

St Edmundsbury Borough Council

Local Plan

Rural Vision 2031 Document

September 2014

Final Main Modifications Sustainability
Appraisal Note September 2014

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Sustainability Appraisal Report

Main Report June 2013

ATKINS

Plan Design Enable

Rural Vision 2031 Final Main Modifications

Sustainability Appraisal Note

September 2014

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Glossary

Term	Meaning
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
CO ₂	Carbon Dioxide
DPD	Development Plan Document
HRA	Habitats Regulations Assessment
LSOA	Lower Super Output Area
RIGS	Regionally Important Geological/Geomorphological Site
SA	Sustainability Appraisal
SAC	Special Areas of Conservation
SM	Scheduled Monument
SEA	Strategic Environmental Assessment
SPA	Special Protection Areas
SSSI	Site of Special Scientific Interest

1. Introduction

- 1.1 This Note sets out the findings of the Sustainability Appraisal (SA) of the Final Main Modifications to the Rural Vision 2031 Submission Draft June 2013, following receipt of the Inspector's report on 14 July 2014 into the examination of the document. A previous version of this SA Note was prepared for the Draft Post Examination Main Modifications for Consultation, April 2014. Following the Independent Examination into the soundness of Rural Vision 2031 Submission Draft, a number of policies have been modified to address the Inspector's and other comments made during the Examination hearings.
- 1.2 The Inspector's Report on the Examination into Bury St Edmunds Vision 2031, Haverhill Vision 2031 and Rural Vision 2031, July 2014 sets the following main modifications:
- MMR1 – Modification to Policy RV4 Rural Employment Areas;
 - MMR2 – Modification to bullet 'a' of Aspiration 10;
 - MMR3 – Modification to bullet 'b' of Aspiration 10;
 - MMR4– Modification to Policy RV7 Allotments;
 - MMR5 - Modification to Policy RV9 Green Infrastructure in the rural areas;
 - MMR6 – Modification to Policy RV10 Barrow;
 - MMR7 – Modification to Policy RV11 Clare;
 - MMR8 – Modification to Policy RV12 Ixworth;
 - MMR9 – Modification to Policy RV13 Kedington;
 - MMR10 – Modification to Policy RV14 Stanton;
 - MMR11 – Modification to Policy RV15 Barningham;
 - MMR12 – Modification to Policy RV16 Cavendish;
 - MMR13 – Modification to Policy RV17 Chedburgh;
 - MMR14 – Modification to Policy RV18 Great Barton;
 - MMR15 – Modification to Policy RV19 Great Thurlow;
 - MMR16 – Modification to Policy RV20 Great and Little Whelnetham;
 - MMR17 - Modification to Policy RV21 Hopton;
 - MMR18 – Modification to Policy RV22 Ingham;
 - MMR19 – Modification to Policy RV23 Risby;
 - MMR20- Modification to Policy RV24 Rougham;
 - MMR21 – Modification to Policy RV25 Wickhambrook; and
 - MMR22 – Insertion of new Appendix 5 'Replacement of saved St Edmundsbury Local Plan (2016) Policies'.
- 1.1 The following Rural Vision Post Examination Additional Modifications April 2014 have also been considered as they provide further context to some of the main modifications above:
- AMR11 (linking to MMR1)
 - AMR35 & 36 (linking to MMR6)

- AMR44 & 45 (linking to MMR8)
- AMR83-86 (linking to MMR17)
- AMR90 & 91 (linking to MMR21)

- 1.2 Reports and data sources that have been used to inform the assessments of the policies are listed in the references in Section 7 of this report.
- 1.3 The SA of the policies has been undertaken in compliance with the requirements of the Planning and Compulsory Purchase Act 2004¹ and the European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC and builds upon earlier SA work undertaken to inform the Rural Vision 2031 Submission Draft June 2013.
- 1.4 This SA note accompanies the Rural Vision 2031 Submission Draft Document Sustainability Appraisal Report of June 2013 which is also part of this document.

¹ Town and Country Planning (Local Development) (England) Regulations 2004. The Regulations came into force on 28 September 2004.

2. Approach to Assessment of the Main Modifications

- 2.1 As outlined above, Inspector's Report on the Examination into Bury St Edmunds Vision 2031, Haverhill Vision 2031 and Rural Vision 2031, July 2014 sets out revisions to a number of the Rural Vision 2031 Submission Draft June 2013 policies or to the supporting text (see Appendix A).
- 2.2 The nature of the main modifications has been considered in order to establish whether they merit additional or revised assessments from an SA perspective with reference to the results in the SA Report of the Rural Vision 2031 Submission Draft June 2013.

Modifications not requiring further assessment

- 2.3 The following modifications are considered not to require additional SA assessments and a justification is provided for each in sections 2.4- 2.11 below:

- MMR2;
- MMR3;
- MMR4;
- MMR5;
- MMR7;
- MMR9;
- MMR10;
- MMR11;
- MMR12;
- MMR13;
- MMR14;
- MMR15;
- MMR16;
- MMR18;
- MMR19;
- MMR20;
- MMR21; and
- MMR22.

MMR2 and MMR3

- 2.4 Modifications MMR2 and MMR3 introduce changes to Aspiration 10 - Both new and existing development have high environmental standards of resource efficiency, are making a minimal contribution to climate change and are resilient to a changing climate. The SA has focused on policies proposed in the Rural Vision 2031 document rather than the aspirational statements and therefore these changes do not require further consideration in this SA Note.

MMR4

- 2.5 It is considered that the modification MMR4 to Policy RV7 Allotments does not require additional SA. The modification was introduced to address an issue raised by the Inspector regarding the definition on 'mitigation'. The modification clarifies that '*Proposals that will result in the loss of allotments will not be allowed unless...suitable alternative allotment provision ~~mitigation~~ can be identified and made available*'. The SA assessment of the policy already interpreted 'mitigation' as 'alternative provision' and identified a number of positive effects for this policy, namely on improving health, increasing the opportunity for access to active leisure facilities, encouraging community participation, conserving soils and in conserving and enhancing biodiversity.

MMR5

- 2.6 Equally, modification MMR5 made to Policy RV9 Green Infrastructure in the rural areas was suggested by English Heritage to strengthen the policy in relation to heritage assets. The modification which inserts a new part to the policy '*e) promote access to, and appreciation of, local history and heritage assets within the landscape as part of a multi-functional approach*' is considered not to require additional SA. The assessment of the policy already recognised the positive effects of Policy RV9 on the conservation and enhancement of areas of historical and archaeological importance, due to links between heritage assets and protection of biodiversity and also the potential for green infrastructure to conserve and protect archaeological remains. The addition of the new part e) to the policy strengthens the significance of the positive effects identified through promoting access and appreciation.

MMR19

- 2.7 Modification MMR19 to Policy RV23 Risby considers the fact that a planning application has been submitted on this site which is to be determined shortly. The site is likely to come forward in the short, rather than medium term. The site boundary was also extended to the field boundary to south, in line with current planning application, but number of dwellings remains the same. The modification is considered not to require additional SA as the amendment of the phasing of the policy does not alter the results of the previous assessment as the timing of delivery was not a consideration in the assessments. Policy RV23 performed relatively well in sustainability terms by providing a small scale residential development. Also, given that the planning application is to be determined shortly the SA will no longer be capable of influencing the decision making process with regards to the proposed extension to the site boundary.

MMR21

- 2.8 Modification MMR21 (third modification) to Policy RV25 Wickhambrook addresses the indication provided by NHS Property Services that there is no need for a new surgery and that there is capacity at the existing surgery in the village. This doesn't affect the results of the assessment which already took into consideration the existence of a GP's surgery. The policy performed positively against the objective concerned with the improvement of health of the population overall and reduction health inequalities as the site is within a five minute walk of a GP's surgery in the village.

MMR7, MMR9, MMR14, MMR16 and MMR21

- 2.9 Modifications MMR7 to Policy RV11 Clare, MMR9 to Policy RV13 Kedington, MMR14 to Policy RV18 Great Barton, MMR16 to Policy RV20 Great and Little Whelnetham and MMR21 to Policy RV25 Wickhambrook (second modification) all clarify that applications for planning permission for the sites allocated by these policies will only be determined once the development brief has been agreed by the local planning authority. The SA doesn't address the matters covered by these

modifications as they relate to administrative choices made by the Local Authority on how to deal with the planning applications for the development of these sites.

MMR7, MMR9, MMR10, MMR11, MMR12, MMR13, MMR15, MMR16, MMR18, MMR19, MMR20 and MMR21

- 2.10 Modifications MMR7 (first modification), MMR9 (first modification), MMR10 (first modification), MMR11, MMR12, MMR13, MMR15, MMR16 (first modification), MMR18, MMR19, MMR20 and MMR21 (first modification) provide clarification that with regards to the sites concerned with each policy 'Residential development on this site will be permitted ~~in accordance with~~ having regard to the phasing ~~date~~ period shown'. No SA is required of these modifications as they are non-material.

MMR22

- 2.11 Modification MMR22 inserts a new Appendix 5 'Replacement of saved St Edmundsbury Local Plan (2016) policies' indicating Replacement Local Plan saved policies which are superseded on adoption of the Rural Vision 2031 document and which Vision document policies replace these saved policies. All policies in the Rural Vision 2031 document have been the subject of SA and therefore Appendix 5 does not require any further consideration from an SA perspective.

Modifications requiring further assessment

- 2.12 SA re-assessments have been undertaken for the modified policies below and are presented in the following sections of this SA Note:
- MMR1 – Modification to Policy RV4 Rural Employment Areas together with modification AMR11 to supporting text of the policy;
 - MMR6 - Modification to Policy RV10 Barrow together with AMR35 &36 modifications to supporting text of the policy;
 - MMR8 - Modification to Policy RV12 Ixworth together with AMR44 & 45 modifications to supporting text of the policy; and
 - MMR17 – Modification to Policy RV21 Hopton together modifications AMR83-86 to supporting text of the policy.
- 2.13 The focus of the re-assessments is on the implications of the proposed modifications to the sites allocated by the policies. In addition, the implications resulting from the changes made to the sites are considered together with other relevant modifications in terms of the overall sustainability performance of the relevant policies which allocate them.
- 2.14 It should be noted that although re-assessments have been undertaken for each individual policy, they have also taken into consideration all other policies that remain unchanged in the Rural Vision 2031 document to ensure a comprehensive assessment.
- 2.15 The assessment methodology utilised in the re-assessments is that described in Section 2 Approach and Methodology of the SA Report of the Rural Vision 2031 Submission Draft June 2013.

3. Modifications to Policy RV4 Rural Employment Areas

3.1 The modifications add a proportion of residential and other higher- value development into this policy at the Shepherd’s Grove site which relate to the viability of delivering the scheme at the site which would require a new access/ roundabout off the A143. The modifications require that applications for planning permission at the sites will only be determined once the masterplan has been adopted by the local planning authority.

Modification MMR1

Policy RV4 Rural Employment Areas		
The following areas are designated as rural employment areas		
Reference	Site	Use class
A)	Barrow Business Park	(B1)
B)	Chedburgh	(B1, B2, B8)
C)	Clare Chilton Street Business Park	(B1)
D)	Clare, Bridewell Industrial Estate	(B1, B8)
E)	Gorse Industrial Estate (Barnham)	(B1, B2, B8)
F)	Ingham	(B1, B8)
G)	Ixworth, land off Bardwell Road	(B1)
H)	Risby Business Park	(B1, B8)
I)	Saxham	(B1, B2, B8)
J)	Shepherd’s Grove, Stanton/Hepworth	(B1, B2, B8)
K)	Wratting	(B1, B2, B8)
Within the rural employment areas, the following land is available for development.		
		Developable site

	area (hectares)
(A) Barrow Business Park	1.0
(B) Chedburgh	1.1
(C) Clare Chilton Street	0.5
(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~~ rural 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.

The route of the above road scheme is identified on the Policies Map and will be safeguarded.

If, having regard to prevailing market conditions, it is demonstrated that the development of the available land at the Shepherd's Grove site for B1/B2/B8 uses together with the provision of the required access road could not be viably achieved, the inclusion of a proportion of residential and/or other higher-value development will be considered. Any higher-value development included for this purpose shall be no more than is necessary to achieve a viable B1/B2/B8 development together with the access road, and shall not include any main town centre uses as defined in the Glossary to the National Planning Policy Framework, other than retail development to serve local needs. The amount, location and nature of any higher-value development will be specified in the masterplan for the site and will be subject to regular review, having regard to market conditions and development viability.

A masterplan will be required for Shepherd's Grove, Stanton/Hepworth.

Applications for planning permission will only be determined once the masterplan has been adopted by the local planning authority.

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

Modification AMR11

AMR11	<p data-bbox="414 694 1412 761"><i>Add a new paragraph after paragraph 10.7 to read as follows, and re-number subsequent paragraphs accordingly:</i></p> <p data-bbox="414 795 1412 985"><u>10.8 Paragraph 22 of the NPPF seeks to avoid the long term protection of employment sites where there is no reasonable prospect of that site being delivered. The NPPF goes on to state that applications for alternative used of land or building on such sites should be treated on their merits, having had regard to the need for the different used to support sustainable communities.</u></p> <p data-bbox="414 1019 1412 1209"><u>10.9 The site at Shepherd’s Grove, Stanton/Hepworth is a long standing rural employment area with 53.1ha of available land. A new access road and roundabout are required to facilitate development on this site, which, due to the high cost of providing this infrastructure, have impacted to date on the ability to bring forward this site for development.</u></p> <p data-bbox="414 1243 1412 1467"><u>10.10 If it can be demonstrated that employment development on this land ad the required infrastructure cannot be viably achieved, some higher value development, which could include residential development, will be considered. The mechanism for determining this will be through the preparation and adoption of a site masterplan. This masterplan will need to consider the following issues:</u></p> <ul data-bbox="470 1500 1412 1825" style="list-style-type: none">• <u>The masterplan will need to determine the type and amount of higher value uses required to ensure the viability and delivery of the employment site. It will need to be demonstrated that the level being proposed is no more that what is required to achieve the delivery of employment uses on the site.</u>• <u>Infrastructure requirements to support the higher value uses (e.g. schools capacity, road infrastructure, sewerage capacity, open space)</u>• <u>Sustainability issues (e.g. provision for alternative modes of travel, ability to access key services and facilities)</u> <p data-bbox="414 1859 1412 2040"><u>10.11 It is also important that the masterplan should also include a mechanism for review, to take account of any changes in market conditions, should development not come forward within a given timescale. In assessing the viability of the proposals in the masterplan, the council will have regard to the NPPF and other policies within the Rural Vision 2031 document, in particular Policy</u></p>
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RV1 Presumption in Favour of Sustainable Development.

