellings		
			the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO <sub>2</sub> emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to comply with the Governments Code For Sustainable Homes. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is	The site is 500m away from the County Wildlife Sites.	



SA Objective		Indicator	Notes	Colour Code
Wickhambrook: Land at Nunnery Green and Cemetery Hill		Area: 1.8 ha		
Corresponding site submission reference number RV25a				
Proposed for Residential and doctors surgery		Indicative Capacity: 22 dwellings		
		within 500m of a site.		
		Are BAP habitats known to be on the site?	Suffolk Wildlife Trust identified that eastern meadow may qualify as a Lowland Haymeadow BAP habitat and is therefore unsuitable for development.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within or adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not near or adjacent to an Area of Archaeological Interest.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is within the Thetford to Stour Valley Green Corridor, and, therefore, there are opportunities for GI enhancements associated with new development.	

SA Objective		Indicator	Notes	Colour Code
Wickhambrook: Land at Nunnery Green and Cemetery Hill		Area: 1.8 ha		
Corresponding site submission reference number RV25a				
Proposed for Residential and doctors surgery		Indicative Capacity: 22 dwellings		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
<b>Economic</b>				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within two minutes walk of the bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase the amount of employment land availability.	

# Appendix F – Monitoring Programme

Table F.1 - Monitoring Programme

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

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

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

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

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



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

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

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		Number of Scheduled Ancient Monuments (SAMs) damaged as a result of development	Zero	Annual	SEBC (English Heritage)
		Percentage of development permissions with conditions requiring archaeological investigations prior to or during development	Not identified	Annual	SEBC
18	Effects on conserving and enhancing the quality and local distinctiveness of landscapes and townscapes	Number and percentage of new dwellings completed on previously developed land	Borough target of 40% from SEBC Replacement Local Plan PPG3: 60% on brownfield	Annual	SEBC
		Number of vacant dwellings	Decrease	Annual	SEBC
		Landscape condition specified in landscape character assessments	No reduction in quality or character	Periodically	SEBC (Suffolk Landscape Character Assessment)
19	Effects on achieving sustainable levels of prosperity and economic growth throughout the plan area	Take-up of RURAL employment floorspace (completions)	To maintain a supply of available land where appropriate	Annual	SEBC
		Employment permissions and allocations (RURAL)	None identified	Annual	SEBC
20	Effects on revitalising village centres	Range of employment opportunities, shops and services	Increase	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		available			
		Number of vacant units			
21	Effects on encouraging efficient patterns of movement in support of economic growth	Number of developments where a travel plan is submitted or is a condition of development	Increase	Annual	SEBC
		Percentage of journeys to work undertaken by sustainable mode	Increase	Annual	SEBC
		Number of farmers markets and farm shops	Increase	Annual	SEBC
22	Effects on encouraging and accommodating both indigenous and inward investment	Employment land availability (RURAL)	To maintain a supply of available land where appropriate	Annual	SEBC

# Appendix G - Discounted Issues and Options Site List and Justifications

## Bardwell

- G.1.1 **SS72** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document due to approximately half of the site being within Environment Agency defined flood zone 2 and other, more acceptable development sites are available in more appropriate locations in the village in close proximity to services and facilities. There is also the additional constraint of a county wildlife site being within close proximity of the site.
- G.1.2 **WS14** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The County Council Highways Authority has raised concerns of both pedestrian and vehicular access and visibility onto Knox Lane from this site. Also, the scale of the site proposed is excessive for a Local Service Centre and more acceptable development sites are available in more appropriate locations in the village in close proximity to services and facilities.
- G.1.3 **7.1 & 7.1b** – These sites have not been selected to be carried forward to the next stage in preparing the Development Plan Document. These sites are not required as other sites within the Housing Settlement Boundary will come forward in the plan period.

## Barnham

- G.1.4 **SS83** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Barnham has been designated as an Infill village in the Core Strategy where development will only be acceptable within the defined Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to policy.

## Barningham

- G.1.5 **WS20** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site does not accord with the Core Strategy in that it is too large for development in a Local Service Centre. The County Council Highways Authority has highlighted that there is no obvious access from a public highway to this site. The Council has not carried this site forward as it considers that there are other more suitable sites available.
- G.1.6 **WS33** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is not adjacent to the Housing Settlement Boundary and part of it lies within an Environment Agency defined flood zone. It is therefore not a desirable location for residential development. Additionally the County Council Highways Authority has expressed concern over the ability to achieve safe access and visibility to the site.
- G.1.7 **WS41** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The County Council Highways Authority has expressed concern the inability able to achieve safe and adequate access to the site. The sites size does not accord with the Core Strategy in that it is too large for development in a Local Service Centre and is therefore contrary to the Core Strategy. There are other more suitable sites available in the village.
- G.1.8 **AS15** - This site, in its entirety, has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The sites size does not accord with the Core Strategy in that it is too large for development in a Local Service Centre and is therefore contrary to the Core Strategy. However, a small part of the site which fronts Hopton Road and is adjacent to the Housing Settlement Boundary is felt to be a suitable location for development. The smaller site does not have any identified constraints and has therefore been proposed within the preferred options document.

## Barrow

- G.1.9 **SS59/WS74** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This is a large site which is not adjacent to an existing Housing Settlement Boundary. The size of the site and its location are contrary to the policies of the Core Strategy.
- G.1.10 **SS117** – This site was previously identified as a site in the Rural Site Allocations Preferred Options DPD (April 2010). This site is not being carried forward at this time as another site, better related to the built form of the village, has come forward.
- G.1.11 **WS32** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is remote from the village and is not adjacent to the Housing Settlement Boundary which would mean that development in this location would be contrary to the Core Strategy. There are other more suitable sites available, which are better related to the services and facilities in the village.
- G.1.12 **WS50** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is adjacent to existing development at Burthorpe Green, but is isolated from the services and facilities in the main settlement of Barrow. The County Council Highways Authority has concerns regarding access, hedgerow loss and surface water drainage issues.
- G.1.13 **WS64** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is remote from the village and is not adjacent to the Housing Settlement Boundary which would mean that development in this location would be con
- G.1.14 **WS75** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is largely separated from the built up area of the village and is not well related to existing services and facilities. Bats have been identified at this site which would be a constraint to development. The council has not carried this site forward as it considers that there are other more suitable sites available, which are better related to the services and facilities in the village.
- G.1.15 **WS77** – This site, in its entirety, has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The sites size does not accord with the Core Strategy in that it is too large for development in a Key Service Centre and is therefore contrary to the Core Strategy. However, a small part of the site which is adjacent to the Housing Settlement Boundary is felt to be a suitable location for development and has therefore been proposed within the document.
- G.1.16 **AS11** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is remote from existing services and facilities in the village and is not adjacent to the Housing Settlement Boundary. Development in this location would therefore be contrary to the Core Strategy.
- G.1.17 **AS13** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is remote from existing services and facilities in the village and is not adjacent to the Housing Settlement Boundary. Development in this location would therefore be contrary to the Core Strategy.
- G.1.18 **SP4** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is remote from existing services and facilities in the village and is not adjacent to the Housing Settlement Boundary. Development in this location would therefore be contrary to the Core Strategy. This site allocation would also lead to coalescence with Denham.
- G.1.19 **SP5** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is remote from existing services and facilities in the village

and is not adjacent to the Housing Settlement Boundary. Development in this location would therefore be contrary to the Core Strategy. This sites allocation would also lead to coalescence with Denham.

- G.1.20 **SS11/01** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is adjacent to existing development at Burthorpe Green, but is isolated from the services and facilities in the main settlement of Barrow. There are better located sites for housing.
- G.1.21 **SS11/02** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is adjacent to existing development at Burthorpe Green, but is isolated from the services and facilities in the main settlement of Barrow. There are better located sites for housing.
- G.1.22 **SS11/03** – Part of the site has been proposed as an allocation in the Rural Vision 2031 document. The site is adjacent to the Housing Settlement Boundary but is considered too large to be considered for development as a whole.
- G.1.23 **SS12/01** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is remote from the village and is not adjacent to the Housing Settlement Boundary which would mean that development in this location would be contrary to the Core Strategy. There are other more suitable sites available, which are better related to the services and facilities in the village.

### **Bradfield St George**

- G.1.24 **SS32** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Bradfield St George has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

### **Cavendish**

- G.1.25 **SS11/14** – The site has not been selected to be carried forward to the next stage in preparing the Development Plan Document as there are other preferred sites within the village and this site is therefore not required at this stage.
- G.1.26 **7.3a** – This site has not been selected, instead the site at the end of Nether Road was considered to be more suitable. The Highway Authority raised concerns regarding gaining access to the site.

### **Chedburgh**

- G.1.27 **SS24** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is remote from existing services and facilities in the village and is not adjacent to the Housing Settlement Boundary. Development in this location would therefore be contrary to the Core Strategy.
- G.1.28 **SS25** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is remote from existing services and facilities in the village and is not adjacent to the Housing Settlement Boundary. Development in this location would therefore be contrary to the Core Strategy.
- G.1.29 **SS29** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although the site is adjacent to the housing settlement boundary, the site does not accord with the Core Strategy in that it is too large for development in a Local Service Centre. There are other more suitable sites in the village.
- G.1.30 **SS30** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although this site is adjacent to the Housing Settlement Boundary



it is isolated from the main village centre. The council has not carried this site forward as it feels that there are other more suitable sites available.