Assessment Results

- 3.2 Modified Policy RV4 introduces the possibility that residential and/or other higher-value development will be considered at site RV4(J) Shepherd's Grove together with employment uses. The site was originally identified for rural employment development but has been modified to potentially provide for a diversification of higher-value uses.
- 3.3 The SA doesn't address the matters covered by the modification concerning the application for planning permission as it relates to administrative choices made by the Local Authority on how to deal with the planning applications for the development of the sites in Policy RV4.
- 3.4 The focus of the SA is therefore on the modifications to the uses at site RV4J). The detailed appraisal of site RV4J) has been revised in the light of the modifications. A new assessment of the site taking into account the potential additional uses has been undertaken and is shown in Appendix B (Table B1) together with the original site assessment.
- 3.5 The general assessment of Policy RV4 and proposed development against the Sustainability Objectives has also been revised. The overall potential effects of Policy RV4 taking into account the modifications to site RV4(J) are presented below.

Positive effects

- Positive effects have been predicted for economic objectives 19 - 22 (sustainable levels of prosperity and economic growth; efficient patterns of movement in support of economic growth; revitalise village centres; encourage indigenous and inward investment). As Policy RV4 safeguards employment areas designations it delivers beneficial effects across all SA economic objectives and the social objective 6 (to offer everybody the opportunity for rewarding and satisfying employment).

Negative effects

- Objective 2: To maintain and improve levels of education and skills in the population overall. The nearest village of Stanton does have a primary and middle school, which is accessible from the site by public transport. Although this criterion is not of high significance for an employment site, it is relevant for the residential uses now proposed at site RV4J). The site is not within an 800m walking distance of primary and upper schools. If the site is allocated for employment use only, the significance of this criterion is not as high if residential use is included where a potential conflict may arise. Further consideration of these constraints is required before residential uses can be permitted at the site.
- Objective 3: To reduce crime and anti-social activity/ Objective 8: To improve the quality of where people live – Operations at some of the designated employment areas, especially those involving Use Class B8, may potentially affect local environment and amenity (e.g. noise levels). This would require careful assessment and mitigation, in particular for the sites neighbouring with residential areas which is potentially the case of site RV4J).
- Objective 5: To improve access to key services for all sectors of the population. Site RV4J) is restricted in terms of public transport and walking and cycling accessibility to Bury St Edmunds town centre and it is within 30 min by public transport and within 2-5km cycling distance to the village's (Stanton's) key services. If the site is allocated for employment use, the significance of these restrictions isn't as high as for residential sites. However, if residential uses are added there might be a conflict which will require further consideration.
- Objective 9: To improve water and air quality – RV4h Risby Business Park is located within a groundwater source protection zone 2 and within a major aquifer area (i.e. providing a high

level of water storage). Therefore, water quality and mitigating potential negative effects on water availability should be considered at the planning application stage.

- Objective 13: To reduce the effects of traffic on the environment. 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. In the event that residential development takes place in site RV4J) there will be a need to consider the impact of motorised traffic arising from the new homes as well.
- Objective 16: To conserve and enhance biodiversity and geodiversity – Development of and operation at some of the designated areas may lead to potential adverse effects on ecological designations. Therefore, at the planning application stage the necessary mitigation measures will need to be considered for the development of:
 - a) RV4b Chedburgh employment area is located within a 2km distance from Hay Wood, Whepstead, SSSI. Any new developments or extensions of the current activities within the area should consider their effects on this SSSI.
 - b) RV4g Land off Bardwell Road, Ixworth - within 2km of a SSSI at Bangrove Wood.
 - c) RV4h Risby Business Park - within 2km of a SSSI (Breckland Farmland) and the SPA (Breckland). The HRA Screening has not identified the potential for significant negative effects as a result of the site's development. However, a project level HRA may be required.
- Objective 10: To conserve soil resources and quality – some sites will lead to the loss of valuable agricultural land (e.g. RV4c Clare Chilton Street Business Park, RV4g Land off Bardwell Road). Therefore, impacts on valuable agricultural land should be considered at the planning application stage.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance – Some sites are close to / adjacent to listed buildings, such as RV4a Barrow Business Park. Therefore, Policy RV4 supporting text should specify which environmental considerations should be met. This should cover heritage assets.

Mixed effects

- Objective 12: To reduce waste - 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. 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.

Policy Assessment Summary

- 3.6 Modified Policy RV4 continues to perform reasonably well in the assessment by providing a number of allocations that are suitable for employment development in the rural areas.
- 3.7 The key constraints on allocations under this policy relate mainly to environmental designations.
- 3.8 However, with regards to site RV4J) and the potential inclusion of a proportion of residential development the main constraints are related to the proximity of schools, accessibility to nearby conurbations and the impacts of increased traffic.

Conclusions

- 3.9 The modifications introduced to site RV4J) have the potential for negative effects as outlined above which require further consideration prior to applications which include residential development being considered for the site.

4. Modifications to Policy RV10 Barrow

- 4.1 The modifications to Policy RV10 and supporting text have arisen as a result of discussions with Suffolk County Council Education. Barrow Primary School may need to expand in the future and the land needed would include the employment allocation RV4a) Barrow Business Park. Alternative employment provision has therefore been made on allocation RV10b) to ensure that an employment site can be delivered in the plan period. The inclusion of wording around the doctor's surgery reflects recent discussions between the site promoter and the surgery for the location Land east of Barrow Hill.

Modification MMR6

Policy RV10 Barrow				
Residential development is proposed in Barrow on the following greenfield sites;				
Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a)	Land at The Green, Barrow	1.5	Short term	29*
b)	Land east of Barrow Hill	4.2	Medium term	<u>75 dwellings and 1 hectare of B1 business use</u>
c)	Land west of Barrow Hill	3.5	Medium term	75

Residential development on these sites will be permitted ~~in accordance with~~ having regard to the phasing periods shown.

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~~ determined 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.

Developers of Land east of Barrow Hill (b) should investigate the opportunity for facilitating the provision of a new dental surgery and improved access/parking for the existing Barrow doctor's surgery through consultation and liaison with NHS England. The location of the B1 business uses on the site will be determined through the production of the development brief.

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 dates 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~~ **granted in December 2012 July 2013. Planning permission for 80 dwellings on Land west of Barrow Hill was granted in December 2013.*

Modifications AMR 35 & 36

Barrow Local constraints and opportunities	<p><i>Amend paragraph 'c' under local constraints and opportunities to read as follows:</i></p> <p>c) Additional or expanded services and facilities such as a dentist, <u>primary healthcare facilities and services, GPs,</u> primary school.....</p>
Barrow Local constraints and opportunities	<p><i>Insert new paragraph 'j' under constraints and opportunities</i></p> <p><u>j) The Suffolk County Historic Environment Record records prehistoric archaeological sites to the south of the village, which lies on relatively high ground. To the north, there is a cluster of medieval sites, and those of Roman and medieval date are recorded around The Green.</u></p>

Assessment Results

- 4.2 Modified Policy RV10 identifies three sites for residential development. The modifications introduce a new employment use to site RV10b). The site was originally identified for residential

but has been modified to provide for a diversification of uses that now includes employment land provision.

4.3 The detailed appraisal of site RV10b) has been revised in the light of the modifications and the results are shown in Appendix B (Table B2).

4.4 The general assessment of Policy RV10 and proposed development against the Sustainability Objectives has also been revised. The overall potential effects of Policy RV10 taking into account the modifications to site RV10b) are presented below.

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities - Barrow provides such facilities as GP Surgery and dentist. Land east of Barrow will investigate the opportunity for facilitating the provision of a new dental surgery. The settlement also has good access to health care facilities in Bury St Edmunds by bus. In addition Policy RV10 requires the provision of open space on all sites to address individual sites requirements. It also stipulates the enhancement of footpath and cycleway access, promoting healthier life styles.
- Objective 5: To improve access to key services for all sectors of the population - Barrow benefits from an excellent range of services for a village of its size. It also has good accessibility to Bury St Edmunds by bus.
- Objective 6: To offer everybody the opportunity for rewarding and satisfying employment- The site is now mixed use resulting in potential positive effects.
- Objective 7: To meet the housing requirements of the whole community – The policy benefits this objective as it allocates three sites for residential development. All of them will therefore provide a proportion of new affordable housing in accordance with the Core Strategy requirements.
- Objective 13: To reduce the effects of traffic on the environment - Due to the compact nature of the settlement pattern, all amenities and facilities are within easy walking distance, thus reducing the need to use lesser sustainable means of transport. The policy also stipulates the enhancement of footpath and cycleway access.
- Objective 18: Barrow 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 sites' development in line with Policy RV10 – and this could contribute to the woodland enhancement corridor.
- Objectives 19 and 22: To achieve sustainable levels of prosperity and economic growth throughout the plan area, and to encourage and accommodate both indigenous and inward investment – The policy now accommodates a wider diversification of uses with the introduction of employment land. As Policy RV10 now allocates land not only for residential uses but also for employment, it performs well against these economic objectives.

Negative effects

- Objective 9: To improve water and air quality – Allocations within Barrow are located within a groundwater source protection zone 2 and within a major aquifer area (i.e. providing a high level of water storage). In addition, Barrow Wastewater Treatment Works has very little headroom for additional development up to 2031, with most likely additional capacity required by 2020. Therefore, new development should contribute to the local infrastructure improvements.
- Objective 10: To conserve soil resources and quality - Allocations within Barrow are on greenfield land of agricultural value, therefore, leading to its loss.

- Objective 16: To conserve and enhance biodiversity and geodiversity – The proposed sites do not directly encroach any ecological or geological designations. The necessary mitigation measures would have to be undertaken for the development of RV10b) Land to the east of Barrow Hill, part of which is about 400m away from the County Wildlife Site, Wilsummer Wood.

Mixed effects

- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school and is within a 30 minute bus journey to upper schools. Therefore, siting new development within the village can lead to positive effects against this SA objective.

Policy Assessment Summary

- 4.5 Modified Policy RV10 continues to perform relatively well in the assessment providing allocations for small scale residential development and also employment. The allocations afford a good level of access to key local services and provide access to areas of greenspace that promote recreational opportunities. The modification to the site assessment has produced additional positive effects as it now contributes to the economic objectives 19 and 22 and also social objective 6 due to its proposed mixed use nature.
- 4.6 The key constraints for the allocations relate to access to infrastructure and potential impact on the local landscape. Barrow Wastewater Treatment Works has very little headroom for additional development up to 2031, with most likely additional capacity required by 2020. Therefore, new development should be carefully planned and designed. It should also contribute to the local infrastructure improvements.
- 4.7 In addition, for the site RV10b) any development brief and/or planning application must consider impacts on sensitive ecological designations, including a County Wildlife Site.
- 4.8 In addition, the sites are also designated as greenfield land, which would result in the loss of agricultural land.

Conclusions

- 4.9 The introduction of employment uses to site RV10b) has resulted in additional positive effects through contributing to the economic objectives linked to prosperity, economic growth and inward investment. The overall impact of the site modifications on Policy RV10 can therefore be considered to be positive.

5. Modifications to Policy RV12 Ixworth

- 5.1 The modifications to Policy RV12 and supporting text were made to address concerns expressed by developers during the examination of the need for more certainty that residential development could come forward on site RV12c). The change to the 'safe crossing' paragraph recognises feasibility as a consideration when requiring the developers to provide it.

Modification MMR8

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	20*
b)	Land off Crown Lane	2.5	Short term	90
c)	Land west of A143 and south of A1088	TBC	Medium term	80 (southern part of site) (residual land to north protected for educational use)

Residential development on these sites will be permitted ~~in accordance with~~ having regard to the phasing dates periods shown.

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

~~The southern part of site (c) An area of (land to the west of the A143 and south of the A1088) is allocated for 80 dwellings, with~~ †The remaining land residual part of the site to the north is 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.~~

Residential use on the residual land to the north can come forward in the medium term subject to the consideration of educational requirements on this land. This should be determined through the concept statement and masterplan process, which should also identify: If site (c) is brought forward for residential use the amount of land available for development, location of uses, access arrangements, and 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 from Crown Lane across the A143 Ixworth bypass, unless it is demonstrated not to be feasible;
- 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~~ **determined** once the concept statement and masterplan have been ~~agreed~~ **adopted** by the local planning authority.

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 ~~21~~ **16** dwellings at Reeves Farm, Stow Road was approved in November 2012.

Modifications AMR44 & 45

Ixworth local constraints and opportunities	<p><i>Amend paragraph 'h' to read as follows:</i></p> <p>h) There will be a need for additional water infrastructure and/or treatment upgrades to support new development in the village. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with earlier phases of growth but some enhancement to the treatment process may be required for later phases. There are major capacity constraints within the surface water network.</p>
Ixworth Local constraints and	<p><i>Insert new paragraph 'i' under constraints and opportunities:</i></p>

opportunities	i) <u>The County Historic Environment Record shows Prehistoric, Roman and Anglo-Saxon sites within and around the medieval settlement of Ixworth and its priory. These sites tended to overlook Mickle Mere.</u>
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Assessment Results

- 5.2 Modified Policy RV12 identifies three sites for residential development with the residual land to the north protected for educational use for site RV12c). The modifications concern site RV12c) clarifying that residential use on the residual land to the north can come forward in the medium term subject to the consideration of educational requirements on this land. The re-assessment has focussed on this modification as the SA does not consider issues relating to the timing of release of the site.
- 5.3 The detailed appraisal of site RV12c) has been revised in the light of the relevant modifications and the results are shown in Appendix B (Table B3) and no changes have been noted.
- 5.4 The general assessment of Policy RV12 and proposed development against the Sustainability Objectives has also been revised. The overall potential effects of Policy RV12 taking into account the modifications to site RV12c) are presented below.

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities – Ixworth provides such facilities as GP Surgery. The settlement also has good access to health care facilities in Bury St Edmunds by bus. In addition Policy RV12 requires the provision of open space on all sites to address individual sites requirements. It also stipulates the enhancement of footpath and cycleway access, promoting healthier life styles.
- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary and middle school and is within a 30 minute bus journey to upper schools.
- Objective 5: To improve access to key services for all sectors of the population - Ixworth benefits from an excellent range of services for a village of its size.
- Objective 7: To meet the housing requirements of the whole community – The policy benefits this objective as it allocates three sites for residential development. All of them will therefore provide a proportion of new affordable housing in accordance with the Core Strategy requirements.
- Objective 9: To improve water and air quality – Allocations within Ixworth are not subject to water or air quality constraints.
- Objective 13: To reduce the effects of traffic on the environment - Due to the compact nature of the settlement pattern, all amenities and facilities are within easy walking distance, thus reducing the need to use lesser sustainable means of transport. The policy also stipulates the enhancement of footpath and cycleway access.

Negative effects

- Objective 10: To conserve soil resources and quality - Allocations within Ixworth are on greenfield land of agricultural value, therefore, leading to its loss.
- Objective 16: All sites are within 2km of Bangrove wood SSSI and in addition Suffolk Wildlife Trust have identified potential protected species issues associated with Reeves Farm Stow Road. However, the policy includes a requirement for the provision of strategic landscaping and open space on all sites to address the individual site requirements and locations, which should mitigate potential negative effects.