- G.1.31 **SS31** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Chedburgh is designated as a Local Service Centre but the site is remote from existing services and facilities in the village and is not adjacent to the Housing Settlement Boundary. Development in this location would therefore be contrary to the Core Strategy.
- G.1.32 **SS47** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although this site is adjacent to the Housing Settlement Boundary it is isolated from existing services and facilities in the village. If development was take place there would be an extensive frontage onto Queens Lane and development would consequently extend the village northwards away from village amenities.
- G.1.33 **SS49** – This site is well related to existing residential development and would serve to connect the Elizabeth Drive development with the main residential area. The site as submitted is much larger than required for this plan period, therefore only part of the site that front Queens Lane has been carried forward as an allocation.
- G.1.34 **SS50** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is remote from existing services and facilities in the village and is not adjacent to the Housing Settlement Boundary. Development in this location would therefore be contrary to the Core Strategy.
- G.1.35 **SS11/05** – Part of this site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although the site is adjacent to the Housing Settlement Boundary and well related to existing residential development and would serve to connect the Elizabeth Drive development with the main residential area, the site as submitted is much larger than required for this plan period for a Local Service Centre. Therefore, only the part of the site that fronts Queens Lane has been selected to be carried forward as an allocation.

### Chevington

- G.1.36 **SS123** – This site has been withdrawn from the Local Plan by the proposers and has not been considered for inclusion in the Preferred Options document.
- G.1.37 **AS01** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Chevington has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.38 **AS02** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Chevington has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

### Clare

- G.1.39 **SS90** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This is a large site on the edge of the town that runs along the main road which would include extensive frontage development and is not endorsed by local planning policy. Protected and notable species have been identified at this location. There are other more suitable sites available.
- G.1.40 **SS91/WS05** – This site lies centrally within the village and the eastern part of it was included in the 2010 Preferred Options document and the 2012 Rural Vision 2031 document. Since then further consultation comments and evidence based work have indicated potential harm to

landscape and heritage features and as there are sufficient sites elsewhere in Clare it is no longer being included as an allocation. ,

- G.1.41 **SS92** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This is a very large site which is not related to existing services and facilities and only marginally adjoins the Housing Settlement Boundary. Protected and notable species have been identified at this location. The majority of this site lies in open countryside and development in this location would therefore be contrary to the Core Strategy.
- G.1.42 **WS02** – Although this site is adjacent to the Housing Settlement Boundary it is remote from the village centre. The County Council Highways Authority comments state that access is likely to not be acceptable. The council has not carried this site forward as it feels that there are other more suitable sites available.
- G.1.43 **WS61** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is remote from existing services and facilities in the village and is not adjacent to the Housing Settlement Boundary. Development in this location would therefore be contrary to the Core Strategy.
- G.1.44 **6.2a and 6.2b** – These sites have not been selected to be carried forward to the next stage in preparing the Development Plan Document. They are within Housing Settlement Boundary and can come forward at any time so do not need to be allocated.
- G.1.45 **SS12/07/WS01** The site as a whole is too large for a residential and employment allocation, however the part of the site which is currently allocated in the Replacement Local Plan is allocated as an 0.5ha employment site in the final Rural Vision 2031 document.

### Coney Weston

- G.1.46 **SS78** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Coney Weston has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.47 **SP6** – This site has not been selected to the next stage in preparing the Development Plan Document. Coney Weston has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

### Cowlinge

- G.1.48 **SS67** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Cowlinge has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.49 **SS68** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Cowlinge has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.50 **WS17** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Cowlinge has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.51 **AS12** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Cowlinge has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

## Flempton

- G.1.52 **SS45** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Flempton has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.53 **WS27** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Flempton has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

## Fornham All Saints

- G.1.54 **SS42** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham All Saints has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.55 **SS43** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham All Saints has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.56 **SS44** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham All Saints has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.57 **AS06** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham All Saints has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies partly outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.58 **SS38** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham All Saints has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.59 **WS28** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham All Saints has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

## Fornham St Genevieve & Timworth

- G.1.60 **SS19** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.61 **WS09** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

## Fornham St Martin

- G.1.62 **WS03** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham St Martin has been designated as an Infill Village in the Core Strategy where development will only be acceptable within the defined Housing Settlement

Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to policy.

- G.1.63 **WS15** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham St Martin has been designated as an Infill Village in the Core Strategy where development will only be acceptable within the defined Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to policy.
- G.1.64 **SS108** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham St Martin has been designated as an Infill Village in the Core Strategy where development will only be acceptable within the defined Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to policy.
- G.1.65 **SS71** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Fornham St Martin has been designated as an Infill Village in the Core Strategy where development will only be acceptable within the defined Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to policy.

### Great Barton

- G.1.66 **SS16** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is not adjacent to the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.67 **SS33** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is not adjacent to the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.68 **SS103** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The sites size does not accord with the Core Strategy in that it is too large for development in a Local Service Centre and is therefore contrary to the Core Strategy. There are other more suitable sites available in the village.
- G.1.69 **WS48** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although this site lies within the Housing Settlement Boundary, the County Council Highways Authority has concerns regarding the absence of a suitable access to the public highway. The site is also covered by numerous tree preservation orders that would significantly constrain the potential developable area. Its presence within the Housing Settlement Boundary would not preclude the site coming forward should the constraints referred to above be capable of being overcome.
- G.1.70 **7.5b** – This site received significant objections during the Rural Site Allocations Preferred Options DPD (April 2010). In addition the site is poorly related to the facilities and services of the villages. There are also biodiversity constraints. An alternative site in the village exists which is preferable.

### Great Barton Hamlet

- G.1.71 **AS10** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Great Barton Hamlet is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

### Great Saxham

- G.1.72 **WS62** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Great Saxham is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

## Great Thurlow

- G.1.73 **SS105** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although this site lies adjacent to the Housing Settlement Boundary it is significantly constrained due to its location on a steep bank and the County Council Highways Authority has concerns regarding providing safe access. The Council considers that more suitable sites are available.
- G.1.74 **SS109** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although this site lies mainly within the Housing Settlement Boundary, it currently accommodates a viable business and the Council does not seek to allocate active employment sites for new residential development. The County Council Highways Authority has also raised concerns regarding access visibility.

## Great Wratting

- G.1.75 **SS26** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Great Wratting has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

## Great & Little Whelnetham (Sicklesmere)

- G.1.76 **WS21** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is remote from the main built up area of the village within an area designated as Countryside. It is therefore contrary to the Core Strategy.
- G.1.77 **WS51** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is remote from the main built up area of the village within an area designated as Countryside. It is therefore contrary to the Core Strategy.
- G.1.78 **WS57** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is located within an Environment Agency designated flood zone and is not adjacent to the Housing Settlement Boundary. It is therefore contrary to the Core Strategy.

## Hengrave

- G.1.79 **SS101** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Hengrave is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.80 **WS26** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Hengrave is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

## Honington & Sapiston

- G.1.81 **SS80** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Honington has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore not acceptable.
- G.1.82 **SS81** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Honington has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore not acceptable.
- G.1.83 **SS82** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Sapiston has been designated as an Infill village, where new

development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore not acceptable.

## Hopton

- G.1.84 **SS1** – Part of this site lies within the Housing Settlement Boundary and as Hopton has been designated as a Local Service Centre this is an acceptable location for development. This site will form part of a comprehensive scheme to provide residential development as well as improved community facilities and recreational open space. Development of recreational and community facilities would not be allowed until satisfactory alternative facilities are provided.
- G.1.85 **SS7** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is located in a flood zone area and is remote from the built up area of the village and its services. The development of this site would be contrary to the policies in the Core Strategy.
- G.1.86 **SS17** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is adjacent to the Housing Settlement Boundary and although the location is suitable in principle, it currently accommodates a viable business and the council does not seek to allocate active employment sites for new residential development.
- G.1.87 **SS97** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site already lies within the Housing Settlement Boundary and the location could be suitable for development within existing policies of the Local Plan and emerging Local Plan if any planning constraints could be overcome.
- G.1.88 **SS98** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although this site is within the Housing Settlement Boundary and is suitable in principle for residential development, it currently accommodates a viable business and the council does not seek to allocate active employment sites for new residential development.
- G.1.89 **SS121** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is located in an Environment Agency flood zone and is remote from the built up area of the village and its services. The development of this site would be contrary to the policies in the Core Strategy.
- G.1.90 **WS23** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is adjacent to the Housing Settlement Boundary which in policy terms is a suitable location for development within a Local Service Centre. However this site is remote from most of the existing village services and facilities and the northern part lies within a flood zone. The council has not carried this site forward as it considers that there are other more suitable sites available, which are better related to the services and facilities in the village.
- G.1.91 **WS80** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although this site lies adjacent to the Housing Settlement Boundary and the location could be suitable for development, the council considers that there are more suitable sites which could deliver a scheme with greater benefits to the whole community.
- G.1.92 **AS09** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although it is located adjacent to the Housing Settlement Boundary it is more remote from existing services and facilities than the council's preferred site. In addition, the site is adjacent to a location of archaeological interest and is within a Special Landscape Area. A listed building is also present on the site.
- G.1.93 **SS11/07** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although it is located adjacent to the Housing Settlement Boundary it is more remote from existing services and facilities than the Council's preferred site. In addition, the site is adjacent to a location of archaeological interest would add pressure on the cross roads in the village and is within a Special Landscape Area.

## Horringer

- G.1.94 **SS15** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Horringer has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore not acceptable.
- G.1.95 **SS52** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Horringer has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore not acceptable.
- G.1.96 **SS53** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Horringer has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore not acceptable.
- G.1.97 **SS124** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Horringer has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore not acceptable.

## Hundon

- G.1.98 **SS57** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although this site lies adjacent to the Housing Settlement Boundary, there appears to be no potential access to a public highway from this site and an alternative, more suitable site is available within the within the Housing Settlement Boundary.
- G.1.99 **SS58** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is a very large greenfield site which could provide much more development than required within Hundon to accord with the Core Strategy designation of a Local Service Centre. Access from Mill Road is a concern as it is an unclassified road of poor width and with no footways. An alternative, more suitable site is available within the within the Housing Settlement Boundary.
- G.1.100 **SS85/SS100** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site currently accommodates a viable business and the council does not seek to allocate active employment sites for new residential development. An alternative, more suitable site is available within the within the Housing Settlement Boundary.
- G.1.101 **WS13** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is a very large greenfield site which could provide much more development than required within Hundon to accord with the Core Strategy designation of a Local Service Centre. An alternative, more suitable site is available within the Housing Settlement Boundary.
- G.1.102 **WS24** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is not adjacent to the Housing Settlement Boundary and lies within an environment agency flood zone which means it would not be suitable for residential development. An alternative, more suitable site is available within the Housing Settlement Boundary.
- G.1.103 **WS45** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is not adjacent to the Housing Settlement Boundary and lies within an environment agency flood zone which means it would not be suitable for residential development. An alternative, more suitable site is available within the Housing Settlement Boundary.

- G.1.104 **WS66** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is not adjacent to the Housing Settlement Boundary and development would be contrary to the Core Strategy. An alternative, more suitable site is available within the Housing Settlement Boundary.
- G.1.105 **AS14** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is not adjacent to the Housing Settlement Boundary and development would be contrary to the Core Strategy. An alternative, more suitable site is available within the Housing Settlement Boundary.
- G.1.106 **AS17** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is not adjacent to the Housing Settlement Boundary and is within an Environment Agency flood zone. Development would be contrary to the Core Strategy and an alternative, more suitable site is available within the Housing Settlement Boundary.
- G.1.107 **7.9a** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It needs to be reserved for educational use for possible school expansion.

### Ingham

- G.1.108 **SS66** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Although it is adjacent to the Housing Settlement Boundary, it is currently designated as Recreation Open Space and no satisfactory alternative provision is proposed. Access to the site is also very constrained by a single track lane, which is viewed by The County Council Highways Authority as not being suitable for the development proposed. In addition, the site contains trees which are covered by tree preservation orders.
- G.1.109 **SS74A/RV17a** – Although this site is located near to an area of archaeological interest, it is adjacent to the current Housing Settlement Boundary and is well related to existing development. However, there are more suitable sites available in Ingham.
- G.1.110 **SS74B** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is a very large greenfield site which could provide much more development than required at Ingham to accord with the Core Strategy designation of a Local Service Centre. Access through an existing employment site would be difficult and undesirable. There are more suitable sites available in Ingham.

### Ixworth

- G.1.111 **WS43** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. It is separated from the main village by the A143, thus making it unsuitable for development and contrary to the policies in the Core Strategy.

### Kedington

- G.1.112 **WS44** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This greenfield site forms an important open area in the centre of the village that contributes to the character of Kedington. The County Council Highways Authority states that it is unlikely that there is sufficient frontage to gain access to the site. It is also located adjacent to a flood zone area which borders the site to the south and west.
- G.1.113 **WS52** – Although this site is adjacent to the Housing Settlement Boundary, development at this location would be on an open and visually prominent area of countryside. There is no obvious mean of access to this site, and the poor visibility is likely to mean that it will be unacceptable in highways terms. There are more suitable sites in Kedington.



## Lackford

- G.1.114 **SS51** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Lackford is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.115 **SS54** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Lackford is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.116 **AS08** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Lackford is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

## Little Thurlow

- G.1.117 **WS42** – This site has been withdrawn from the Local Plan process and therefore has not been considered for inclusion in the preferred options document.

## Market Weston

- G.1.118 **SS79** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Market Weston has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.119 **SS96** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Market Weston has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

## Nowton

- G.1.120 **WS16** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Nowton is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

## Pakenham

- G.1.121 **SS20** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Pakenham has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.122 **SS125** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Pakenham has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.123 **WS79** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Pakenham has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.124 **WS54** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Pakenham has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside of the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

## RAF Honington

- G.1.125 **SS65** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Honington and RAF Honington housing is identified as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.126 **SS99** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Honington and RAF Honington housing is identified as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

## Risby

- G.1.127 **SS113** – This site is located within walking distance of village services and facilities, and part of it is well related to existing residential development. It has an obvious access point which has good visibility onto School Road. However, at its current size, this site is contrary to the amount of growth acceptable for a Local Service Centre. For these reasons a significantly smaller part of SS113 has been allocated as a site for housing.
- G.1.128 **SS118** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is not well related to existing development in Risby and has poor pedestrian links to the centre of the village. It also lies close to the Brecks Special Protection Area and there is a more suitable site available in Risby.
- G.1.129 **WS46** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The County Council Highways Authority have expressed concern about access to this site as Welham Lane is narrow with no pedestrian footpath links to village facilities.
- G.1.130 **WS60** – This site is located within walking distance of village services and facilities, and part of it is well related to existing residential development. It has an obvious access point which has good visibility onto School Road. However, at its current size, this site is contrary to the amount of growth acceptable for a Local Service Centre. For these reasons a significantly smaller part of WS60 has been allocated as a site for housing.
- G.1.131 **SS12.4** - This site is located within walking distance of village services and facilities, and part of it is well related to existing residential development. However, at its current size, this site is contrary to the amount of growth acceptable for a Local Service Centre.

## Rougham

- G.1.132 **7.12a** - This site was selected at the Rural sites Preferred Options stage. The site brought significant objection from nearby residents. It is considered that there are alternative more suitably located sites for development in the village.
- G.1.133 **SP1** – Development at this site DOES conform with national, and draft local planning policies. However, the site could accommodate significantly more development than required in a Local Service Centre and would have a significant detrimental impact on the local environment and village form. Therefore, only part of the site has been selected to be carried forward.
- G.1.134 **SP2** – Development at this site DOES conform with national, and draft local planning policies. However, it is considered to be too far from village facilities and would promote unsustainable means of transport and part of SP1 is located in a better location.

## Stanningfield

- G.1.135 **SS127** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Stanningfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.136 **WS10** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Stanningfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.137 **WS11** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Stanningfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

## Stansfield

- G.1.138 **WS35** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Stansfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.139 **WS36** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Stansfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.140 **WS37** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Stansfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

## Stanton

- G.1.141 **SS8** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The County Council Highways Authority has stated that the access to this site does not appear suitable for development. The site is segregated from the centre of the village by the A143 and the majority is covered by an Environment Agency designated flood zone.
- G.1.142 **SS10** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The County Council Highways Authority has stated that the access to this site does not appear suitable for development. The site is segregated from the centre of the village by the A143 and the majority is covered by an Environment Agency designated flood zone.
- G.1.143 **SS13** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is not adjacent to an existing Housing Settlement Boundary and is poorly related to existing village services and facilities, thus making it unsuitable for development and contrary to the policies in the Core Strategy.
- G.1.144 **SS28** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is not adjacent to an existing Housing Settlement Boundary and is poorly related to existing village services and facilities, thus making it unsuitable for development and contrary to the policies in the Core Strategy.
- G.1.145 **WS08** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is not adjacent to an existing Housing Settlement

Boundary and is poorly related to existing village services and facilities, thus making it unsuitable for development and contrary to the policies in the Core Strategy.

- G.1.146 **WS18** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is segregated from the centre of the village by the A143 and other more suitable sites are available that are better related to existing services and facilities.
- G.1.147 **WS25** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is not adjacent to an existing Housing Settlement Boundary and is poorly related to existing village services and facilities, thus making it unsuitable for development and contrary to the policies in the Core Strategy.
- G.1.148 **WS72** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is segregated from the centre of the village by the A143 and other more suitable sites are available that are better related to existing services and facilities.
- G.1.149 **SS21** – Part of this site had been carried forward as a preferred option in the Rural Site Allocations Preferred Options DPD (April 2010) as this site is in easy walking distance of village services and facilities. The site is now considered unsuitable due to the Highway Authorities objections to the access road that would serve the site
- G.1.150 **SS88** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is not adjacent to an existing Housing Settlement Boundary and is poorly related to existing village services and facilities, thus making it unsuitable for development and contrary to the policies in the Core Strategy.
- G.1.151 **WS67** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is poorly related to existing village services and facilities, thus making it unsuitable for development and contrary to the policies in the Core Strategy. In addition, development of this site could have a detrimental impact on the operations of Stanton Mill, which is a listed building. The County Council Highways Authority has raised concerns over additional traffic close to the school which may create highways issues.
- G.1.152 **WS68** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This site is not adjacent to an existing Housing Settlement Boundary and is poorly related to existing village services and facilities, thus making it unsuitable for development and contrary to the policies in the Core Strategy.
- G.1.153 **WS69** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Opportunities for development are limited and the council considers its preferred locations for development elsewhere in the village will have less environmental impact.

### **Stanton - Upthorpe & Shepherds Grove**

- G.1.154 **SS9** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.155 **SS22** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.156 **SS23** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.157 **SS34** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

- G.1.158 **SS76** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The area is designated as countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.159 **WS04** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.160 **WS12** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.161 **WS30** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.162 **AS18** - This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.163 **SS11/04** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Shepherd Grove Park currently has a Housing Settlement Boundary but this is proposed to be removed under the Rural 2031 Vision Document. This site is therefore considered to be located in the open Countryside and the development of this site would be contrary the policies in the Core Strategy.
- G.1.164 **SS12/06** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The area is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

### Stoke by Clare

- G.1.165 **WS58** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Stoke by Clare has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.166 **WS59** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Stoke by Clare has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

### Stradishall

- G.1.167 **SS63** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Stradishall has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

### Troston

- G.1.168 **SS18** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Troston has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.169 **SS35** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Troston has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies within

the Housing Settlement Boundary, however it is on land designated as recreational open space and is therefore unsuitable for residential use.