Policy Assessment Summary

- 5.5 Modified Policy RV12 continues to perform reasonably well in the assessment by providing allocations that are suitable for small scale residential development. The allocations provide a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The allocations also provide access to areas of greenspace and the countryside that promote recreational opportunities.
- 5.6 The key constraints on allocations relate to infrastructure and environmental designations. Additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population. All sites are within 2km of Bangrove Wood SSSI.
- 5.7 In addition, allocations within Ixworth are on greenfield land of agricultural value, therefore, leading to its loss.

Conclusions

- 5.8 The clarifications introduced through the modifications to site RV12c) have not resulted in any significant changes in the results of the site detailed appraisal nor in the results of the assessment of Policy RV12 which allocates the site.

6. Modifications to Policy RV21 Hopton

- 6.1 The modifications to Policy RV21 Hopton reflect discussions between the site promoters and the Parish Council. The site area now includes the site of the existing village hall to ensure that this facility is brought forward either on the greenfield site or on the site of the existing village hall.
- 6.2 An amendment has been made to require a site development brief, rather than a concept statement and masterplan, which is consistent with other sites of this nature in the Rural Vision.

Modification MMR17

Policy RV21 Hopton

~~2.5~~ **3.25** hectares of land is allocated for residential, ~~and~~ **community and/or village hall facilities and open space** ~~uses on land to the south eastern edge of Hopton.~~

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

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

The indicative capacity of the site is 25 dwellings in the period to 2031. If the new community and/or village hall facilities were to be developed on the site of the existing village hall and playing field, a higher level of housing may be feasible, provided that appropriate contributions were secured towards the delivery of the new facilities. The final housing numbers will be informed through the production of a site development brief which will establish the amount of land available for development, location and types of uses on the site, access arrangements, and design and landscaping. will be informed by a concept statement and masterplan for the site. The concept statement and masterplan
The development brief 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 will only be **determined** ~~considered~~ once the **development brief** ~~concept statement and masterplan~~ have **has been agreed adopted** by the local planning authority.

~~Development proposals on the site 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 ensure the continued provision of early years education.

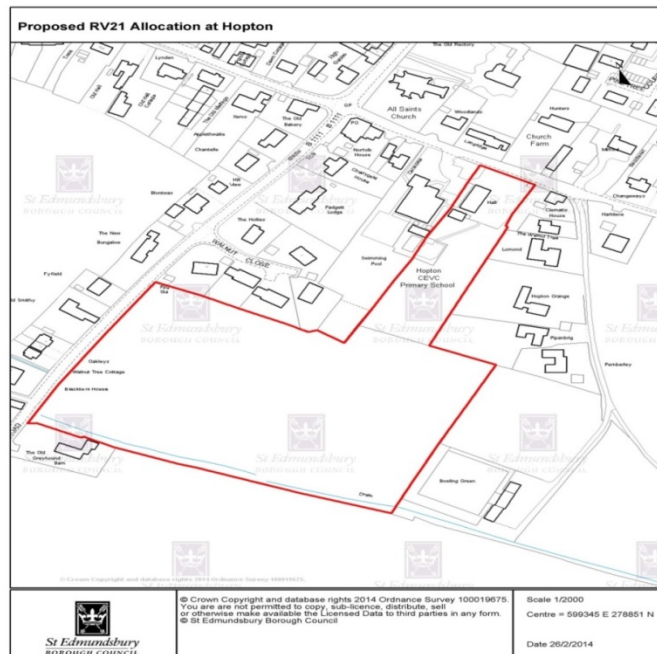
Strategic landscaping and open space must be provided to address the individual site requirements and location.

Foul drainage should be via the public sewerage network.

Modifications AMR83-86

<p>Hopton Local constraints and opportunities</p>	<p><i>Amend paragraph 'i' under constraints and opportunities:</i></p> <p>i) <u>Hopton's historic settlement core centres on The Street and the church. Multi-period sites are recorded in the County Historic Environment Record to the south of Nethergate Street and to the west of Manor Farm at the northern boundary of Hopton.</u> There are two locations of particular note in terms of archaeology. Three large archaeological designated sites are situated south of Nethergate Street and one large site covers land to the west of Manor Farm which is located adjacent to the northern boundary of Hopton. <u>There should be assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments.</u></p>
<p>Hopton local constraints and opportunities</p>	<p><i>Amend paragraph 'l' to read as follows:</i></p> <p>l) There will be a need for additional water infrastructure and/or treatment upgrades to support new development in the village. <u>There are some major capacity constraints within the surface water network.</u></p>
<p>33.11-33.14</p>	<p><i>Amend paragraphs 33.11-33.12 and 33.14 to read as follows:</i></p> <p>33.11 This site lies <u>mainly</u> to the south of Hopton and comprises a large arable field which borders the B1111 <u>and includes land occupied by the current village hall, car park and playing field.</u> The northern <u>and western boundaries</u> of the site lies adjacent to existing residential properties and the primary school and associated recreational ground. The site has been assessed as being of low ecological value.</p> <p>33.12 There is a recognised need for <u>improved</u> recreational and community <u>(including health)</u> facilities in the village and the provision of some housing on this site will <u>contribute towards</u> these facilities to being delivered. The site uses will comprise housing, land reserved for community use <u>community facilities and/or village hall</u> } and playing fields. The site could also <u>be used to</u> accommodate the relocation of the doctor's surgery, if required, which is an</p>

	<p>issue that should be determined through <u>liaison with NHS England during the production of a development brief for the site.</u> the concept statement and masterplan. <u>Proposals for the development of the site must be capable of accommodating accommodate for the future expansion of the primary school facilities.</u> which, although has already determined the additional required classroom space, may also require additional associated facilities.</p> <p>33.14 A <u>development brief</u> concept statement and masterplan will need to be produced for this site which will need to ensure that the design and development of the site is sympathetic to the surrounding sensitive environmental features including the SSSI and Special Area of Conservation (SAC) designations and any adverse effects mitigated.</p>
<p>Hopton Sketch Map</p>	<p>Delete sketch plan on page 97 of document and replace with a site plan (attached) combining the village hall site with the original allocation.</p>



Assessment Results

- 6.3 Modified Policy RV21 identifies one site for residential development, community and/or village hall facilities and open space. The detailed appraisal of site RV21 has been revised in the light of the modifications, in particular the one which increases the size of the site from 2.5 ha to 3.25 ha (new

site boundaries shown above) and the results are shown in Appendix B (Table B4). The site has expanded to the north to include 0.75 ha of recreational land.

- 6.4 The introduction of a higher level of housing (above 25 dwellings), which is subject to appropriate contributions towards the delivery of the new community facilities has also been considered. The overall impact of the site modifications on Policy RV10 would not alter the site assessment as the principle of development of housing on the site has been accounted in the original assessment and the increase in housing provision is not considered to alter significantly the original impacts.
- 6.5 The general assessment of Policy RV21 and proposed development against the Sustainability Objectives has also been revised. The overall potential effects of Policy RV21 taking into account the modifications to site RV21 are presented below.

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities - 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.
- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school which has capacity and is located within a 30 minute bus journey to middle and upper schools at Stanton and Thurston. The site is within 800m walk of the primary school and is easily cyclable.
- Objective 5: To improve access to key services for all sectors of the population - The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.
- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is within close proximity to areas of accessible green open space. In addition, by re-developing the village hall area by providing a new facility and recreational open space this will have positive social impacts and improve community spirit.
- Objective 13: To reduce the effects of traffic on the environment: 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.
- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance- There are no listed buildings on or adjacent to the site. The site is not within or adjacent to a conservation area nor located in proximity to a Historic Park and Garden or a SAM. The site is not on or near an Area identified as Archaeological Importance.
- Objective 21: To encourage efficient patterns of movement in support of economic growth- The site is located within two minutes of a bus stop. The village is 15 miles from Bury St Edmunds, which may be a large area for employment for residents. This will require residents to travel by a perhaps less sustainable means of transport.

Negative effects

- Objective 9: To improve water and air quality - Constraints to provision of water infrastructure and/or treatment to serve proposed growth
- Objective 10: To conserve soil resources and quality- The site is proposed on greenfield land classified as grade 2 agricultural land.

- Objective 16: To conserve and enhance biodiversity and geodiversity - 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, regarding the influencing of recreation in the surrounding area and mains drainage, to avoid potential negative effects on the SAC.

Mixed effects

- Objective 5: To improve access to key services for all sectors of the population- The site is neither within 30 minutes of a town centre by public transport nor within 30 minutes of shops/supermarkets by public transport. Equally, 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 reasonable range of services and facilities and the bus to Bury St Edmunds provides a travel-to-work service, with a journey time of 1 hour.
- Objective 9: To improve water and air quality - The site is located within a groundwater source protection zone 2 but it is not within an air quality management area.
- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes - The site is not within a Green Corridor and will not lead to coalescence of the urban extension with nearby villages. However, to the west and north of the village lies a Special Landscape Area which should be considered in the planning process and necessary mitigation measures implemented.

Policy Assessment Summary

- 6.6 Modified Policy RV21 continues to perform well in the assessment in providing a small scale residential development that may be considered for inclusion within the extended Housing Settlement Boundary. The site provides a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The site also provides access to areas of greenspace that promote recreational opportunities.
- 6.7 The key constraints on the site relate to access to larger centres, infrastructure and potential impact on a listed building. Additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population.
- 6.8 The site is also designated as greenfield land, which would result in the loss of Grade 2 agricultural land.
- 6.9 In addition, the site is not within a reasonable public transport commute of the larger centre of Bury St Edmunds that provides a greater variety of shopping facilities and schooling.

Conclusions

- 6.10 The changes introduced to site RV12c) have not resulted in any significant changes in the results of the site detailed appraisal nor in the results of the assessment of Policy RV12 which allocates the site.

7. Final Conclusions

- 7.1 On the basis of the results above, it can be concluded the Main Modifications that have been made to the policies in the Rural Vision 2031 Submission Draft June 2013 are either non-material to the SA, had already been considered in the SA, result in non-significant changes to the effects that had been identified or strengthen the significance of the positive effects that had been identified. These are positive outcomes from a sustainability perspective.

8. References

- Inspector's Report on the Examination into Bury St Edmunds Vision 2031, Haverhill Vision 2031 and Rural Vision 2031, July 2014
- Rural Vision 2031 Post Examination Main Modifications For Consultation, April 2014
- Rural Vision 2031 Post Examination Additional Modifications, April 2014
- VISION 2031 POLICIES MAP Proposed Modifications Version 4 (Final), February 2014
- Sustainability Appraisal of the Rural Vision 2031 Submission Draft June 2013

Appendix A – Main Modifications

RURAL VISION 2031

Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Reference	Page	Policy/ Paragraph	Modification
MMR1	32	RV4	<p><i>Insert the following new paragraph into policy RV4 after the sentence ending " ... will be safeguarded.":</i></p> <p><u>If, having regard to prevailing market conditions, it is demonstrated that the development of the available land at the Shepherd's Grove site for B1/B2/B8 uses together with the provision of the required access road could not be viably achieved, the inclusion of a proportion of residential and/or other higher-value development will be considered. Any higher-value development included for this purpose shall be no more than is necessary to achieve a viable B1/B2/B8 development together with the access road, and shall not include any main town centre uses as defined in the Glossary to the National Planning Policy Framework, other than retail development to serve local needs. The amount, location and nature of any higher-value development will be specified in the masterplan for the site and will be subject to regular review, having regard to market conditions and development viability.</u></p> <p><i>Add the following sentence at end of policy RV4 (before the Note in brackets):</i></p> <p><u>Applications for planning permission will only be determined once the masterplan has been adopted by the local planning authority.</u></p>
MMR2	36	12.6 a	<p><i>Amend action 'a' to read as follows:</i></p> <p><u>a Where appropriate, Set standards for sustainable construction standards above current minimum requirements and water efficiency through the enforcement of Development Management Policy DM7 (and any subsequent policy that replaces it)- application of any relevant development plan policies.</u></p>
MMR3	37	12.6 b	<p><i>Amend action 'b' to read as follows:</i></p> <p><u>b Where appropriate, Set stringent CO2 emission and carbon footprint standards for major development, both during both the construction and the use of the building, through the enforcement of Development Management Policy DM8 (and any subsequent policy that replaces it)- application of any relevant development plan policies.</u></p>
MMR4	47	RV7	<p><i>Amend part b) of policy RV7 to read as follows:</i></p>

Reference	Page	Policy/ Paragraph	Modification																				
			b) suitable <u>alternative allotment provision mitigation</u> can be identified and made available.																				
MMR5	54	RV9	<p><i>Insert new part 'e' to Policy RV9 to read as follows:</i></p> <p><u>e) promote access to, and appreciation of, local history and heritage assets within the landscape as part of a multi-functional approach.</u></p>																				
MMR6	58	RV10	<p><i>Amend policy to read as follows:</i></p> <p>Policy RV10 Barrow</p> <p>Residential development is proposed in Barrow on the following greenfield sites;</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Location</th> <th>Area (ha)</th> <th>When development could take place (short/medium/long term)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>a)</td> <td>Land at The Green, Barrow</td> <td>1.5</td> <td>Short term</td> <td>29*</td> </tr> <tr> <td>b)</td> <td>Land east of Barrow Hill</td> <td>4.2</td> <td>Medium term</td> <td>75 dwellings and <u>1 hectare of B1 business use</u></td> </tr> <tr> <td>c)</td> <td>Land west of Barrow Hill</td> <td>3.5</td> <td>Medium term</td> <td>75</td> </tr> </tbody> </table> <p>Residential development on these sites will be permitted in accordance with <u>having regard to the phasing periods shown.</u></p> <p>Development on land at The Green (a) must accord with the requirements in the adopted site development brief.</p> <p>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</p>	Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity	a)	Land at The Green, Barrow	1.5	Short term	29*	b)	Land east of Barrow Hill	4.2	Medium term	75 dwellings and <u>1 hectare of B1 business use</u>	c)	Land west of Barrow Hill	3.5	Medium term	75
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Reference	Page	Policy/ Paragraph	Modification
			<p>the sites.</p> <p>Applications for planning permission will only be considered <u>determined</u> once the development brief has been agreed by the local planning authority.</p> <p>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.</p> <p><u>Developers of Land east of Barrow Hill (b) should investigate the opportunity for facilitating the provision of a new dental surgery and improved access/parking for the existing Barrow doctor's surgery through consultation and liaison with NHS England. The location of the B1 business uses on the site will be determined through the production of the development brief.</u></p> <p>Strategic landscaping and open space must be provided on all sites to address the individual site requirements and locations.</p> <p>*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 dates 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 granted in December 2012 <u>July 2013</u>. Planning permission for 80 dwellings on Land west of Barrow Hill was granted in December 2013.</p>
MMR7	62	RV11	<p><i>Amend the second sentence of policy RV11 as follows:</i></p> <p>Residential development on these sites will be permitted in accordance with <u>having regard to the phasing dates periods</u> shown.</p> <p><i>Amend the fifth sentence of the policy as follows:</i></p> <p>Applications for planning permission will only be considered <u>determined</u> once the development brief has been agreed by the local planning authority.</p>
MMR8	66	RV12	<p><i>Amend policy to read as follows:</i></p>