### Westley

- G.1.170 Discounted sites in and adjacent to Westley are considered in the Bury St Edmunds Vision 2031 Sustainability Appraisal.

### West Stow

- G.1.171 **SS2** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. West Stow is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.
- G.1.172 **SS4** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. West Stow is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

### Wickhambrook

- G.1.173 **WS38** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This large greenfield site could accommodate significantly more development than required in a Local Service Centre and would have a significant detrimental impact on the local environment and village form.
- G.1.174 **WS39/SS12.3** – This site is adjacent to the Housing Settlement Boundary of a Local Service Centre and is close to village amenities. This site was included in the April 2010 Preferred Options document when Wickhambrook was considered to be a Key Service Centre at the Submission state of the Core Strategy. However, Wickhambrook was downgraded to a Local Service Centre at the Public Examination and therefore the amount of housing required in the village has reduced significantly. It is now considered that more suitable sites for development that are better related to existing services and facilities exist that should be brought forward in preference to this site.
- G.1.175 **WS40** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This large greenfield site is not well related to existing services and facilities and could accommodate significantly more development than required in a Local Service Centre and would have a significant detrimental impact on the local environment and village form. In addition, three locally protected scarce and rare species have been identified on this site.
- G.1.176 **WS73** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. This large greenfield site is not well related to existing services and facilities and part of the eastern end of the site is also located within an Environment Agency flood zone. There are more suitable sites for development that are better related to existing services and facilities.
- G.1.177 **AS04** – This site is adjacent to the Housing Settlement Boundary of a Local Service Centre and is close to village amenities. This site was included in the April 2010 Preferred Options document when Wickhambrook was considered to be a Key Service Centre at the Submission state of the Core Strategy. However, Wickhambrook was downgraded to a Local Service Centre at the Public Examination and therefore the amount of housing required in the village has reduced significantly. It is now considered that more suitable sites for development that are better related to existing services and facilities exist that should be brought forward in preference to this site.
- G.1.178 **AS05** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The site is not well related to existing services and facilities and development in this direction could result in the coalescence of Wickhambrook with the hamlet of Meeting Green. There are more suitable sites for development that are better related to existing services and facilities.

### **Wickhambrook - Clopton Green,**

- G.1.179 **SS131** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Clopton Green, Wickhambrook is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

### **Withersfield**

- G.1.180 **SS64** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Withersfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.181 **SS110** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Withersfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.182 **SS106** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Withersfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.183 **WS06** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Withersfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.184 **WS34** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Withersfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.185 **WS63** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Withersfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.
- G.1.186 **WS78** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Withersfield has been designated as an Infill village, where new development will only be acceptable within the Housing Settlement Boundary. This site lies outside the Housing Settlement Boundary and is therefore contrary to the Core Strategy.

### **Wordwell**

- G.1.187 **SS3** – This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Wordwell is designated as Countryside and the development of this site would be contrary to the policies in the Core Strategy.

## Appendix H – Consultation comments on SA of Rural Sites Allocations Preferred Options document, 2010



Table H.1 – Consultation comments on 2010 SA of Rural Sites Allocations Preferred Options document

Date	Consultee	Report Section	Summary of Consultees Comments (includes proposed changes)	How the comment was dealt with
09.06.10	Mr Mark Griffiths	Chapter 7. Key Service Centres - Settlement Assessments and Site Summaries	<p>Kedington - Stourmead Development : The current access to the site will be through Risbridge Drive and i do not think that it is sufficient for the amount of traffic that will be generated from the levelling of the site (heavy machinery, lorries etc) or the increase in traffic for the additional 60+ houses. I would propose either a site road into the development via Mill Road from the 2 groups of semi-detached houses marked for demolition or extending the road that is available off Haverhill Road at the entrance to the village.</p> <p>(<a href="http://maps.google.co.uk/maps?t=h&amp;hl=en&amp;ie=UTF8&amp;ll=52.094892,0.48093&amp;spn=0.001938,0.005681&amp;z=18">http://maps.google.co.uk/maps?t=h&amp;hl=en&amp;ie=UTF8&amp;ll=52.094892,0.48093&amp;spn=0.001938,0.005681&amp;z=18</a>)</p> <p>The latter would be the best option for keeping any works vehicles away from the centre of the village and current housing estate. I would not consider this as a permanent access road to the new estate as it will probably lead to a 'rat-run' between Mill Road and Haverhill Road. I am also concerned about works traffic using the currently quiet Risbridge Drive access as children often play in the area, the majority of pets around, noise from the frequency/increase in traffic and the possibility of the road being torn up and damaged.</p>	<p>According to Policy RV9, access to site (a) will be via Risbridge Drive and the site must provide enhanced footpath and cycleway access directly onto Mill Road from the site, to the village centre and along Mill Road to the school.</p> <p>Application for planning permission will only be considered once the Development Brief has been agreed by the local planning authority.</p> <p>It has been recommended that the Development Brief includes the requirements for transport assessment and the need to ensure road safety during the site's construction.</p>
09.06.10	Mr Charles Steward	Chapter 7. Key Service Centres - Settlement Assessments and Site Summaries	<p>I wish to object to the Stourmead complex (site allocation reference 6.4a, in section 7.33).The proposed development of 65 houses is far too many for such a site and there are real concerns regarding the levels of traffic along Mill Road and Haverhill Road.</p> <p>I am also concerned that mature trees could be cut down. Is there any guarantee that such trees (including those with preservation orders on) will be kept and not cut down or replaced with saplings planted elsewhere? Why can't the current properties be refurbished instead? Any new development must not be allowed to be more than two stories and have considerably fewer than 65 houses to remain in character with the current residential</p>	<p>See the response above regarding the transport issues.</p> <p>Mature trees on site, including those with preservation orders on should be protected.</p>

			properties.	
08.06.10	Mr Ron Collett	Chapter 8. Local Service Centres - Settlement Assessments and Site Summaries	Ref: 8:13/14 Both sites defined have access only via a very dangerous corner at Nether Hall. The addition of 20 more houses will increase the traffic beyond a sensible level. The transport system to/from Cavendish is extremely limited if used as the only source of movement - hence more cars through the village and along a narrow lane past the main school entrance, with increased potential for accidents .The sewerage system to the specified area which has already suffered backup problems, is of insufficient size to support these extra houses without modification, which due to costs involved ,would be an unlikely event leading to further problems.	Policy RV12 now allows for the allocation for only one site with indicative capacity of 10 dwellings. Anglian Water have indicated that infrastructure and/or treatment upgrades would be required to serve proposed growth. This has been acknowledged in the Vision document. It is also recommended that this is incorporated in the policy supporting text.
08.06.10	Withersfield Parish Council ( Withersfield Parish Council)	Chapter 9. Conclusion	It does not appear that everyone is happy with the scale of key service centre development. This seems to be the most controversial item out of the whole consultation. Who knows whether it is right or wrong - we shall see.	Comment noted. No action needed.
08.06.10	Bardwell Parish Council (Mr Peter Sanderson)	Chapter 8. Local Service Centres - Settlement Assessments and Site Summaries	The narrative in Paragraphs 8.1 to 8.5 regarding Bardwell describes the positive and negative aspects of the proposed sites 7.1a &7.1b. The negative impacts are significant, in particular the lack of a sustainable transport system and the need to rely on screening to maintain the characteristic of The Green. Proposals by Suffolk Wildlife to improve The Green may recommend that some of the existing screening should be removed. Other proposals in Spring Road Bardwell are already well advanced to provide housing for people on lower incomes. These are based on a Housing Needs Survey completed in 2009 from which the number of units required has been established. Additional development of this nature is not considered necessary. On balance, the judgement of Bardwell Parish Council is that the benefit of development on these two sites is far outweighed by the various negative impacts.	These sites have been discounted from Rural Site Allocations Preferred Options DPD and not taken forward to the Rural Vision 2031 document.

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



**Table I.1 - Changes made to Rural Vision 2031 Submission draft policies as a result of Sustainability Appraisal recommendations on the 2012 Preferred Options draft policies**

Preferred Options draft Policy number	SA Recommended Change	Change made to Submission draft and reasoning
RV1 Neighbourhood Plans	<p>Although the policy refers that new development will have to meet the requirements set in national and local planning policy, it does not offer clear environmental safeguards as it is currently drafted, as a result of the current climate of uncertainty surrounding national planning policy discussed above.</p> <p>It is recommend that a reference is made to the approved St Edmundsbury Core Strategy document and in particular its policy CS2 Sustainable Development, either in the policy itself or in the supporting text, so that it is clear what the expectations are in relation to the protection of the natural and built environment for NPs and NDOs.</p>	A general comment is made in paragraph 8.6 that Neighbourhood Plans should be in general conformity with Local Plan policies.
RV2 Housing settlement boundaries	N/A	N/A
RV3 Rural Employment Areas	<p>The supporting text should refer to the need for additional water infrastructure and or treatment upgrades to be required to support the development of the allocations. The supporting text should also specify a number of environmental considerations as set out above.</p>	This is covered in the paragraph of the policy immediately below the allocations.
	<p>The policy should consider the design and development of new sites so that they are sympathetic to the sensitive environmental features, including conservations areas. It is recommended that the policy supporting text encourages the provision of strategic landscaping as part of the development of the allocated employment sites.</p>	The word 'landscaping' has been inserted prior to general environmental considerations.
RV4 Protection of Special Uses	<p>It is recommended that the policy supporting text encourages strategic landscaping for the military sites to contribute to the Green Infrastructure Action Zone 'Brecks'.</p>	This text has been added to paragraph 10.8.
	<p>Recommendations set out in the HRA Screening in relation to the military sites should be carefully considered and implemented.</p>	The HRA recommendations (referencing the SAC) have been taken into account
RV5 Safeguarding Educational	N/A	N/A