Reference	Page	Policy/ Paragraph	Modification																				
			<p>Policy RV12 Ixworth</p> <p>Development is proposed in Ixworth on the following sites:</p> <table border="1" data-bbox="639 443 1469 1137"> <thead> <tr> <th data-bbox="639 443 715 591">Ref</th> <th data-bbox="715 443 863 591">Location</th> <th data-bbox="863 443 959 591">Area (ha)</th> <th data-bbox="959 443 1257 591">When development could take place (short/medium/long term)</th> <th data-bbox="1257 443 1469 591">Indicative capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="639 591 715 757">a)</td> <td data-bbox="715 591 863 757">Reeves Farm, Stow Road</td> <td data-bbox="863 591 959 757">0.5</td> <td data-bbox="959 591 1257 757">Short term</td> <td data-bbox="1257 591 1469 757">20*</td> </tr> <tr> <td data-bbox="639 757 715 891">b)</td> <td data-bbox="715 757 863 891">Land off Crown Lane</td> <td data-bbox="863 757 959 891">2.5</td> <td data-bbox="959 757 1257 891">Short term</td> <td data-bbox="1257 757 1469 891">90</td> </tr> <tr> <td data-bbox="639 891 715 1137">c)</td> <td data-bbox="715 891 863 1137">Land west of A143 and south of A1088</td> <td data-bbox="863 891 959 1137">TBC</td> <td data-bbox="959 891 1257 1137">Medium term</td> <td data-bbox="1257 891 1469 1137">80 (southern part of site) (residual land to north protected for educational use)</td> </tr> </tbody> </table> <p>Residential development on these sites will be permitted in accordance with <u>having regard to</u> the phasing dates <u>periods</u> shown.</p> <p>Development on land off Crown Lane (b) must accord with the requirements in the adopted site concept statement and masterplan.</p> <p>The southern part of site (c) An area of (land to the west of the A143 and south of the A1088) is allocated for 80 dwellings. with t <u>The remaining land-residual part of the site to the north is</u> 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.</p> <p><u>Residential use on the residual land to the north can come forward in the medium term subject to the consideration of educational requirements on this land. This should be determined through the concept statement and masterplan process, which should also identify.</u> If site (c) is brought forward for residential use the amount of land available for development, location of uses, access arrangements, and design and landscaping. will be informed by a concept statement and masterplan for the site. The site must provide:</p> <ul style="list-style-type: none"> • contributions through CIL or S106 to the provision of 	Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity	a)	Reeves Farm, Stow Road	0.5	Short term	20*	b)	Land off Crown Lane	2.5	Short term	90	c)	Land west of A143 and south of A1088	TBC	Medium term	80 (southern part of site) (residual land to north protected for educational use)
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Reference	Page	Policy/ Paragraph	Modification
			<p>a safe crossing <u>from Crown Lane across the A143 Ixworth bypass, unless it is demonstrated not to be feasible:</u></p> <ul style="list-style-type: none"> • 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. <p>Applications for planning permission on site (c) will only be considered <u>determined</u> once the concept statement and masterplan have been agreed <u>adopted</u> by the local planning authority.</p> <p>Strategic landscaping and open space must be provided on all sites to address the individual site requirements and locations.</p> <p>*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 <u>16</u> dwellings at Reeves Farm, Stow Road was approved in November 2012.</p>
MMR9	70	RV13	<p><i>Amend the second sentence of policy RV13 as follows:</i></p> <p>Residential development on these sites will be permitted in accordance with <u>having regard to</u> the phasing dates <u>periods</u> shown.</p> <p><i>Amend the second sentence in the fifth paragraph of the policy as follows:</i></p> <p>Applications for planning permission will only be considered <u>determined</u> once the development brief has been agreed <u>adopted</u> by the local planning authority.</p>
MMR10	72	RV14	<p><i>Amend the second sentence of policy RV14 as follows:</i></p> <p>Residential development on this site will only be permitted after the date <u>having regard to the phasing period</u> shown.</p>
MMR11	77	RV15	<p><i>Amend the second sentence of policy RV15 as follows:</i></p> <p>Residential development on this site will be permitted in accordance with <u>having regard to</u> the phasing date <u>period</u> shown.</p>
MMR12	80	RV16	<p><i>Amend the second sentence of policy RV16 as follows:</i></p>

Reference	Page	Policy/ Paragraph	Modification
			Residential development on this site will be permitted in accordance with <u>having regard to</u> the phasing date period <u>shown</u> .
MMR13	83	RV17	<i>Amend the second sentence of policy RV17 as follows:</i> Residential development on this site should be <u>will be permitted in accordance with</u> <u>having regard to</u> the phasing date period <u>shown</u> .
MMR14	87	RV18	<i>Amend the third sentence in the third paragraph of policy RV18 as follows;</i> Applications for planning permission will only be considered <u>determined</u> once the development brief has been <u>adopted</u> agreed by the local planning authority.
MMR15	89	RV19	<i>Amend the second sentence of policy RV19 as follows:</i> Residential development on this site should be <u>will be permitted in accordance with</u> <u>having regard to</u> the phasing date period <u>shown</u> .
MMR16	93	RV20	<i>Amend the second sentence of policy RV20 as follows:</i> Residential development on these sites will be permitted in accordance with <u>having regard to</u> the phasing periods <u>shown</u> . <i>Amend the second sentence in the third paragraph of policy RV20 as follows;</i> Applications for planning permission will only be considered <u>determined</u> once the development brief has been <u>adopted</u> agreed by the local planning authority.
MMR17	97	RV21	<i>Amend policy to read as follows:</i> Policy RV21 Hopton 2.5 <u>3.25</u> hectares of land is allocated for residential, and <u>community and/or village hall facilities and open space uses</u> on <u>land</u> to the south eastern edge of Hopton. 25 dwellings will be permitted on the site in the period to 2031. Drainage should be via the mains sewer.

Reference	Page	Policy/ Paragraph	Modification
			<p><u>The indicative capacity of the site is 25 dwellings in the period to 2031. If the new community and/or village hall facilities were to be developed on the site of the existing village hall and playing field, a higher level of housing may be feasible, provided that appropriate contributions were secured towards the delivery of the new facilities. The final housing numbers will be informed through the production of a site development brief which will establish the amount of land available for development, location and types of uses on the site, access arrangements, and design and landscaping, will be informed by a concept statement and masterplan for the site. The concept statement and masterplan. The development brief must include proposals for influencing recreation in the surrounding area, to avoid a damaging increase in visitors to Waveney-Little Ouse Valley Fens SAC.</u></p> <p>The development area must provide footpath and cycleway access/links to the village centre.</p> <p>Applications for planning permission on the site will only be determined considered once the development brief concept statement and masterplan have <u>has been agreed adopted</u> by the local planning authority.</p> <p>Development proposals on the site 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 ensure the continued provision of an early years education facility.</p> <p>Strategic landscaping and open space must be provided to address the individual site requirements and location.</p> <p><u>Foul drainage should be via the public sewerage network.</u></p>
MMR18	101	RV22	<p><i>Amend the second sentence of policy RV22 as follows:</i></p> <p>Residential development on this site will be permitted in accordance with <u>having regard to</u> the phasing date period shown.</p>
MMR19	105	RV23	<p><i>Amend phasing date of policy RV23 as follows:</i></p> <p>Medium <u>Short</u> term</p> <p><i>Amend the second sentence of policy RV23 as follows:</i></p>

Reference	Page	Policy/ Paragraph	Modification
			Residential development on this site will be permitted in accordance with <u>having regard to</u> the phasing date period shown.
MMR20	108	RV24	<p><i>Amend the second sentence of policy RV24 as follows:</i></p> <p>Residential development on this site will be permitted in accordance with <u>having regard to</u> the phasing date period shown.</p>
MMR21	111	RV25	<p><i>Amend the second sentence of policy RV25 as follows:</i></p> <p>Residential development on this site will be permitted in accordance with <u>having regard to</u> the phasing date period <u>shown</u>.</p> <p><i>Amend fourth paragraph of policy RV25 to read as follows;</i></p> <p>Applications for planning permission on this site will only be considered <u>determined</u> once the development brief has been agreed <u>adopted</u> by the local planning authority.</p> <p><i>Amend 5th paragraph of policy RV25 to read as follows:</i></p> <p><u>Development on land at Nunnery Green and Cemetery Hill should incorporate proposals for a new GP surgery and associated car parking, the location of which will be determined in the development brief. The impact of development on land at Nunnery Green and Cemetery Hill on healthcare capacity should be assessed and required mitigation measures determined through consultation and liaison with NHS England.</u></p>
MMR22	121	Appendix 4	<i>Insert new Appendix 5 'Replacement of saved St Edmundsbury Local Plan (2016) Policies' after page 120</i>

Proposed main modification reference MMR22

Rural Vision 2031

Replacement of saved St Edmundsbury Local Plan (2016) Policies

The St Edmundsbury Local Plan was adopted in 2006. In 2009 St Edmundsbury Borough Council made representations to the Secretary of State to save a number of policies from the Replacement Local Plan beyond the transition period from the implementation of the Planning and Compulsory Purchase Act (2004).

The following saved policies are superseded on adoption of the Rural Vision 2031 document.

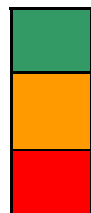
<u>Replacement St Edmundsbury Local Plan 2016 policy reference</u>	<u>Policy Heading</u>	<u>Where policy is superseded by the Rural Vision document</u>
<u>RA1</u>	<u>Brownfield Allocations- Rural Service Centres</u>	<u>RV12, RV13, RV19, RV22</u>
<u>RA2</u>	<u>Greenfield Allocations – Rural Service Centres</u>	<u>RV10 to RV11 RV14 to RV18 RV20 to RV21</u>
<u>RA3</u>	<u>General Employment Areas – Rural Areas</u>	<u>RV4</u>
<u>RA4</u>	<u>New open space provision</u>	<u>Deleted</u>

Appendix B – Site Assessments

Table B.1 – Assessment of Modifications to RV4j Shepherd’s Grove, Stanton / Hepworth

Note; Modifications to the allocation and changes to the assessment results are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text.

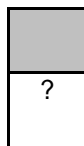
Key to Sites Assessment



In conformity with the criterion

Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified

In conflict with the criterion



Not relevant to criterion / Neutral effects

Insufficient information is available

SA Objective		Indicator	Notes	Colour Code (Employment)	Colour Code (Employment and residential and/or other higher value development)
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) <u>and a proportion of residential and/or other higher value development</u>			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.		

SA Objective	Indicator	Notes	Colour Code (Employment)	Colour Code (Employment and residential and/or other higher value development)
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) <u>and a proportion of residential and/or other higher value development</u>		Indicative Capacity: Employment B1, B2 & B8 uses		
			However, Although this criterion is not of high significance for an employment site, it is relevant for residential uses and requires further consideration before residential uses can be permitted.	
	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, If the site is allocated for employment use <u>only</u> , the significance of this criterion is not as high as it is for residential sites; therefore, an amber colour coding is assigned. <u>If residential use is included then a potential conflict may arise which will require further consideration.</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 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.	

SA Objective	Indicator	Notes	Colour Code (Employment)	Colour Code (Employment and residential and/or other higher value development)
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) <u>and a proportion of residential and/or other higher value development</u>		Indicative Capacity: Employment B1, B2 & B8 uses		
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?		

SA Objective	Indicator	Notes	Colour Code (Employment)	Colour Code (Employment and residential and/or other higher value development)
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) <u>and a proportion of residential and/or other higher value development</u>		Indicative Capacity: Employment B1, B2 & B8 uses		
			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 <u>but for employment under the first scenario. The second scenario includes mixed-use development and will be aligned with this criterion to some extent but with reduced accessibility to local facilities</u>	
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 <u>in the first scenario and mixed-use in the second scenario</u>	
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 <u>in the first scenario and mixed-use development including housing in the second scenario.</u>	

SA Objective		Indicator	Notes	Colour Code (Employment)	Colour Code (Employment and residential and/or other higher value development)
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) <u>and a proportion of residential and/or other higher value development</u>			Indicative Capacity: Employment B1, B2 & B8 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 adjacent to an area of recreational open space for community participation.		
Environmental					
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is 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		

SA Objective		Indicator	Notes	Colour Code (Employment)	Colour Code (Employment and residential and/or other higher value development)
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) <u>and a proportion of residential and/or other higher value development</u>			Indicative Capacity: Employment B1, B2 & B8 uses		
			design specifications. Sustainable use of water is also a requirement in the BREEAM.		
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.		
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.		
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.		
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment. <u>In the event that residential uses take place there will be a need to consider the impact of motorised traffic arising from the new homes.</u>		
14	To reduce contributions to climate change	Will the site proposal promote the	It is likely that the site will promote the		

SA Objective	Indicator	Notes	Colour Code (Employment)	Colour Code (Employment and residential and/or other higher value development)	
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) <u>and a proportion of residential and/or other higher value development</u>		Indicative Capacity: Employment B1, B2 & B8 uses			
		incorporation of small-scale renewable in developments?	incorporation of small-scale renewable or other carbon saving measures in developments, as Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.		
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to achieve BREEAM 'very good' rating for non-residential developments. Building Regulations will also require an increased standard for insulation etc. <u>In the case of residential development the Code for Sustainable Homes will be applied.</u>		
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 (Employment)	Colour Code (Employment and residential and/or other higher value development)
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) <u>and a proportion of residential and/or other higher value development</u>			Indicative Capacity: Employment B1, B2 & B8 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 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 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	The site is not within the conservation area.		

SA Objective		Indicator	Notes	Colour Code (Employment)	Colour Code (Employment and residential and/or other higher value development)
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) <u>and a proportion of residential and/or other higher value development</u>			Indicative Capacity: Employment B1, B2 & B8 uses		
		assessment, proximity will be taken to mean that the site is within 40m of a conservation area.			
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to 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.		

SA Objective		Indicator	Notes	Colour Code (Employment)	Colour Code (Employment and residential and/or other higher value development)
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) <u>and a proportion of residential and/or other higher value development</u>			Indicative Capacity: Employment B1, B2 & B8 uses		
Economic					
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment <u>in the first scenario and for mixed-use development in the second so both scenarios are in alignment with this criterion.</u>		
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?	There are 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.		

Table B.2 – Assessment of Modifications to RV10b Land to the east of Barrow Hill

Note; Modifications to the allocation and changes to the assessment results are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text.