Establishments		
RV6 Green Infrastructure in the Rural Areas	N/A	N/A
RV6 Barrow	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades would be required to support the development of the allocations	Supporting text added in local constraints and opportunities
	The policy should consider the design and development of new sites so that they are sympathetic to the sensitive environmental features, including the proposal for the Woodland Enhancement Corridor and County Wildlife Site.	Text added at paragraph 20.19.
RV7 Clare	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades would be required to support the development of the allocations.	Supporting text added in local constraints and opportunities
	The supporting text should refer to the need for allocation RV7b - Land to the rear of Nethergate Street - to be carefully designed and built to mitigate against potential negative effects on the character of the Conservation Area.	This site is no longer allocated.
RV8 Ixworth	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades would be required to support the development of the allocations.	Supporting text added in local constraints and opportunities
	The policy should refer to the need for allocation RV8a, located partially within the Conservation Area, to be designed and built with respect to local character.	Planning permission was granted in November 2012.
RV9 Kedington	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades would be required to support the development of the allocations.	Supporting text added in local constraints and opportunities
	The support text should refer to the need for allocation RV9b, located in close proximity to a County Wildlife Site and listed buildings, to be designed and built, respecting these constraints and local character and mitigating potential adverse effects. Mature trees on site, including those with preservation orders on should be protected.	Supporting text included at paragraphs 23.14 and 23.15.
	There has been an issue raised during the consultation regarding potential traffic issues. Therefore, it is recommended that the Development Brief includes the requirements for transport assessment and the need to ensure road safety during the site's construction.	Supporting text included in paragraph 23.16 that road improvements may be required to secure appropriate access.
RV10 Stanton	The supporting text should refer to the opportunity for facilitating the provision of a new dental surgery in the	Planning permission was granted in May 2012. Infrastructure issues are dealt with in the IDP.

	village. The policy supporting text should also refer to the need for allocation RV10a, Land at Upthorpe Road, which is located within 500 metres of a Country Wildlife Site to be carefully designed and built, respecting local character and mitigating potential adverse effects	
RV11 Barningham	The supporting text should refer to the development of a new bus service to provide access to the larger centre of Bury St Edmunds.	It is considered this is not financially viable, particularly as supporting text states that there is a satisfactory travel to work bus service.
	The policy supporting text should aim to facilitate the opportunity for facilitating the provision of a new dental surgery in the village if financially viable.	It is considered this is not financially viable and would undermine the doctor and dental facilities currently provided at Hopton.
	The policy supporting text should refer to the need for additional water infrastructure and or treatment upgrades required to support the development of the site.	Supporting text added in local constraints and opportunities
RV12 Cavendish	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades required to support the development of the site.	Supporting text added in local constraints and opportunities
	The supporting text should refer to the need for an ecological assessment to ensure that potential adverse effects on protected species will be mitigated.	Supporting text added in paragraph 28.8.
	The supporting text should emphasise that the new development should be sympathetic to the surroundings of the historic character of Cavendish.	Supporting text added in paragraph 28.9.
RV13 Chedburgh	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades would be required to support the development of the site.	Supporting text added in local constraints and opportunities
	The supporting text should recommend the development to contribute to improving bus service to the larger centre of Bury St Edmunds.	It is considered this is not financially viable, particularly as supporting text states that there is a satisfactory travel to work bus service.
	The supporting text should consider that the design and development of the new site should be sympathetic to the Area of Archaeological Interest.	Supporting text added in paragraph 29.13.
RV14 Great Barton	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades would be required to support the development of the site.	Supporting text added in local constraints and opportunities
	An air quality assessment should be undertaken for the site development and its recommendations implemented.	Additional paragraph added in policy to ensure development responds to air quality issues.
	The supporting text should refer to the development of a	Supporting text added in paragraph 30.18.

	dedicated cycle route to Bury St Edmunds, which provides access to a greater variety of shops / supermarkets.	
	The policy should consider that the design and development of the new site so that it does not impact on the nearby listed building.	Supporting text added in paragraph 3.19.
RV15 Great Whelnetham	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades required to support the development of the site.	Supporting text added in local constraints and opportunities
	The supporting text should refer to the development of a dedicated cycle route to provide access to the larger centre of Bury St Edmunds.	Supporting text added in issues the local community would like to address.
RV16 Hopton	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades required to support the development of the site.	Supporting text added in local constraints and opportunities
	The supporting text should refer to the development of a new bus service to provide access to the larger centre of Bury St Edmunds.	It is considered this is not financially viable, particularly as supporting text states that there is a satisfactory travel to work bus service.
	The supporting text should specify that the design and development of new sites should be sympathetic to the sensitive environmental features, including the SSSI and SAC designations and any potential adverse effects should be mitigated. This should take on board the recommendations of the HRA.	Supporting text added in paragraph 33.14.
RV17 Ingham	The policy supporting text should outline the need for the transport assessment for the development of this site, as currently there are some issues with traffic volume and speeding on the A134. The recommendations of the transport assessment would need to be taken on board and implemented to ensure highway safety and to minimise effects on the environment.	Supporting text added which states that development must ensure that road junction will provide full visibility.
RV18 Risby	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades required to support the development of the site.	Supporting text added in local constraints and opportunities
	The supporting text should incorporate the findings of the HRA undertaken for the Rural Draft Rural Vision 2031 document and set out a requirement for a project level HRA prior to any development.	Included in policy text.
	The policy supporting text should refer to the need for a	Supporting text added in paragraph 36.10.



	sympathetic design as the site is located within a Conservation Area.	
RV19 Rougham	The policy supporting text should support the case for the enhancement of bus service provision to improve access to the larger centre of Bury St Edmunds.	It is considered this is not financially viable, however, supporting text states that there is a less than satisfactory travel to work bus service.
RV20 Wickhambrook	The supporting text should refer to the need for additional water infrastructure and or treatment upgrades required to serve the proposed development.	Supporting text added in local constraints and opportunities
	The policy supporting text should support the case for the enhancement of bus service provision to improve access to the larger centre of Bury St Edmunds.	It is considered this is not financially viable, however the supporting text states that the village is off a major bus corridor.
	The policy supporting text should include a safeguard against developing eastern meadow potentially qualified as a Lowland Haymeadow BAP habitat.	Further work undertaken by Suffolk Wildlife Trust has shown that development is only precluded from those areas with notable species. These areas will be determined through a development brief.

# Appendix J –Rural Vision Policies Assessed, 2013

- J.1.1 The section below indicates the changes made to the Policies of the Rural Vision 2031 Submission Draft as a result of the document update after the 2012 consultation. The deleted text is ~~struck through~~ and new additions are underlined. The SA report was updated accordingly, reflecting the changes made in the policies' assessment in Section 5 of the main report.

## Final policy changes to Rural Vision 2031

### Policy RV1

#### Presumption in Favour of Sustainable Development

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

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

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

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

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

**Policy RV2 4:**

**Neighbourhood Plans and Neighbourhood Development Orders in the rural areas**

Proposals to bring forward and develop neighbourhood plans and/or neighbourhood development orders in the rural areas will be considered favourably if they meet the following requirements.

- Proposals for development meet at least the minimum level of growth and demonstrate how they conform with the strategic policies as set in the adopted Core Strategy
- The form, size, type and design of new development proposed meets the requirements set out in national and local planning policy.

**Policy RV3 2 Housing Settlement Boundaries**

Housing settlement boundaries for the villages listed in Appendix 2 3 are defined on the separate ~~Proposals~~ Policies Map book (which accompanies this document).

Planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of an existing dwellings with a new dwelling will be permitted within housing settlement boundaries where it is not contrary to other policies in the plan.

**Policy RV4 3 Rural Employment Areas**

The following areas are designated as ~~general~~rural employment areas

Reference	Site	Use class
A) <del>(see policy RV6d)</del>	Barrow Business Park	(B1)
B)	Chedburgh	(B1, B2, B8)
<u>C)</u>	<u>Clare Chilton Street Business Park</u>	(B1)
<del>C) (see policy RV7b)</del>	<del>Clare, Nethergate Street</del>	<del>(B1)</del>
D)	Clare, Bridewell Industrial Estate	(B1, B8)
E)	Gorse Industrial Estate (Barnham)	(B1, B2, B8)
F)	Ingham	(B1, B8)

<del>G) (see policy RV8d)</del>	<del>Ixworth, land off Bardwell Road</del>	<del>(B1)</del>
H)	Risby Business Park	(B1, B8)
I)	Saxham	(B1, B2, B8)
J)	Shepherd's Grove, Stanton/Hepworth	(B1, B2, B8)
K)	Wrattling	(B1, B2, B8)

Within the **general rural** employment areas, the following land is available for development.

	Developable site area (hectares)
(A) Barrow Business Park	1.0
(B) Chedburgh	1.1
<u>(C) Clare Chilton Street</u>	<u>0.5</u>
<del>(C) Clare Nethergate Street</del>	<del>0.5</del>
(G) Ixworth, land off Bardwell Road	1.6
(H) Risby Business Park	2.5
(J) Shepherd's Grove, Stanton/Hepworth	53.1
Total area available:	59.8

Proposals for B1, and B2 and B8 uses where appropriate, will be permitted within general employment areas providing that space requirements, parking, access, landscaping and general environmental considerations can be met.

Any development proposals for the rural employment area (A) Barrow Business Park will need to take into account the requirements for the future expansion of the primary school.

The following infrastructure is required to facilitate development:

- a) an access road to Shepherd's Grove Industrial Estate.
- ~~b) an access road to Chedburgh Industrial Estate.~~

The routes of the above road schemes ~~are~~ is identified on the Proposals Policies Map and will be safeguarded.

A Masterplans will be required for sites at Clare, Nethergate Street and at

**Shepherd's Grove, Stanton/Hepworth.**

**(Note: Rougham general employment area is considered under Policy BV14 of the Bury Vision 2031 document)**

**Policy RV5 4 Protection of Special Uses**

Special circumstances apply for military and prison establishments and in the areas listed below, and as identified on the ~~Proposals~~ Policies Maps, proposals for operational development will be considered favourably, taking into account existing constraints and statutory guidelines and in accordance with the Core Strategy and Development Management Development Plan Documents (DPD).

- a) Barnham Camp
- b) RAF Honington
- c) HMP Highpoint North and South ~~and St Edmunds Hill~~

Proposals for operational development at Barnham Camp and RAF Honington will need to take particular account of issues relating to the protection of Breckland Special Protection Area (SPA) and Breckland Special Area of Conservation (SAC). Evidence will need to be provided, alongside any proposals for development, that there will be no adverse impact on the SPA, SAC or its constituent features.

**Policy RV6 Park Farm Ingham**

**86 hectares of land is allocated at Park Farm, Ingham for leisure, recreation and tourism as identified on the Policies Map.**

**The amount of land available for the proposed uses, types and location of uses, access arrangements, design and landscaping will be informed by a concept statement and masterplan for the site. The site must provide:**

- **public footpath and cycleway access within the site and to the nearby villages of Fornham All Saints, Fornham St Genevieve, Ingham and Culford**
- **public transport links; and**
- **areas of public open space and recreational open space.**

**A transport assessment and safety audit will need to be provided as part of any proposal for development on the site.**

#### **POLICY RV7: ALLOTMENTS**

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

- a) it can be demonstrated that there is no local demand for the allotment; or**
- b) suitable mitigation can be identified and made available.**

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

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

#### **Policy RV8 4a: Safeguarding educational establishments**

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

- i) the development is for buildings and/or facilities ancillary to, or enhancing the educational or community use; or**
- ii) the facility which would be lost as a result of the proposed development would be replaced by an establishment of an equivalent or better quality, in a suitable location; or**
- iii) there is clear evidence through a quantified and documented assessment that now, and in the future, the site will no longer be needed for its current purpose and there is no community need for the site.**

**Policy RV9 5 Green Infrastructure in the rural areas**

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

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

~~**In the rural areas green infrastructure will be provided, managed and enhanced through the implementation of the Green Infrastructure Strategy including, where appropriate, in association with new development.**~~

Green Infrastructure projects will:

- a) Enhance the character of the Green Infrastructure Action Zones identified in the Green Infrastructure Strategy;
- b) Conserve and enhance the wooded character of identified woodland enhancement corridors in the GI Strategy, with a view to linking areas of ancient woodland corridor ~~to adjacent villages~~;
- c) Seek to use existing routes, tracks and links, wherever possible, to form continuous green corridors, as identified in the GI Strategy, facilitating equal access and maximising permeability to existing routes within the countryside; and
- d) improve and enhance, where practical, the wetland landscape character along the river corridors.

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

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

**Policy RV10 6 Barrow**

Residential development is proposed in Barrow on the following greenfield sites;

Ref	Location	Area (ha)	When development could take place (short/medium/long)	Indicative capacity



			term)	
a)	Land at The Green, Barrow	1.5	Short term	<u>37*</u> <del>29</del>
b)	Land east of Barrow Hill	4.2	Medium term <del>(after 2021)</del>	75
c)	Land west of Barrow Hill	3.5	Medium term <del>(after 2021)</del>	75

Residential development on these sites will be permitted in accordance with the phasing period shown.

~~Affordable housing on sites (a) – (c) must meet the requirements set out in Core Strategy Policy CS5.~~

Development on land at The Green (a) must accord with the requirements in the adopted site Development Brief.

On sites (b) and (c) the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by Development Briefs for the sites.

Applications for planning permission will only be considered once the Development Briefs have been agreed by the local planning authority.

Land east of Barrow Hill (b) and west of Barrow Hill (c) must provide enhanced footpath and cycleway access to the village centre and areas of public open space.

Land east of Barrow Hill (b) should investigate the opportunity for facilitating the provision of a new dental surgery.

Strategic landscaping and open space must be provided on all sites to address the individual site requirements and locations.

~~The following site is proposed as a General Employment Area in Barrow.~~

Ref	Location	Area (ha)	Use class
<del>d) (See Policy RV3a)</del>	<del>Barrow Business Park</del>	<del>1.0</del>	<del>B1</del>

~~Proposals for B1 uses will be permitted within General Employment Areas providing that space requirements, parking, access, and general environmental considerations can be met (See Policy RV3).~~

\*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the

**April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. The approved Development Brief for the site was the most up to date document available at this time which included the figures shown in the table above. Planning permission for 40 dwellings on Land at The Green, Barrow was approved in December 2012.**

**Policy RV11 7-Clare**

Development is proposed in Clare on the following greenfield sites:

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Land east of The Granary	2.3	Short term	60*
<del>b)</del> (See policy RV3e)	<del>Land rear of Nethergate Street</del>	<del>3.5 (3.0 housing and 0.5 business)</del>	<del>Medium term (after 2021)</del>	<del>75</del>
<del>e) b)</del>	<del>Land off Cavendish Road</del>	<del>2.2</del>	<del>Medium term (after 2021)</del>	<del>64</del>

Residential development on these sites will be permitted in accordance with the phasing dates shown.

~~Affordable housing on sites (a) – (e) must meet the requirements set out in Core Strategy Policy CS5.~~

Development on land east of The Granary (a) must accord with the requirements in the adopted site Development Brief.

On sites (b) ~~and (e)~~ the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a Development Briefs for the sites. Applications for planning permission will only be considered once the Development Briefs ~~have~~ has been agreed by the local planning authority.

~~Land at the rear of Nethergate Street (b) and Land off Cavendish Road (b e) must incorporate proposals for enhancing footpath and cycleway access to the town centre.~~

~~Proposals for B1 uses in site (b) will be permitted providing that space requirements, parking, access and general environmental considerations can be met (See Policy RV3).~~

Strategic landscaping and open space must be provided on all sites to address the individual site requirements and locations.

**\*Allocations in this document are based on the planning situation at 1**

**April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 60 dwellings on Land east of the Granary was approved in January 2013.**

### Policy RV12 & Ixworth

Development is proposed in Ixworth on the following sites:

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Reeves Farm, Stow Road	0.5	Short term	<del>20</del> <u>21</u>
b)	Land off Crown Lane	2.5	Short term	<del>70</del> <u>90</u>
c)	Land west of A143 and south of A1088	TBC	Medium term <del>(after 2021)</del>	80 (southern part of site) (residual land to north protected for educational use)

Residential development on these sites will be permitted in accordance with the phasing dates shown.

~~Affordable housing on sites (a) – (c) must meet the requirements set out in Core Strategy Policy CS5 Affordable Housing.~~

Development on land off Crown Lane (b) must accord with the requirements in the adopted site concept statement and masterplan.

An area of land to the west of the A143 and south of the A1088 is allocated for 80 dwellings with the remaining land protected for future educational needs. If at a later date it is determined this residual land is not required for educational uses then it can be brought forward for residential use in the medium term.

If site (c) is brought forward for residential use the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a concept statement and masterplan for the site. The site must provide:

- contributions through CIL or S106 to the provision of a safe crossing across the Ixworth bypass;
- improvements to existing public transport links;
- enhanced footpath and cycleway access to the village centre; and
- areas of public open space and recreational open space.

Applications for planning permission on site (c) will only be considered once the concept statement and masterplan have been agreed by the local planning authority.

Strategic landscaping and open space must be provided on all sites to address the individual site requirements and locations.

~~The following site is proposed as a General Employment Area in Ixworth;~~

Ref	Location	Area (ha)	Use class
<del>d e) (See policy RV3g)</del>	<del>Land off Bardwell Road</del>	<del>1.6</del>	<del>B1</del>

~~Proposals for B1 uses will be permitted within site (d e) providing that space requirements, parking, access, and general environmental considerations can be met (See Policy RV3).~~

\* Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 21 dwellings at Reeves Farm, Stow Road was approved in November 2012.

#### Policy RV13 9-Kedington

Residential development is proposed in Kedington on the following site:

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Stourmead complex	2.2	Short term	65
b)	Land at Limes Cottage and adjoining land	1.8	Medium term (after 2021)	40

Residential development on these sites will be permitted in accordance with the phasing dates shown.

~~Affordable housing must meet the requirements set out in Core Strategy Policy CS5 Affordable Housing.~~

Development on land at the Stourmead complex (a) must accord with the requirements in the adopted site Development Brief.

Access to site (a) will be via Risbridge Drive with the viability of a secondary road access from Mill Road explored as part of any application

~~for development on the site.~~ **and** The site must provide enhanced footpath and cycleway access directly onto Mill Road from the site, to the village centre and along Mill Road to the school.

On sites ~~(a) and~~ (b) the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the site. Applications for planning permission will only be considered once the Development Brief has been agreed by the local planning authority.

The undeveloped area of countryside green space in the centre of the village will be protected for amenity and visual value.

Strategic landscaping and open space must be provided to address the individual site requirements and location.