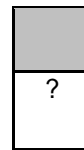
Key to Sites Assessment



In conformity with the criterion

Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified

In conflict with the criterion



Not relevant to criterion / Neutral effects

Insufficient information is available

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 <u>and commercial units (B1 employment)</u>		Indicative Capacity: 75 dwellings <u>and 1 ha of B1 business uses</u>		
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	

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 and commercial units (B1 employment)		Indicative Capacity: 75 dwellings and 1 ha of B1 business uses		
			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 residential development and will therefore be designed to minimize noise concerns. <u>Part of the site is proposed for Class B1 employment and is unlikely to produce large levels of noise and odour.</u>	
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 mixed-use development giving good access to local facilities.	

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 and commercial units (B1 employment)		Indicative Capacity: 75 dwellings and 1 ha of B1 business 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 not proposed for employment use <u>now proposed for mixed use development.</u>	
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 <u>3.2 ha</u> the residential development on 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.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	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 design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes and BREEAM.	

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 and commercial units (B1 employment)		Indicative Capacity: 75 dwellings and 1 ha of B1 business uses		
		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 residential development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets. <u>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.</u>	
		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. <u>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.</u>	
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 ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon	






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 and commercial units (B1 employment)		Indicative Capacity: 75 dwellings and 1 ha of B1 business uses		
			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.	
		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	The site is not located in proximity to a Historic	

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 and commercial units (B1 employment)		Indicative Capacity: 75 dwellings and 1 ha of B1 business uses		
		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.	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.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	<u>The site is now proposed for employment use (1 ha) as well as residential and therefore contributes positively to this objective.</u>	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	<u>The site will now provide employment uses within the village area.</u>	
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 will now increase employment land availability	

Table B.3 – Assessment of Modifications to RV12c Land to the west of A143, south of A1088

Note; Modifications to the allocation and changes to the assessment results are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text.

Key to Sites Assessment

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

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 (and educational uses, subject to the consideration of educational requirements on residual land to the north).		Indicative Capacity: 80 (southern part of site) (residual land to <u>the north</u> 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.	

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 (and educational uses, subject to the consideration of educational requirements on residual land to the north).		Indicative Capacity: 80 (southern part of site) (residual land to the north protected for educational use).		
		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 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	Is the site proposed in a location with accessible	The site is within close proximity to areas for	

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 (and educational uses, subject to the consideration of educational requirements on residual land to the north).		Indicative Capacity: 80 (southern part of site) (residual land to the north protected for educational use).		
	live and encourage community participation	green space?	open access to land.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is not located within a groundwater source protection zone	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	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 land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern	

SA Objective		Indicator	Notes	Colour Code
Ixworth: Land to the west of A143, south of A1088		Area: TBC		
Corresponding site submission reference number: RV12c				
Proposed for Residential (and educational uses, subject to the consideration of educational requirements on residual land to the north).		Indicative Capacity: 80 (southern part of site) (residual land to the north protected for educational use).		
			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 ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI	The site is not located near any SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland?	The site is greater than 500m from county Wildlife sites.	

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 (and educational uses, subject to the consideration of educational requirements on residual land to the north).		Indicative Capacity: 80 (southern part of site) (residual land to the north protected for educational use).	
		Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings 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.

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 (and educational uses, subject to the consideration of educational requirements on residual land to the north).		Indicative Capacity: 80 (southern part of site) (residual land to the north protected for educational use).		
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise village centres	Is the site proposed for mixed-use development or employment in village centres?	N/A	
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 B.4 – Assessment of Modifications to RV21 Land off Bury Road / rear of village hall

Note; Modifications to the allocation and changes to the assessment results are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text.

Key to Sites Assessment

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

SA Objective		Indicator	Notes	Colour Code
<i>Hopton</i>		Area: 3.25 ha		
Corresponding site submission reference number: RV21				
Proposed for Residential & Community facilities		Indicative Capacity: 25 dwellings, community and/or village hall facilities and open space		
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.	
		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.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as	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).	

		major aquifer?		
		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 versatile agricultural land (Grade 1, 2 and 3)?	The site is listed as 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.	
		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 Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected	

			heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes? 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, 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 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.	
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.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use, 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 two 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.	

St Edmundsbury Borough Council Local Plan

Rural Vision 2031 Submission Draft Document

Sustainability Appraisal Report Main Report

June 2013

Notice

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List of Abbreviations

Term	Meaning
AMR	Annual Monitoring Report
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
CO ₂	Carbon Dioxide
CWS	County Wildlife Site
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
HRA	Habitats Regulations Assessment
KSC	Key Service Centre
LSC	Local Service Centre
LDD	Local Development Document
LDF	Local Development Framework
LNR	Local Nature Reserve
LSOA	Lower Super Output Area
NDO	Neighbourhood Development Orders
NNR	National Nature Reserve
NP	Neighbourhood Plans
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister
ONS	Office of National Statistics
PDL	Previously Developed Land
PPPs	Plans, Programmes and Policies
PPS	Planning Policy Statement
RIGS	Regionally Important Geological/Geomorphological Site
RSA	Rural Site Allocations
SA	Sustainability Appraisal
SAC	Special Areas of Conservation
SM	Scheduled Monument
SEA	Strategic Environmental Assessment
SEBC	St Edmundsbury Borough Council
SPA	Special Protection Areas
SPD	Supplementary Planning Document

SSAG	Suffolk Sustainability Appraisal Group
SSSI	Site of Special Scientific Interest

Non-Technical Summary

Overview of the Rural Vision 2031 document

St Edmundsbury Borough Council is currently preparing the Local Plan (formerly known as the Local Development Framework) which will set out the policies and principles for the development and use of land up to 2031. The Local Plan is made up of a collection of Development Plan Documents (DPDs), one of which is the Rural Vision 2031 document. After adoption, the Local Plan will supersede the Replacement St Edmundsbury Borough Local Plan 2016 which was adopted in 2006. The contents of the Rural Vision 2031 document flows from and complements the policies in the adopted Core Strategy.

The Core Strategy includes a hierarchy of settlements based on an assessment of the services and facilities in each settlement. The location of the sites allocated in the Rural Vision 2031 document has been influenced by the hierarchy which identifies five Key Service Centres (KSCs) and 13 Local Service Centres (LSCs).

The Rural Vision 2031 document includes policies allocating individual sites in KSCs and LSCs for specific uses to deliver the vision of the adopted Core Strategy. Sites have been identified for development based on a range of planning and sustainability criteria and environmental constraints.

Additionally, the document reviews Housing Settlement Boundaries in rural areas and designates rural employment areas and operational use areas. It also sets generic policies on how the Local Plan will deal with Neighbourhood Plans and Neighbourhood Development Orders under the new Localism Act, safeguard educational establishments and develop Green Infrastructure in the context of new development in rural areas.

Separate Bury St Edmunds Vision 2031 and Haverhill Vision 2031 documents set out policies allocating sites for future development in these two main towns.

Why do we need to produce a Sustainability Appraisal and what is the purpose of one?

The Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment (SEA) Directive 2001/42/EC require the production of a Sustainability Appraisal (SA) to accompany each DPD included within the LDF (now Local Plan). The updated Town and Country Planning (Local Development) (England) (Amendment) Regulations 2012 still include the requirement for SA for LDDs, which cover DPDs. The purpose of SA is to promote sustainable development through better integration of sustainability considerations in the preparation and adoption of plans. The Regulations stipulate that SA of LDDs should meet the requirements of the SEA Directive.

The Department for Communities and Local Government (DCLG) Plan Making Manual² states that “The sustainability appraisal is integral to the plan making process. It should perform a key role in providing a sound evidence base for the plan and form an integrated part of the plan preparation process”.

The National Planning Policy Framework (NPPF) outlines the requirement for Sustainability Appraisal as part of the plan preparation process: ‘A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.’

² DCLG (2008) Plan Making Manual

How has the Rural Vision 2031 document been appraised?

The SA has appraised the document's objectives, each proposed site and the policy allocating it and also more generic policies. The suitability of an objective, site or policy in terms of its sustainability was determined through 22 criteria (the SA framework), which were developed to incorporate the broad areas of sustainability which development plans may affect; either positively or negatively.

The SA framework is a key tool in completing the SA as it allows the assessment of the effects arising from the proposals in key areas in a systematic way. The SA Framework is based on the Framework prepared originally by the Suffolk Sustainability Appraisal Group (SSAG) for all Suffolk authorities and then further developed for the Core Strategy. It has been adapted to reflect the specific characteristics of rural areas of St Edmundsbury. The adapted SA framework objectives are shown below:

Social

1. To improve the health of the population overall and reduce health inequalities
2. To maintain and improve levels of education and skills in the population overall
3. To reduce crime and anti-social activity
4. To reduce poverty and social exclusion
5. To improve access to key services for all sectors of the population
6. To offer everybody the opportunity for rewarding and satisfying employment
7. To meet the housing requirements of the whole community
8. To improve the quality of where people live and to encourage community participation

Environmental

9. To improve water and air quality
10. To conserve soil resources and quality
11. To use water and mineral resources efficiently, and to re-use and recycle where possible
12. To reduce waste
13. To reduce the effects of traffic on the environment
14. To reduce contributions to climate change
15. To reduce vulnerability to climatic events
16. To conserve and enhance biodiversity and geodiversity
17. To conserve and where appropriate enhance areas of historical and archaeological importance
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes

Economic

19. To achieve sustainable levels of prosperity and economic growth throughout the plan area
20. To revitalise village centres
21. To encourage efficient patterns of movement in support of economic growth
22. To encourage and accommodate both indigenous and inward investment

Links to Habitats Regulations Assessment

Habitats Regulation Assessment (HRA) is required by Regulation 61 the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitat Regulations) for all plans and projects which may have

likely significant effects on a European site and are not directly connected with or necessary to the management of the European site. These regulations are often abbreviated to the 'Habitats Regulations' and require an assessment to be undertaken of the effects of the Rural Vision 2031 document on European sites. There are three European sites relating to nature conservation within the district: Breckland Special Protection Areas (SPA), Brecklands Special Areas of Conservation (SAC) and Waveney and Little Ouse Valley Fens SAC. There are also seven European sites within a 20 km radius of the boundary of St Edmundsbury which were considered: Redgrave and South Lopham Fens SAC, Rex Graham Reserve SAC, Norfolk Valley Fens SAC, Devil's Dyke SAC, Fenland SAC, Chippenham Fen Ramsar site and Wicken Fen Ramsar site.

A number of recommendations were set out in the HRA Screening of Draft Rural Vision 2031 Preferred Options (February 2012) to ensure that there would be no likely significant effect upon any European site as a result of the Plan implementation. These recommendations were all taken on board in the Rural Vision 2031 Submission Draft document. The HRA Screening concluded that the Rural Vision 2031 Submission Draft document would have no likely significant effect on any European site.

The HRA and SA requirements and process are separate, but the two processes have been run in parallel for the Rural Vision 2031 document.

What are the alternatives to what is being proposed?

St Edmundsbury previously produced two 'Issues and Options' Site Allocations documents in winter 2008/9 and summer 2009. Together these two documents included over 200 sites which were proposed to the Council for a range of land uses.

Both documents were subject to statutory public consultation and sought to gain people's views on the sites. Consultees were encouraged to refer to the sustainability framework objectives when submitting comments. Over 3,400 comments were received and considered alongside a number of evidence based studies which have been produced as part of the Local Plan.

Detailed site analysis was undertaken for all sites submitted, including consideration of consultation comments, infrastructure and environmental capacity and their conformity with the policies included within the Core Strategy. All the proposed sites represent alternative options in the SA process and they were tested against the SA framework. This helped inform the decision-making process.

The justifications for not selecting the alternative sites are included within the SA Report Appendices.

The preferred sites formed the basis for the development of the policies included in the Rural Vision 2031 Submission Draft document which this SA accompanies.

What are the outcomes of this Sustainability Appraisal?

The results of this sustainability appraisal demonstrate that the rural area strategy and the individual proposed allocations included in the Rural Vision 2031 Submission Draft document are broadly compatible with St Edmundsbury's sustainability objectives. This compatibility has been enhanced during the last iteration of the document update, as most of the SA recommendations set out previously as a result of the 2012 appraisal have been taken on board by the Council.

The Rural Vision 2031 Submission Draft document contains generic policies which further the promotion of sustainable development already enshrined in the adopted St Edmundsbury Core Strategy. These policies set out the presumption in favour of sustainable development, address settlement boundaries, the provision of educational establishments, allotments and green infrastructure in the rural areas of St Edmundsbury and provide for Neighbourhood Plans and Neighbourhood Development Orders to be brought forward in rural areas according to the Localism Act.

In general, the proposed allocations have been located within those rural settlements which have the best access to services and facilities in order to minimise the dependence of the rural population upon the main towns and to provide support for rural services, improve the vitality of communities and to reduce traffic

volumes generated from private journeys by car. Overall, the results show that the sites proposed in larger villages or those, which are located closer to the main towns, performed better than the sites proposed in smaller or more remote villages with a smaller range of local services and facilities.

All of the sites which incorporate a residential aspect of development meet the affordable housing threshold included in Policy CS5 of the adopted Core Strategy; this will have a significant positive impact in terms of meeting the housing needs of the whole community.

Where possible, previously developed land (PDL) has been considered first for development as a result of the sequential approach. However, the availability of PDL is low, particularly within the rural areas. The majority of the allocations proposed in the Rural Vision 2031 Submission Draft document are therefore greenfield sites. A substantial amount of them represent best and most versatile agricultural land (Grade 1, 2 and 3a); the loss of which has negative sustainability implications. Mitigation measures will be required to ensure that the impact of these developments is minimal. The SA recommends that the loss of soil resources is mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

The proposed allocation in Clare will need to be carefully designed and built so as not to alter the character of the Conservation Area in this village. The site Development Brief for this allocation, however, shows how proposals for the site will be influenced and driven by the fundamental qualities of Clare and will accord with sound design principles, Local Plan policy and relevant design guidance to result in a sensitive, high quality and fitting development. The development in Hopton must be sympathetic to the surrounding landscape to avoid negative effects, as to the west and north of the village lies a Special Landscape Area. This sensitivity is acknowledged in the site-specific policy supporting text and the policy stipulates that design and landscaping will be informed by a concept statement and masterplan for the site.

The proposed sites at Hopton, Ingham, Risby and military establishments at Barnham Camp and RAF Honington will require particular attention due to their proximity to the European ecological designations, i.e. Breckland Special Protection Area, Breckland Special Area of Conservation and Waveney-Little Ouse Valley Fens Special Protection Area. The HRA Screening concluded that no adverse effects upon the integrity of the European sites are likely.

Most allocations in Local Service Centres exhibit issues concerning the access to water supply and sewerage networks and/or the capacity of such networks and additional water infrastructure and/or treatment upgrades will be required to support the development of such sites. These issues are acknowledged in the relevant policies' supporting text and a reference to the Infrastructure Delivery Plan which accompanies the Rural Vision 2031 document is included.

In certain rural settlements, such as Barningham, Chedburgh, Hopton, Rougham and Wickhambrook, the enhancement of public transport provision would also be beneficial. However, it is recognised that it may not always be viable. The 2012 appraisal identified the sites, where issues with access, road safety and traffic volumes are known to exist (e.g. Stourmead Complex in Kedington). The Council has incorporated the requirement for transport/ road improvements in the relevant policies and their supporting text.

It is concluded that through the effective implication of policies included within the Local Plan, combined with national policies, the impact of built development can be reduced. This is particularly relevant in terms of sustainable design and the use of resources, the protection of local distinctiveness and identity, mitigation of potential negative effects placed on local ecological assets and ecosystem services such as provision of fresh water, clean air and regulation of climate.

How can I comment on this Sustainability Appraisal?

There is an eight week public consultation on the Rural Vision 2031 Submission Draft document and the SA report, starting on the 18th of June and ending on the 9th of August 2013, during which comments can be received. Representations will not be considered if they are received after the closing date.

It would be helpful if you could respond using the online response form via the council's online public consultation system at <http://www.stedmundsbury.gov.uk/ldf>. The response form can also be downloaded

from the web-site above. If you do not have access to a computer, copies of the response form can be requested by using the contact details below. Individual letters and emails will also be accepted.

When making a representation it is important to be specific as possible setting out the issues the representation refers to and what changes you consider should be made. Please be aware that any representations made on this document will be available for everyone to view, regardless of whether they are submitted by post or on-line.

Where there are groups who share a common view on an issue in the document, if possible that group should send a single representation indicating how many people it is representing and how the representation has been authorised.

All representations must be received by no later than 5.00pm on the 9th of August 2013.

If it is not possible to submit representations to us on-line letters/forms/email may be sent to us using the details below:

Planning Policy
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU
Tel: 01284 757368
Email: LDF@stedsbc.gov.uk

You may also hand in forms/letters at the following offices:

West Suffolk House, Western Way, Bury St Edmunds
Council Offices, Lower Downs Slade, Haverhill

1. Introduction

Background

- 1.1 Local Plans are to be prepared by Local Planning Authorities under the Planning and Compulsory Purchase Act 2004. Local Plans comprise a portfolio of documents known as Local Development Documents (LDDs); statutory LDDs are known as Development Plan Documents (DPDs).
- 1.2 The St Edmundsbury Local Plan comprises five DPDs that set out the policies and proposals for development and use of land. The main documents to be produced are:
- Core Strategy – Adopted in December 2010, this provides the vision, objectives and key policies for the future development of St Edmundsbury.
 - Development Management Policies – This document is being prepared in partnership with Forest Heath District Council and the Submission Draft document was published for consultation on 19 October 2012. It contains detailed policies against which planning applications will be determined.
 - Rural Vision 2031 – This is being prepared to provide a vision and planning framework for the rural areas of St Edmundsbury up to 2031.
 - Bury St Edmunds Vision 2031 – This is being prepared to set out both the Council's vision for the future of Bury St Edmunds and the statutory planning policy for the town. The document also identifies and protects land to meet the future needs of Bury St Edmunds.
 - Haverhill Area Vision 2031 – This is being prepared to set out both the Council's vision for the future of Haverhill and the statutory planning policy for the town. The document also identifies and protects land to meet the future needs of Haverhill.
- 1.3 This document is the Sustainability Appraisal (SA) for St Edmundsbury Borough Council's Rural Vision 2031 Submission Draft document. The Rural Vision 2031 Submission Draft document presents the third formal opportunity for comment on the Rural Vision 2031. The proposals presented in this draft consultation document are a result of technical studies, work with local communities and other stakeholders, and responses received to the 2010 consultation on the Rural Site Allocations (RSA) preferred options document and the 2011 and 2012 consultations on further preferred options Rural Vision 2031 documents.
- 1.4 The SA builds on previous sustainability work undertaken for the earlier versions of the Rural Vision 2031. The SA incorporates the requirements of the Strategic Environmental Assessment (SEA) Directive and has been undertaken in line with the DCLG Plan Making Manual (i.e. its section 'Sustainability Appraisal' replacing the 2005 Office of the Deputy Prime Minister (ODPM) guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents').
- 1.5 The SA assesses the environmental, social and economic performance of the Rural Vision 2031 Submission Draft document against a set of sustainability objectives. In order to provide consistency, the SA objectives match those employed in the assessment of the Core Strategy Submission DPD. Slight adjustments have been made to recognise the different functions of these DPDs and the rural nature of the area covered by this DPD (see section 3 of this report).

Objectives and Evolution

- 1.6 The main purpose of the Rural Vision 2031 document is to allocate land for a range of uses to support the objectives and the spatial vision of the adopted Core Strategy. The document sets out the land use planning vision for the rural areas up to 2031, the allocated sites and policies to guide development in the rural areas. The Rural Vision 2031 objectives are outlined in section 4 of this report.

- 1.7 The Rural Vision 2031 document does not set out sites in Bury St Edmunds and Haverhill. These are dealt with in separate documents called Bury St Edmunds Vision 2031 and Haverhill Vision 2031 respectively.
- 1.8 The Rural Vision 2031 document is at its third stage of public consultation. It seeks to test the soundness and legal compliance of the Rural Vision 2031 Submission Draft document before its submission to the Planning Inspectorate for an independent examination. This document updates and supersedes the 2012 Draft Rural Vision 2031 Preferred Options consultation document. It has been prepared taking on board consultation comments received, findings of technical studies and the SA recommendation set out for the Preferred Options consultation document. A record of the changes made to the Rural Vision 2031 Submission Draft policies as a result of SA recommendations on the Preferred Options draft policies is included in Appendix I.

Sustainability Appraisal Requirements

- 1.9 Under the Planning and Compulsory Purchase Act 2004 and the updated Town and Country Planning (Local Development) (England) (Amendment) Regulations 2012, all DPDs are required to be accompanied by an SA. An SA should promote sustainable development through better integration of sustainability considerations in the preparation and adoption of plans. The Regulations specify that the SA of DPDs should meet the requirements of the SEA Directive.
- 1.10 The NPPF also includes the requirement for SA as part of the plan preparation process:
'A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.'
- 1.11 The DCLG Plan Making Manual³ states that *'The sustainability appraisal is integral to the plan making process. It should perform a key role in providing a sound evidence base for the plan and form an integrated part of the plan preparation process.'*
- 1.12 SA thus helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans.
- 1.13 There are many definitions of sustainable development. However, the most commonly used and widely accepted is the one adopted by the World Commission of Environment and Development in 1987:
'Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.'
- 1.14 The UK Government's Sustainable Development Strategy 'Securing the Future', published in March 2005, outlines a set of shared UK principles which will be used to achieve the goal of sustainable development. The guiding principles have been agreed by the UK government, Scottish Executive, Welsh Assembly Government and the Northern Ireland Administration. They bring together and build on the various previously existing UK principles to set out an overarching approach. The five guiding principles will form the basis for policy in the UK. For a policy to be sustainable, it must respect all five of these principles in order to integrate and deliver simultaneously sustainable development:
- Living within environmental limits – respecting the limits of the planet's environment, resources and biodiversity to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations;
 - Ensuring a Strong, Healthy and Just Society – meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all;

³ DCLG (2008) Plan Making Manual

- Achieving a Sustainable Economy – Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays); and efficient resource use incentivised;
- Promoting Good Governance – Actively promoting effective, participative systems of governance in all levels of society – engaging people’s creativity, energy and diversity;
- Using Sound Science Responsibly – Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

1.15 In 2011 the Government published its vision for sustainable development ‘Mainstreaming Sustainable Development’. It builds on the principles that underpinned the UK 2005 Sustainable Development Strategy. It commits to the transition to a green economy, tackling climate change, protecting and enhancing the natural environment, ensuring fairness and improving wellbeing, empowering communities and working on sustainability issues within both the national and international context.

1.16 St Edmundsbury Borough Council is committed to sustainable development, placing the ideologies which underpin it at the centre of its activities. Sustainable development in St Edmundsbury is defined as that which balances the needs of a growing economy with protecting the built and natural environment.

Strategic Environmental Assessment requirements

1.17 The EU Directive 2001/42/EC on the assessment of effects of certain plans and programmes on the environment (the SEA Directive) was adopted in the UK in July 2004 under the Environmental Assessment of Plans and Programmes Regulations 2004. The Local Plan is prepared for the purposes of town and country planning/land use and is likely to have significant effects on the environment and is therefore subject to environmental assessment under the SEA Directive.

1.18 The incorporation of the SEA into the SA ensures that potential significant environmental effects arising from the plan document are identified, assessed, mitigated and communicated to plan makers. Once a plan document is implemented any significant effects are required to be monitored.

1.19 The overarching objective of the SEA Directive is:

‘To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans... which are likely to have significant effects on the environment.’ (Article 1)

1.20 The SEA Directive and the SEA Regulations require that this appraisal will consider the following topic areas and inter-relationship between them:

- Biodiversity;
- Population;
- Human health;
- Flora and Fauna;
- Soil;
- Water;
- Air;
- Climatic Factors;

- Material assets;
- Cultural heritage, including archaeological and built heritage; and
- Landscape.

Geographical Scope

- 1.21 The Borough of St Edmundsbury is located in western Suffolk. It has borders with Norfolk to the north, Mid Suffolk and Babergh Districts to the east, Essex to the south and Cambridgeshire and Forest Heath District to the west. While administratively St Edmundsbury's links are with Suffolk County Council, increasingly St Edmundsbury is playing a stronger role in the sub-region of Cambridge because of their common economic and social needs.
- 1.22 The borough has two main towns Bury St Edmunds to the north and Haverhill to the south. This SA is accompanying the Rural Vision 2031 Submission Draft document and it does not cover these two towns. The SA is concerned with the number of large villages and smaller settlements which characterise St Edmundsbury as a predominantly rural authority. However, the rural areas will not be considered in isolation and issues affecting Bury St Edmunds and Haverhill will be taken into account where appropriate.
- 1.23 This SA is primarily concerned with effects arising from implementation of the Rural Vision 2031 Submission Draft document. Although the SA mostly focuses on effects within St Edmundsbury Borough, it also considers the effects of the policies on surrounding areas, the region and on national and global issues where deemed relevant.
- 1.24 The geographical boundary of the borough is shown in Figure 1.1.

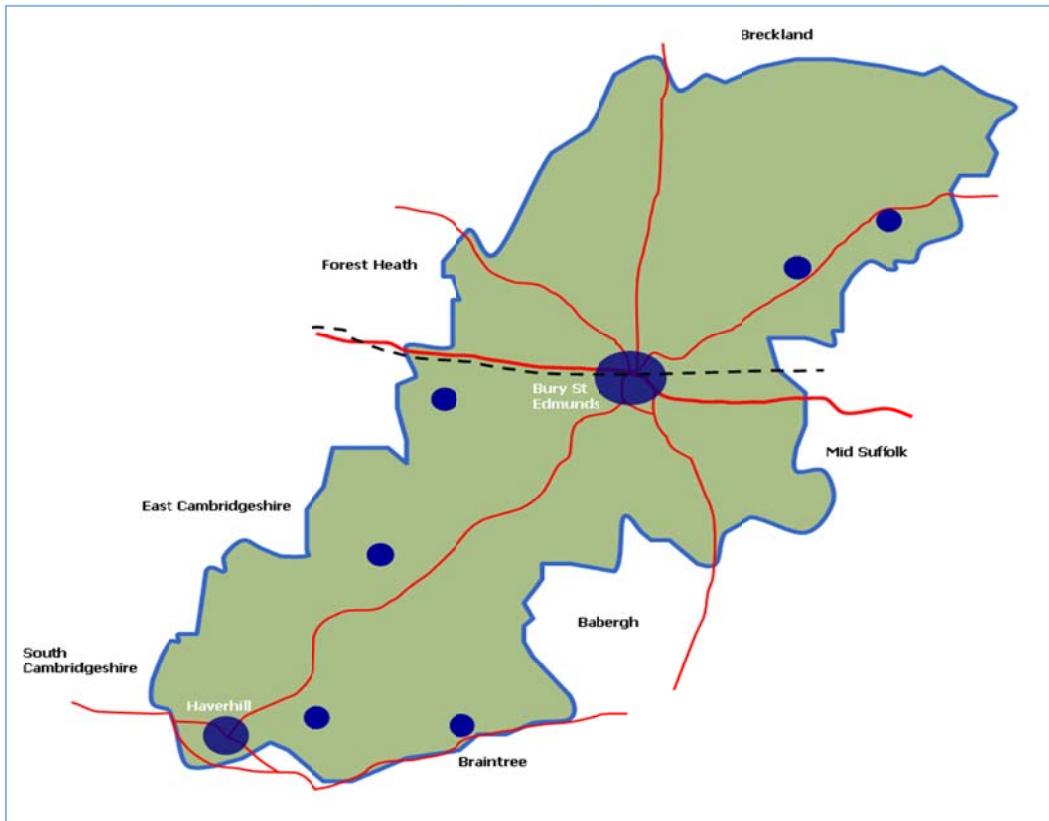
Links to Habitats Regulations Assessment

- 1.25 The Habitats Regulations Assessment (HRA) process is required under the Conservation of Habitats and Species Regulations 2010 (as amended). These regulations are often abbreviated to, simply, the 'Habitats Regulations'.
- 1.26 Regulation 102 states that where a land use plan—
- (a) is likely to have a significant effect on a European site in Great Britain or a European offshore marine site (either alone or in combination with other plans or projects), and
- (b) is not directly connected with or necessary to the management of the site,
- the plan-making authority for that plan shall, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.
- 1.27 In addition, the plan-making authority shall for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.
- 1.28 They shall also, if they consider it appropriate, take the opinion of the general public, and if they do so, they shall take such steps for that purpose as they consider appropriate.
- 1.29 European sites referred to include Special Areas of Conservation (SAC) and Special Protection Areas (SPA). There are three European designations relating to nature conservation within the district: Breckland Special Protection Areas (SPA), Brecklands Special Areas of Conservation (SAC) and Waveney and Little Ouse Valley Fens SAC. There are also seven European sites within a 20 km radius of the boundary of St Edmundsbury which were considered: Redgrave and South Lopham Fens SAC, Rex Graham Reserve SAC, Norfolk Valley Fens SAC, Devil's Dyke SAC, Fenland SAC, Chippenham Fen Ramsar site and Wicken Fen Ramsar site.
- 1.30 The Rural Vision 2031 Submission Draft document has been screened for its likely significant effect upon the identified European sites; this work has been undertaken by The Landscape Partnership on behalf of St Edmundsbury Borough Council. Although the HRA requirement and

process are separate from that for SA, the two processes have been run in parallel for the Rural Vision 2031 document.