#### Policy RV14 40 Stanton

~~Subject to the provisions of paragraph 24.13 above,~~ Residential development is proposed in Stanton on the following site:

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a) <del>(Local Plan RA2a)</del>	Land at Upthorpe Road, Stanton	3.1	Short term	<del>90</del> <u>101</u>

Residential development on this site will only be permitted after the date shown.

~~Affordable housing on the site must meet the requirements set out in Core Strategy Policy CS5.~~

Development on Land at Upthorpe (a) must accord with the requirements in the adopted site Development Brief.

Improvements to public foot and cycleways across the A143 should be investigated and implemented to increase accessibility to the main village services and facilities for residents living to the north of the A143.

\* Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 101 dwellings at Upthorpe Road, Stanton was approved in May 2012.

#### Policy RV15 44 Barningham

Residential development is proposed in Barningham on the following greenfield site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Hopton Road	0.7	Short term	20

Residential development on this site will be permitted in accordance with the phasing date shown.

~~Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.~~

~~On site (a) the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a site Development Brief. Applications for planning permission will only be considered once the Development Brief has been agreed by the local planning authority.~~

The access arrangements for the site should be designed to allow for the potential of a dual access point to serve this site as well as any future provision of an affordable housing exception site on adjoining land.

Strategic landscaping and open space must be provided to tackle the individual site requirements and location.

#### Policy RV16 ~~12~~ Cavendish

Residential development is proposed in Cavendish on the following greenfield site;

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Land at end of Nether Road	0.4	Short term	10

Residential development on this site will be permitted in accordance with the phasing date.

~~Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.~~

**Existing informal footpaths should be retained wherever possible.**

**Strategic landscaping and open space must be provided to address the individual site requirements and location.**

**Policy RV17 13 Chedburgh**

**Residential development is proposed in Chedburgh on the following greenfield site.**

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Queens Lane	0.7	Long term <del>(after 2026)</del>	10

**Residential development on this site should be in accordance with the phasing date shown.**

**~~Affordable housing on the site must meet the requirements set out in Core Strategy Policy CS5.~~**

**Any applications for development on the site ~~(a)~~ should demonstrate how surface water flooding issues will be mitigated.**

**Access to the development site will be from Queens Lane.**

**Strategic landscaping and open space must be provided to address the individual site requirements and locations.**

**Any proposals to redevelop The Conifers site will be required to deliver a footpath link between the former fireworks factory site and The Street.**

**Policy RV18 14 Great Barton**

**~~Residential and associated development is proposed in Great Barton on the following greenfield sites;~~**

**12.4 hectares of land is allocated for residential and community uses on the north eastern edge of Great Barton.**

**The total capacity of the site should be determined through a site Development Brief, with up to 40 dwellings permitted in the period to 2031.**

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
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a)	School Road (Phase 1)	0.9	Short term	20
b)	School Road (Phase 2)	1.0	Medium (after 2021)	20

~~Residential development on this site will be permitted in accordance with the phasing periods shown.~~

~~Affordable housing on sites (a) and (b) must meet the requirements set out in Core Strategy Policy CS5.~~

~~On sites (a) and (b) The amount of land available for development, types and location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the whole 12.4 ha site. The Development Brief should set out how the community uses on the site will be delivered, as a whole. Applications for planning permission will only be considered once the Development Brief has been agreed by the local planning authority.~~

Access to the site will be from Mill Road (B1106).

Development on the site (a) must make provision for the potential expansion needs of Great Barton Primary School. ~~and provide increased parking provision for the school.~~

Development on the site will need to respect and respond appropriately to issues of congestion, air quality and noise management.

The development area must provide enhanced footpath and cycleway access to the village centre and areas of public open space.

Strategic landscaping and open space must be provided ~~on both sites~~ to address the ~~individual sites~~ requirements and locations

### Policy RV19 Great Thurlow

Residential development is proposed in Great Thurlow on the following site.

<u>Ref</u>	<u>Location</u>	<u>Area (ha)</u>	<u>When development could take place (short/medium/long term)</u>	<u>Indicative capacity</u>
a)	Goldings Farm	0.25	Short term	5

Residential development on this site should be in accordance with the phasing date shown.



**Improvements to public footpaths should be investigated and implemented to increase accessibility to the main village services and facilities.**

**Strategic landscaping and open space must be provided to address the individual site requirements and location**

**Policy RV20\_15-Great and Little Whelnetham**

**Residential development is proposed in Great and Little Whelnetham on the following ~~greenfield~~ sites;**

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
<u>a)</u>	<u>Land at Erskine Lodge</u>	<u>2</u>	<u>Short term</u>	<u>Affordable and market homes with dwelling capacity and mix to be confirmed by the development brief</u>
<u>a) b</u>	Land off Tutelina Rise	0.4	<del>Short</del> - <u>Long</u> term	10

**Residential development on ~~this~~ these sites will be permitted in accordance with the phasing period shown.**

**On site (a) the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a site Development Brief. Applications for planning permission will only be considered once the Development Brief has been agreed by the local planning authority.**

**The mix of affordable and market housing will be detailed in the development brief and will include trigger points for delivery.**

**~~Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.~~**

**Primary access to site ~~(a)~~ (b) should be provided from Hambrook Close.**

**Proposals for development on both sites ~~(a)~~ should reflect the scale and form of surrounding development.**

**Strategic landscaping and open space must be provided to address the individual sites requirements and locations**

**Policy RV21 16-Hopton**

**2.5 hectares of land is allocated for residential and community uses on the south eastern edge of Hopton. development is proposed in Hopton on the following greenfield site;**

**25 dwellings will be permitted on the site in the period to 2031.**

<b>Ref</b>	<b>Location</b>	<b>Area (ha)</b>	<b>When development could take place (short/medium/long term)</b>	<b>Indicative capacity</b>
<b>a)</b>	<b>Land off Bury Road/rear of village hall</b>	<b>2.5</b>	<b>Medium term (after 2021)</b>	<b>25</b>

**~~Residential development on this site will be permitted in accordance with the phasing date shown.~~**

**~~Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.~~**

**Drainage should be via the mains sewer.**

**~~If site (a) is brought forward for residential use~~ The amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a concept statement and masterplan for the site. **The concept statement and masterplan must include proposals for influencing recreation in the surrounding area, to avoid a damaging increase in visitors to Waveney-Little Ouse Valley Fens SAC.****

**The development area must provide footpath and cycleway access/links to the village centre**

**Applications for planning permission on the site (a) will only be considered once the concept statement and masterplan have been agreed by the local planning authority.**

**Development proposals on the site for Land off Bury Road/rear of village hall (a) should incorporate community facilities/village hall and provide a sports pitch/playing field. Proposals for development will need to address the potential need for the expansion of Hopton Primary School and the provision of an early years education facility.**

**Strategic landscaping and open space must be provided to address the individual site requirements and location.**

**Policy RV22 ~~17~~ Ingham**

Residential development is proposed in Ingham on the following greenfield site;

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Land at The Gables	0.8	Short term	22

Residential development on this site will be permitted in accordance with the phasing date shown.

~~Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.~~

~~Development at the Site to the~~ on the site (a) must take account of the need for safe access onto the A134.

**Strategic landscaping and open space must be provided to address the individual site requirements and location.**

**Policy RV23 ~~18~~ Risby**

Residential development is proposed in Risby on the following greenfield site:

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Adjacent to the Cricket Pitch	<del>1.3</del> <u>1.1</u>	<del>Short</del> <u>Medium</u> term	20 <del>(with pre-school on site)</del>

Residential development on this site will be permitted in accordance with the phasing date shown.

~~Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.~~

~~On the site (a) the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a~~

~~Development Brief for the whole site:~~

~~Application for planning permission will only be considered once the Development Brief has been agreed by the local planning authority.~~

~~Development on the site must provide enhanced footpath and cycleway access to the village centre (The Green), community centre and primary school.~~

~~Strategic landscaping and open space must be provided to address the individual site requirements and location.~~

~~The need for a project level appropriate assessment, to ensure no adverse affect on the integrity of the Breckland SPA, should be assessed at the planning application stage.~~

~~A pre-school facility is required in Risby and the preferred option is for this to be located adjacent to existing community/education facilities. If this is not possible then provision for a pre-school should be made at the northern end of site (a).~~

Policy ~~RV24~~ RV24 19 Rougham

Residential development is proposed in Rougham on the following greenfield site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Land at the south of Kingshall Street	0.75	Short term	12

Residential development on this site will be permitted in accordance with the phasing date shown.

~~Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.~~

Proposals for development on the site must incorporate areas of informal and formal open space and footpath links to the village.

Strategic landscaping and open space must be provided to address the individual site requirements and location.

Policy ~~RV25~~ RV25 20 Wickhambrook

Residential development is proposed in Wickhambrook on the following greenfield site;

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Land at Nunnery Green and Cemetery Hill	1.8 (including eastern meadow)	Short term	22 (with doctor's surgery on site)

Residential development on this site will be permitted in accordance with the phasing date.

~~Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.~~

If this site (a) is brought forward for residential use the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a Development Brief concept statement and masterplan for the site.

Applications for planning permission on this site (a) will only be considered once the Development Brief has concept statement and masterplan have been agreed by the local planning authority.

Development on land at Nunnery Green and Cemetery Hill ~~(a)~~ should incorporate proposals for a new GP surgery and associated car parking, the location of which will be determined in the Development Brief on the western part of the site.

Proposals should incorporate the protection of the hedgerow which separates the eastern and western parts of the site and measures put in place to ensure the continued management of those parts of the site which contain notable plant species ~~the eastern meadow~~ to maintain existing wildlife and biodiversity on the site.

The provision for a new footpath and improvements to existing footpaths along Cemetery Road should be made in any application for development on the site.

Strategic landscaping and open space must be provided to address the individual site requirements and location.