- 1.31 A number of recommendations were set out in the HRA Screening of Draft Rural Vision 2031 Preferred Options (February 2012) to ensure that there would be no likely significant effect upon any European site as a result of the Plan implementation. These recommendations were all taken on board in the Rural Vision 2031 Submission Draft document. The HRA Screening concluded that the Rural Vision 2031 Submission Draft document would have no likely significant effect on any European site.

Figure 1.1 – St Edmundsbury Borough



How can I comment on this document?

- 1.32 There is an eight week public consultation on the Rural Vision 2031 Submission Draft document and the SA report, starting on the 18th of June and ending on the 9th of August 2013 during which comments can be received. Representations will not be considered if they are received after the closing date.
- 1.33 It would be helpful if you could respond using the online response form via the Council's online public consultation system at <http://www.stedmundsbury.gov.uk/ldf>. The response form can also be downloaded from the web-site above. If you do not have access to a computer, copies of the response form can be requested by using the contact details below. Individual letters and emails will also be accepted.
- 1.34 When making a representation it is important to be specific as possible setting out the issues the representation refers to and what changes you consider should be made. Please be aware that any representations made on this document will be available for everyone to view, regardless of whether they are submitted by post or on-line.

- 1.35 Where there are groups who share a common view on an issue in the document, if possible that group should send a single representation indicating how many people it is representing and how the representation has been authorised.
- 1.36 All representations must be received by no later than 5.00pm on the 9th of August 2013.**
- 1.37 If it is not possible to submit representations to us on-line letters/forms/email may be sent to us using the details below:
- Planning Policy
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU
Tel: 01284 757368
Email: LDF@stedsbcc.gov.uk
- 1.38 You may also hand in forms/letters at the following offices:
West Suffolk House, Western Way, Bury St Edmunds
Council Offices, Lower Downs Slade, Haverhill

2. Approach and Methodology

Overview of Approach

- 2.1 The approach used in the SA of the Rural Vision 2031 is based on the process set out in the section 'Sustainability Appraisal' of the DCLG Plan Making Manual. The SA has been conducted to also meet the requirements of the SEA Regulations.
- 2.2 The DCLG Plan Making Manual emphasises that SA is an iterative process which identifies and reports on the likely significant effects of the plan and the extent to which its implementation will achieve the social, environmental and economic objectives by which sustainable development can be defined. The intention is that SA is fully integrated into the plan making process from the earliest stages, both informing and being informed by it.
- 2.3 Table 2.1 sets out the various SA stages, tasks and relationships with the DPD preparation, as set out in the DCLG Plan Making Manual and ODPM guidance 'A practical guide to the Strategic Environmental Assessment Directive'⁴.

Table 2.1 - Incorporating SA in the DPD Preparation Process

DPD Stage 1: Pre-production – Evidence Gathering
SA Stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding upon the scope A1: Identifying other relevant policies, plans and programmes A2: Collecting baseline information A3: Identifying sustainability issues A4: Developing Sustainability appraisal objectives (the SA framework) A5: Consulting on the scope of the SA
DPD Stage 2: Production
SA Stages and tasks
Stage B: Developing and refining options and assessing effects B1: Testing the DPD objectives against the SA framework B2: Developing the DPD options B3: Predicting the effects of the DPD B4: Evaluating the effects of the DPD B5: Considering ways of mitigating adverse effects and maximising beneficial effects B6: Proposing measures to monitor the significant effects of implementing the DPD
Stage C: Preparing the Sustainability Appraisal Report C1: Preparing the SA Report
Stage D: Consulting on the preferred options of the DPD and SA Report D1: Public participation on the preferred options of the DPD and SA Report D2 (i): Appraising significant changes
DPD Stage 3: Examination
SA Stages and tasks

⁴ ODPM (September 2005). A Practical Guide to the Strategic Environmental Assessment Directive

D2 (ii): Appraising significant changes resulting from representations
DPD Stage 4: Adoption and Monitoring
SA Stages and tasks
D3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the DPD
E1: Finalising aims and methods for monitoring
E2: Responding to adverse effects

When SA stages were undertaken to date and by whom

- 2.4 The scoping report, which forms stage A in table 2.1, was produced by Council officers at St Edmundsbury Borough Council and the final report was published in April 2007. The sustainability objectives used within the scoping report were developed through the Suffolk Sustainability Appraisal Group (SSAG), which is a partnership of officers from Suffolk County Council and the seven local authorities in Suffolk. The role of the group is to monitor social, economic and environmental indicators to assess the County's progress towards sustainable development.
- 2.5 The following stakeholders were consulted on the draft SA scoping report in October 2006:
- Natural England;
 - English Heritage;
 - Suffolk Primary Care Trust;
 - East of England Regional Assembly;
 - East of England Development Agency;
 - Suffolk Wildlife Trust;
 - Suffolk County Council; and
 - Go-East.
- 2.6 Two Site Allocations Issues and Options documents were produced by St Edmundsbury Borough Council in November 2008 and August 2009. The options included in these two documents were tested against the SA framework (stage B Table 2.1). The test findings and the consultation responses informed the selection, refinement and publication of the preferred options RSA document for consultation.
- 2.7 The rural sites preferred options were appraised by Council officers at St Edmundsbury Borough Council between November 2009 and February 2010 (stage C Table 2.1) and published in the SA Report which accompanied the RSA document on consultation in 2010. The results of this appraisal work together with consultation comments received on the 2010 SA Report (Appendix H) informed the appraisal of the policies and sites presented in the 2012 Draft Rural Vision 2031 Preferred Options consultation document. This report provides an updated appraisal that takes into account the changes made to the Rural Vision 2031 Submission Draft document. The appraisal of the Draft Preferred Options and Submission Draft documents was undertaken by Atkins Ltd in 2012 and 2013 respectively.

Methodology

- 2.8 The sections below describe the methodology used for Stages A, B, C and D tasks, the results of which are documented in this report.

Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on Scope

- 2.9 Scoping work covering stages A1 to A4 of table 2.1 above was undertaken for the Core Strategy in 2006 (Draft Scoping Report) and revised in 2007 (Updated Scoping Report) to help ensure that the SA covered the key sustainability issues which are relevant to St Edmundsbury. A comprehensive update of the list of relevant plans and programmes and baseline information was also undertaken by Atkins during their production of SA of the Core Strategy Submission document in 2009. This served as the basis for the work on the Rural Vision 2031 SA but for each site allocation in Key Service Centres and Local Centres further information was gathered to inform the assessments and summarised accordingly in this report (see section 5).
- 2.10 In addition, the SA Framework devised for the Core Strategy was slightly adjusted to reflect the rural nature of the document. The results of this work are reported in section 3.

Stage B: Developing and Refining Options

Compatibility Assessment of Core Strategy Objectives against SA objectives

- 2.11 A compatibility matrix was developed to identify to what extent the objectives of the Rural Vision are compatible with the SA objectives as set out in the SA framework. The results of this work are reported in section 4.

Assessment of Strategic Alternatives

- 2.12 All the proposed to the Council sites, presented in 'Issues and Options' Site Allocations documents in winter 2008-2009 and summer 2009, represent strategic alternatives in the SA process. They were tested against the SA Framework. The justifications for not selecting the alternative sites are included in the SA Report Appendices.

Assessment of Policies

- 2.13 The Rural Vision 2031 document contains two types of policies: generic policies and policies relating to development sites. The methodology used in the assessment of each type of policy is described below.

Generic Policies

- 2.14 The appraisal of each of generic policy was conducted in a systematic two-stage process.
- 2.15 Using the scoping data and supporting information, the effects of the policies have been predicted for each of the SA objectives in the SA Framework. A six point scale was used to characterise the magnitude of predicted effects in terms of the change to the current baseline. Effects were also characterised in terms of their geographical extent, their duration (short, medium or long term), whether they are likely to be temporary or permanent, and the degree of certainty with which the prediction was made. Predictions were made using the evidence of the baseline data wherever possible. Short term, medium and long term effects were defined as those predicted to commence within the first five, five to ten and ten or more years of implementation of the Rural Vision 2031, respectively.
- 2.16 Table 2.2 details the scoring scales used to characterise the various features of the predicted effects.

Table 2.2 – Sustainability Effects Scoring

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

2.17 Magnitude of effects was defined in terms of progress towards achieving the relevant SA objective:

- *Major Positive* - likely to result in substantial progress towards the objective
- *Minor Positive* - likely to result in limited progress towards the objective
- *Major Negative* - likely to be substantially detrimental to achieving the objective
- *Minor Negative* - likely to be to the limited detriment of achieving the objective

2.18 The effects predicted for each SA objective for each policy were then assessed for significance using a simple, systematic process. An assessment score was derived for each objective based on the scores for each effect characteristic (magnitude, duration, scale, permanence and certainty) for short, medium and long term effects, using the assessment scale shown in Table 2.3.

Table 2.3 – Sustainability Assessment Scoring

+++	Strongly positive
++	Moderately positive
+	Slightly positive
0	No effect
-	Slightly negative
--	Moderately negative
---	Strongly negative
+/-	Combination of positive and negative effects / neutral effect






2.19 For the purposes of analysing the results of the assessment, significant effects are those that result in strongly or moderately negative or positive effects.

2.20 The first iteration of the assessment of the policies was undertaken in January 2012. This report updates the assessment of the policies to reflect the changes in the Rural Vision 2031 Submission Draft document. The results are reported in section 5 of this report.

Policies relating to Sites

2.21 The proposed development sites (and associated policies) were assessed against the SA Framework and for each location specific information was gathered that enable the assessment according to the key in Table 2.4.

Table 2.4 - Key to Strategic Sites Assessment

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

- 2.22 Matrices were used to record likely sustainability effects of each site against each objective in the SA framework. Full details of the sites assessments can be found in Appendix E and summary of the assessment is presented in Section 5.

Secondary and Cumulative Effects Assessments

- 2.23 The SEA Directive requires that the assessment of effects include secondary, cumulative and synergistic effects.
- 2.24 **Secondary or indirect effects** are effects that are not a direct result of the plan, but occur away from the original effect or as a result of the complex pathway e.g. a development that changes a water table and thus affects the ecology of a nearby wetland. These effects are not cumulative and have been identified and assessed primarily through the examination of the relationship between various objectives during the Assessment of Environmental Effects.
- 2.25 **Cumulative effects** arise where several proposals individually may or may not have a significant effect, but in-combination have a significant effect due to spatial crowding or temporal overlap between plans, proposals and actions and repeated removal or addition of resources due to proposals and actions. Cumulative effects can be:
- **Additive-** the simple sum of all the effects;
 - **Neutralising-** where effects counteract each other to reduce the overall effect;
 - **Synergistic-** is the effect of two or more effects acting together which is greater than the simple sum of the effects when acting alone. For instance, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.
- 2.26 Many environmental problems result from cumulative effects. These effects are very hard to deal with on a project by project basis through Environmental Impact Assessment. It is at the SA level that they are most effectively identified and addressed.
- 2.27 Cumulative effects assessment is a systematic procedure for identifying and evaluating the significance of effects from multiple activities. The analysis of the causes, pathways and consequences of these effects is an essential part of the process.
- 2.28 Cumulative (including additive, neutralising and synergistic) effects have been considered throughout the entire SA process, as described below:
- As part of the review of relevant strategies, plans and programmes and the derivation of draft SA objectives, key receptors have been identified which may be subject to cumulative effects.
 - In the process of collecting baseline information cumulative effects have been considered by identifying key receptors (e.g. specific wildlife habitats) and information on how these have changed with time, and how they are likely to change without the implementation of the Local Plan. Targets have been identified (where possible), that identify how close to capacity the key receptor is, which is a key determining factor in assessing the likelihood of cumulative and synergistic effects occurring, and their degree of significance.
 - Through the analysis of environmental issues and problems, receptors have been identified that are particularly sensitive, in decline or near to their threshold (where such information is available).
 - The development of SA objectives, indicators and targets has been influenced by cumulative effects identified through the process above.
 - The likely cumulative effects of the strategic alternatives have been identified which highlighted potential cumulative effects that should be considered later in the SA process.
 - Testing the consistency between the Rural Vision 2031 objectives and SA objectives has highlighted the potential for cumulative effects against specific Rural Vision 2031 objectives.

- Cumulative effects of the policies have been predicted and assessed through the identification of key receptors and SA objectives that consider cumulative effects assessment.

Mitigation

- 2.29 Mitigation measures were identified during the evaluation process to reduce the scale/importance of significant negative effects and, where possible, enhance positive effects.

Monitoring

- 2.30 SA monitoring involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant effect (positive or negative) being monitored. It thus helps to ensure that any adverse effects which arise during implementation, whether or not they were foreseen, can be identified and that action can be taken to address them.

Stage C: Preparing the Sustainability Appraisal Framework

- 1.3 The first full SA report was prepared to accompany the Draft Rural Vision 2031 Preferred Options document on consultation in 2012.

Stage D: Consulting on the Draft Plan and Sustainability Appraisal Report

Appraising significant changes

- 1.4 Following the consultation, the SA Report was revised to take into account significant changes to policies arising from consultation. This report assesses and reports on the effects of these changes and accompanies the Rural Vision 2031 Submission Draft document on consultation.
- 1.5 Consultation responses on the 2012 SA report were also considered and the SA report updated accordingly. These responses are listed in Appendix K.

Meeting the requirements of the SEA Directive

- 2.31 As mentioned in Section 2 there is a fundamental difference between the SA and SEA methodologies. SEA is primarily focused on environmental effects and the methodology addresses a number of topic areas namely Biodiversity, Population, Human Health, Flora and Flora, Soil, Water, Air, Climatic Factors, Material Assets, Cultural Heritage and Landscape and the interrelationship between these topics. SA, however, widens the scope of the appraisal to assess the effects of a plan to include social and economic, as well as environmental topics.
- 2.32 This SA has been undertaken so as to meet the requirements of the SEA Directive for environmental assessment of plans. Table 2.5 sets out where the specific SEA requirements have been met in this SA Report.

Table 2.5 - Schedule of SEA Requirements

Requirements of the Directive	Where Covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Sections 1 and 4, Appendix A
b) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Sections 3 and 5, Appendices B and C
c) The environmental characteristics of areas likely to be significantly affected	Section 3 and 5, Appendix C
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Section 3, Appendix C
e) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3, Appendix A
f) The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Section 5, Appendix D and E
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Sections 5 and 6 Appendix D and E
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Appendix G
i) A description of measures envisaged concerning monitoring (in accordance with regulation 17)	Section 7
j) A non-technical summary of the information provided under the above headings	Non-technical summary

3. Plans, Baseline and Sustainability Issues and Objectives

Introduction

- 3.1 This section sets out the sustainability objectives and the baseline data which will be used to measure the sustainability of a settlement or a site; explaining how they were developed and have been used previously. It also explains the list of relevant plans and programmes developed in the Scoping report and the implications of them. The SEA Directive states that the Environmental Report should provide information on:

‘The plan’s relationship with other relevant plans and programmes’ and “the environmental protection objectives, established at international, [European] Community or national level, which are relevant to the plan... and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex 1 (a), (e)).