# Appendix K – Sustainability Appraisal Consultation Comments, 2012



**Table 0.1 – Rural Vision 2031 Sustainability Appraisal Responses, March-April 2012**

Section of document	Consultee Name	Response	How the comment was dealt with
3. Plans, Baseline and Sustainability Issues and Objectives	Suffolk County Council Archaeological Service	<p><b>3.32 Environmental Baseline (and Appendix B, B.1.45, Appendix C Issue 9)</b></p> <p>There are c.3,900 records recorded in the Suffolk Historic Environment Record within the Borough (which is not referred to in any of the documents). The majority relate to undesignated heritage assets of local and regional significance. Of these, over 500 are in Bury St Edmunds and 100 in Haverhill.</p> <p>Most have been the result of chance findings rather than systematic archaeological investigation and the number of sites continues to rise annually, through investigations relating to new development, research, local interest groups and also as a result of chance finds. A number of sites are potentially of national importance but are not currently designated/scheduled. There is also potential for the discovery of new sites of national importance.</p> <p>The historic settlement core (including the surviving historic meadows in the floodplain of the Rivers Lark and Linnet) is also recorded as an area of archaeological importance (see Bury Vision 2032, Appendix 4). This information should be also added here.</p> <p>In terms of Haverhill (Cultural Heritage, p.28) there is a distinct focus on built heritage, and no mention (or recognition) of the below-ground archaeological remains of medieval and earlier date within the town. This should be addressed in the document.</p>	<p>Text added in line with comments - Appendix B, para B.1.45 and Appendix C issue 12</p> <p>Text added in line with comments - Appendix B, para B.1.45.</p> <p>Text added in line with comments - Appendix B, para B.1.45.</p> <p>Refer to Bury Vision</p> <p>Refer to Haverhill Vision</p> <p>Objective 17 of the SA framework states,</p>



		<p><b>SA Framework</b></p> <p>Objective 17 p.38 and Appendix C p.44 no. 9. This should also include protection, enhancement and promotion of heritage assets – both designated assets and also local heritage assets.</p> <p>Objective 5. 4.9, p.43. (and Table 4.1)</p> <p>This should be protection, enhancement and <i>promotion</i> of heritage assets – of both local and national importance. The use of the word ‘importance’ could be taken to mean only designated sites (i.e. of national importance) and it should be more explicit in referring to sites and areas of local archaeological significance or interest.</p> <p>Final Objective 5, 4.17 p.44 (equivalent to 4.18 p.42 of Haverhill Sustainability Report) The historic environment and, in particular, reference to below-ground heritage assets of archaeological interest, has been entirely lost. The historic environment is not adequately referenced by the term ‘built up character’ and this should be re-inserted, and made explicit, in the objective.</p>	<p>“To conserve and where appropriate enhance areas of historical and archaeological importance”. This has not been changed as the SA framework objectives have been used consistently to appraise St Edmundsbury DPDs. The set of the SA objectives was consulted upon during the Scoping Stage of the SA process and was confirmed and agreed at the time.</p> <p>One of the decision-making questions under Objective 17 aims to protect and enhance sites, features and areas of archaeological value in both urban and rural areas.</p>
5. Assessment of policies	Cheffins on behalf of Mr J Claydon	<p>The Council’s Sustainability Appraisal (April 2010), which was published alongside the Rural Site Allocations Preferred Options Document, established that Land north of Bunters Road is the most sustainable option for housing in Wickhambrook. There are no reasons within the updated Sustainability Appraisal (February 2012) (or in the Rural Vision 2031 Preferred Options Document) to confirm why the merits of Land north of Bunters Road have been ignored. In any case, the updated Sustainability Appraisal illustrates that Land at Nunnery Green and Cemetery Hill is still less sustainable than Land north of Bunters Road. To make the Rural Vision 2031 sound, Land north of</p>	<p>RV24 Land at Nunnery Green and Cemetery Hill is the preferred location.</p> <p>Appendix G sets out the discounted issues and options site list and justifications for this.</p>

		Bunters Road should be identified by Policy RV20 as the preferred option for housing in Wickhambrook with a doctor's surgery (instead of Land at Nunnery Green and Cemetery Hill) – see separate letter for details.	
	Suffolk County Council Archaeological Service	<p>As a general comment, the Sustainability Appraisal Reports fail to acknowledge the non-designated heritage assets, of which there are many recorded in the Suffolk Historic Environment Record, and also the potential for further heritage assets to exist (of both local and national importance).</p> <p>Adequate open space should be identified between any development on the edge of Bury and the surrounding villages to keep the local distinctiveness of these rural centres - through green separation in all the options/chosen options. This is, however, stated in the Core Strategy.</p>	<p>This is now acknowledged in Appendix B B.1.45 and Appendix C issue 12</p> <p>The Core strategy has recognised the importance of open space in providing separation between new development on the edge of Bury and the setting of adjacent villages.</p> <p>The Sustainability Appraisal process acknowledges the importance of open space as important for improving quality life and providing a separation between settlements under:</p> <p>SA Objective 8: To improve the quality of where people live and encourage community participation</p> <p>SA Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>
	Natural England	The Sustainability Appraisal identifies the potential for a number of policies / sites to have negative impacts on European sites and/or Sites of Special Scientific Interest (SSSIs). The Appraisal identifies the need for amendments to policy wording to ensure development	Policy wording has been amended where the SA has identified potential for impacts on statutory protected sites. In particular policy RV21 Hopton, RV5 Protection of special uses, and RV23 Risby.

		<p>fully considers the potential for significant effects on these sites and is subject to further assessment/project level HRA where required.</p> <p>The Sustainability Appraisal also identifies potential negative impacts on locally important habitats and species. Whilst we welcome recognition that future development should protect, maintain and enhance the natural environment we believe Section 14 of the Plan should be strengthened to ensure development proposals seek to minimise impacts on biodiversity and provide net gains where possible. This can be achieved by ensuring planning permission is refused if significant harm to biodiversity cannot be avoided, mitigated or compensated for (Section 11 of the NPPF provides further detail). We therefore recommend that the Plan should be amended accordingly.</p> <p>We have been unable to look at all the sites / policies in detail hence we would recommend that the Plan is cross-referenced with the Sustainability Appraisal to identify where policy rewording is required to address potential impacts on European sites, SSSIs, local sites and habitats and species. <b>(See attached letter)</b></p>	<p>Any planning application at any of the sites in the plan will be assessed against other Development Management policies within the local Plan including policies protecting biodiversity.</p> <p>Re comment on 18.14 – the text has been changes to include reference to other policies in the local plan which protect biodiversity</p>
Appendix A Relevant Plans and Policies and Key Sustainability Themes	Suffolk County Council Archaeological Service	<p><b>Appendix A. Relevant plans and policies.</b></p> <p>PPGs 15 and 16 were replaced by PPS 5 <i>Planning for the Historic Environment</i> in 2010, and recently by the National Planning Policy Framework.</p> <p>The Ancient Monuments and Archaeological Areas Act 1979 should be cited in this section.</p> <p>The Regional Research Framework, <i>Research and Archaeology Revisited: A Revised framework for the East of England, East Anglian Archaeology, Occasional Papers 24</i>, (2011) should be also cited in this section.</p>	Tables A.1 and A.2 updated in line with comments.
Appendix C key Sustainability Issues	Suffolk County Council Archaeological Service	<p><b>Appendix C, Key Issue 9, p.44</b></p> <p>The historic settlement core (including the surviving historic meadows in the floodplain of the Rivers Lark and Linnet) is also recorded as an area of archaeological importance (see Bury Vision 2032, Appendix 4). This information should be added.</p>	Refer to Bury Vision

		In terms of implications and opportunities, this should also include protection, enhancement and promotion of heritage assets – both designated assets and also local heritage assets (not designated).	Appendix C issue 12 (Rich Archaeology and Cultural Heritage) ‘Implications and Opportunities’ now updated in line with comments.
Appendix E Assessment of policies relating to development sites	Cheffins on behalf of Mr J Claydon	The Council’s Sustainability Appraisal (April 2010), which was published alongside the Rural Site Allocations Preferred Options Document, established that Land north of Bunters Road is the most sustainable option for housing in Wickhambrook. There are no reasons within the updated Sustainability Appraisal (February 2012) (or in the Rural Vision 2031 Preferred Options Document) to confirm why the merits of Land north of Bunters Road have been ignored. In any case, the updated Sustainability Appraisal illustrates that Land at Nunnery Green and Cemetery Hill is still less sustainable than Land north of Bunters Road. To make the Rural Vision 2031 sound, Land north of Bunters Road should be identified by Policy RV20 as the preferred option for housing in Wickhambrook with a doctor’s surgery (instead of Land at Nunnery Green and Cemetery Hill) – see separate letter for details.	RV24 Land at Nunnery Green and Cemetery Hill is the preferred location. Land north of Bunters Road has not been taken forward because the site at Cemetery Road is better and more centrally located in relation to the existing built form of the village.  Appendix G sets out the discounted issues and options site list and justifications for this.
Appendix G Discounted issues and options site list and justifications	Cheffins on behalf of Mr J Claydon	There are no reasons within the document (or in the Rural Vision 2031 Preferred Options Document) to confirm why the merits of Land north of Bunters Road have been ignored. Therefore Policy RV20, the associated change to the Wickhambrook Housing Settlement Boundary and the Wickhambrook Proposals Map (Inset No. 54) are not justified or consistent with national policy because they conflict with the Council’s sustainability appraisal and accordingly, those elements are not sound – see separate letter for details.	See the explanation above.  It is not the role of the SA to determine which of the sites should be taken forward. The SA helps inform the plan-making process.

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