Links to other Plans, Programmes and Strategies

- 3.2 A wide range of international, national, regional and borough plans, programmes and policies (PPPs) were reviewed as the SA of the Core Strategy. This review was updated during the preparation of the Rural Vision 2031 SA report. The review identified the relationships between the SA and plans and programmes which, in turn, enabled potential synergies to be exploited and conflicting initiatives to be identified.
- 3.3 The purpose of this review was not only to list relevant plans and programmes, but to highlight the influence that the plans and programmes may have upon the SA in terms of themes set out within them. Appendix A lists relevant plans and policies and key sustainability themes considered.
- 3.4 This review represented the first step in the derivation of the SA Framework for the Core Strategy. As the relevant sustainability themes had been appropriately captured in the SA work for the Core Strategy, the SA objectives were therefore carried through to inform the SA Framework of the Rural Vision 2031 (see also Sustainability Objectives and Appraisal Criteria section below).

Baseline Conditions

- 3.5 Baseline information provides the foundation for predicting and monitoring effects and assists the identification of sustainability problems and alternative solutions of dealing with them. Sufficient information which covers the whole plan area is required to appreciate the current and future state of it, and allows for adequate prediction of the likely effects of what is proposed within the DPD.
- 3.6 Baseline data were collected regarding a range of economic, social and environmental factors across St Edmundsbury Borough; as it is today, as well as identifying current trends.
- 3.7 St Edmundsbury baseline data were primarily developed from indicators presently being monitored by SSAG and from DCLG (previously ODPM). Approximately 140 different indicators were used, which cover a wide range of environmental, economic and social topics. The baseline conditions in St Edmundsbury are summarised in Appendix B together with more detailed information.
- 3.8 For each village where sites have been allocated a settlement profile has been prepared which assisted the assessment of the sites and associated policies (see section 5). In addition, the following studies, reports and maps prepared by the Council were used for baseline information:

- Infrastructure and Environmental Capacity Appraisal Final Report, including its Appendices, St Edmundsbury Borough Council, Forest Heath District Council, May 2009;
- St Edmundsbury Green Infrastructure Strategy, Final Report, 2009;
- Habitats Regulations Assessment Screening for St Edmundsbury Borough Council Rural Vision 2031, 2013;
- Rural Site Allocations Preferred Options Document Sustainability Appraisal April 2010;
- Air Quality Management Order, Cabinet 28 April 2010, St Edmundsbury Borough Council;
- Rural Vision 2031 Proposals Map Book, 2012.

Key Sustainability Issues

3.9 The identification of the key sustainability issues most relevant to the Rural Site Allocations document were based on the review of relevant plans and programmes documented in Appendix A, the analysis of the baseline data (Appendix B) and a consideration of issues identified in the Vision 2031 document.

3.10 Table C1 in Appendix C presents the full results of the analysis of key sustainability issues, which are briefly summarised as:

- Significant Historic and Future Population Growth;
- Improving Education and Qualification Attainment;
- Localised Deprivation;
- Fluctuating Crime Rate;
- Insufficient Amount of Housing, including Affordable Housing and High Level of Unfit Dwellings;
- Lack of Accommodation Provision for Gypsies and Travellers;
- Earnings below Regional Figures;
- Increase in Noise Complaints;
- Pressure on Rich Biodiversity;
- Presence of Sites Designated for their Geological/ Geomorphological Value;
- Pressure on Landscape;
- Rich Archaeology and Cultural Heritage;
- Need to Improve Water Quality;
- Pressure on Water Resources;
- Comparatively High Levels of Waste Arisings;
- Potential for Flood Risk;
- Need to Adapt to a Changing Climate;
- High Energy Consumption;
- High CO₂ Emissions per Capita;
- Need to Preserve Valuable Land and Soil;
- Presence of Contaminated Land;
- Low Completions on PDL;
- High traffic volume and reliance on private car;

- Changing Employment Sectors; and
- Fluctuating Business Formation Rates.

Sustainability Objectives and Appraisal Criteria

- 3.11 The SA framework is a key element in conducting the SA. It incorporates the baseline data and identified key sustainability issues into a clear structure which can be used to assess the effects resulting from the implementation of the RSA document. The use of objectives is not a formal requirement, but it is recognised as a helpful tool in which social, environmental and economic effects can be reviewed and compared at the key stages in the production of the St Edmundsbury Local Plan.
- 3.12 The Framework consists of 22 objectives. Progress towards achieving them will be measured using related indicators as listed in Table 3.1. The indicators also serve to clarify the intended interpretation of each objective. The purpose of the framework is to enable the performance of Local Plan documents to be predicted and evaluated.
- 3.13 The SA framework objectives have been used consistently to appraise St Edmundsbury DPDs; as they express the long term aspirations of the borough. They were developed from the work undertaken to review the list of relevant plans and programmes and the identified baseline position, including the key sustainability issues. It was also informed by work completed by SSAG, the group through which Suffolk authorities are able to evaluate their SA work.

The SA framework objectives were amended in the Core Strategy Submission document Sustainability Appraisal in order to address comments received from consultees during the consultation of the Core Strategy Preferred Options and Strategic Sites Issues and Options SA in November 2008. Within this SA,

The SA Objective 20 (to revitalise town centres) in the original set of the objectives was amended to make it relevant to the Rural Site Vision 2031 document (to revitalise village centres). New appropriate indicators were identified for this objective. In addition, indicators relating to urban centres were removed to reflect the rural nature of the document.

Table 3.1 – SA Framework

No	Objective	Detailed decision making criteria	Indicator
Social Objectives			
1.	To improve the health of the population overall and reduce health inequalities	Will it improve access to high quality, health facilities?	Proportion of population with access to hospital or GP or dentist surgery
			Will it reduce health inequalities and death rates?
		% of people who describe their health as good	
		Overall death rate by all causes per 100,000 population	
		Cancer (Malignant neoplasm's) deaths under 75 per 100,000 population	
		Heart disease deaths under 75 per 100,000 population	
		Respiratory disease deaths (all ages) per 100,000 population	
		Deaths from self harm and injury undetermined per 100,000 population	
		Number of people killed and seriously injured (KSI) in road traffic accidents (RTA) per 100,000 population	
		Life expectancy (years)	
		Will it encourage healthy lifestyles?	Proportion of journeys to work on foot or by cycle
			How do children travel to school?
			Obesity in the population
			Change in existing provision of outdoor playing space (youth and adult space)
			Change in existing provision of children's play space
			Change in provision of open space
			% of footpaths and other rights of way which are easy to use by members of the public
Change in amount of accessible green space (Districts)			

			Participation in sport and active recreation (National Indicator 8)
2.	To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people?	% of year 11 pupils gaining 5+ A*-C grades at GCSE
			Average point score per student at A and AS level
		Will it improve qualifications and skills of adults?	Proportion of the population with no qualifications
			Working age population with NVQ level 4 or higher
3.	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	Crime rate per 1000 population
			Burglary Rate per 1000 population
			Violent Crime Rate per 1000 population
		Will it reduce the fear of crime?	Fear of Crime
		Will it reduce noise and odour concerns?	Number of domestic and commercial noise complaints
			Number of odour complaints
4.	To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country
			Number of housing benefit recipients in St Edmundsbury borough
5.	To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?	Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place
			Percentage of rural households within 15 minutes' walk of an hourly bus service
			Proportion of population with access to key local services e.g. GP, post office
		Will it improve accessibility to shopping facilities?	New Retail Floor Space in Town Centres
			Proportion of population with access to a food shop
		Will it improve access to childcare?	Number of child care places per thousand children under 5

6.	To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?	Unemployment rate – (%) unemployed persons
		Will it reduce long-term unemployment?	Long-term unemployment
		Will it provide job opportunities for those most in need of employment?	Proportion of lone parents and long term-ill who are economically active
		Will it help to improve earnings?	Average Earnings
7.	To meet the housing requirements of the whole community	Will it reduce homelessness?	Homelessness Numbers
		Will it provide enough housing?	Housing Stock
			Housing Land Availability
			Affordable Housing completions
		Will it increase the range and affordability of housing for all social groups?	Special Needs Housing
			Number of homes managed by Registered Social Landlords
			Dwellings per hectare of Net Developable Area
			Average property price and Housing Affordability
		Percentage of vulnerable persons living in non-decent homes	
8.	To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?	% of residents who are happy with their neighbourhood as a place to live
		Will it increase access to green space?	Area of land managed in whole or part for its ecological interest and with public access over and above public rights of way
			Areas of deficiency in terms of green space
		Change in amount of accessible green space	

		Will it encourage engagement in decision making?	Electoral turnout in local authority elections
			Number of Parish Plans completed
		Will it increase the number of people involved in volunteer activities?	Number of people involved in volunteer activities
		Will it improve ethnic relations?	Number / rate of racist incidents
		Will it improve access to cultural facilities?	Number of visits to/uses of Council funded or part-funded museums per 1,000 population
			Number of visits to Council funded or part-funded museums that were in person per 1,000 population
			The number of pupils visiting museums and galleries in organised school trips
			Percentage of adults who have either attended an arts event or participated in an arts activity at least three times in the past 12 months (NI 11 Engagement in the arts)

No	Objective	Detailed decision making criteria	Indicator
Environmental Objectives			
9.	To improve water and air quality	Will it improve the quality of inland waters?	Water quality in rivers
			Groundwater quality
		Will it improve air quality?	Have annual mean concentrations of any key air pollutants been exceeded?
Number of Air Quality Management Areas and dwellings affected			
10.	To conserve soil resources and quality	Will it minimise the loss of greenfield land to development?	Number and percentage of new dwellings completed on greenfield land
			Dwellings per hectare of net developable area
		Will it minimise loss of the best and most versatile agricultural land to	Allocations on best and most versatile agricultural land (grades 1, 2, and 3a)

		development?	
		Will it maintain and enhance soil quality?	Number of potential and declared contaminated sites returned to beneficial use
			Number / area of organic farms (ha)
11.	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Recycled aggregate production
		Will it promote sustainable use of water?	Daily domestic water use (per capita consumption, litres) for St Edmundsbury
		Will it maintain water availability for water dependant habitats?	Water availability for water dependent habitats
12.	To reduce waste	Will it reduce household waste?	Household and municipal waste produced
		Will it increase C&I waste recovery and recycling?	Tonnage / proportion of household (and municipal) waste recycled, composted and landfilled
13.	To reduce the effects of traffic on the environment	Will it effect traffic volumes?	Traffic volumes in key locations
		Will it reduce the need for local travel?	Percentage of all new residential development taking place in major towns, other towns, and elsewhere
			Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place
			Distance to key services
		Will it increase the proportion of journeys made using modes other than the private car?	Percentage of journeys to work undertaken by sustainable modes
			Percentage of schoolchildren travelling to school by sustainable modes
Car parking standards (the number of spaces per development)			
14.	To reduce contributions to climate change	Will it reduce emissions of green house gases by reducing energy	Consumption of electricity - Domestic use per consumer and total commercial and industrial use
			Consumption of gas - Domestic use per consumer and total commercial /industrial use

		consumption?	Energy efficiency Local Authority Housing stock
			GHG emissions by sector and per capita emissions - proportion and absolute quantity in tonnes per year (Defra Statistics on CO ₂ emissions for local authority areas)
			Percentage of buildings achieving desired rating against national building standards such as Code for Sustainable Homes (all new dwellings meeting Code level 3 by 2010, Code level 4 by 2013 and Code level 6 by 2016) or BREEAM ('Very Good'/'Excellent' standard).
			Percentage of new development which sources a percentage of energy from low carbon or renewable sources: i. Onsite; ii. Offsite.
			Number of properties receiving grants to increase energy efficiency in their homes (e.g. from Carbon Emissions Reductions Target Scheme or the Warm Front Scheme)
		Will it increase the proportion of energy needs being met by renewable sources?	Renewable energy generation: installed generating capacity.
15.	To reduce vulnerability to climatic events	Will it minimise the risk of flooding to people and property from rivers and watercourses?	Flood Risk – Planning applications approved against Environment Agency advice
			Properties at risk of flooding from rivers
			Incidence of fluvial flooding (properties affected)
		Will it reduce the risk of damage to people and property from storm events?	Incidence of flood watches and warnings
16.	To conserve and enhance biodiversity and geodiversity	Will it maintain and enhance sites designated for their nature conservation interest statutory: Site of Special Scientific Interest (SSSI), SPA, SAC, Local Nature Reserve (LNRs) and non-statutory: County Wildlife	Change in number and area of designated ecological sites
			Condition of CWS (new National Indicator 197)

		Sites (CWS)?	
		Will it avoid disturbance or damage to protected species and their habitats?	Reported condition of ecological SSSIs
			Development proposals affecting protected species outside protected areas
		Will it help deliver targets and action for habitats and species within the Suffolk Biodiversity Action Plan (BAP)?	Achievement of Habitat Action Plan targets
			Achievement of Species Action Plan targets
			Development proposals affecting BAP habitats outside protected areas
		Will it help to reverse the national decline in farmland birds?	Bird survey results
		Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?	Change in number and area of designated geological SSSIs and Regionally Important Geological/Geomorphological Sites (RIGSS)
Reported condition of geological SSSIs and RIGSS			
17.	To conserve and where appropriate enhance areas of historical and archaeological importance	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?	Number of listed buildings and buildings at risk
			Area of historic parks and gardens
			Number and area of Conservation Areas (CAs) and Article 4 directions
			Number of Conservation Area Appraisals (CAAs) completed and enhancement schemes (in conservation areas) implemented
		Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas?	Number of Scheduled Monuments (SMs) damaged as a result of development
			Number of applications affecting known or unknown archaeological site but judged of high potential and approved with conditions requiring prior excavation or recording during development
18.	To conserve and	Will it reduce the amount of	Number and percentage of new dwellings completed on PDL

	enhance the quality and local distinctiveness of landscapes and townscapes	derelict, degraded and underused land?	Number and percentage of existing housing commitments on PDL
			Number of vacant dwellings
		Will it improve the landscape and/or townscape?	Landscape condition specified in landscape character assessments
			Number / area of town / village greens and commons
			Area of Designated Landscape, Historic Parks and Gardens
			Number of Countryside Stewardship / Environmental Stewardship schemes
			Light pollution
			Number of planning applications refused for reasons due to poor design

No	Objective	Detailed decision making criteria	Indicator
Economic Objectives			
19.	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness?	Take-up of RURAL employment floorspace (completions)
			Employment permissions and allocations (RURAL)
			Net change in the total number of VAT registered businesses in the area
			Business formation rate (or new VAT registrations as % of total VAT registered stock)
		Will it improve the resilience of business and the economy?	Business start ups and closures
			Employment by industry %
			Number and percentage of businesses by main industry type
			Number and percentage of businesses by size (number of employees)
		Will it promote growth in key sectors?	Number and percentage of businesses by industry type in key sectors
		Will it improve economic performance in advantaged	Comparative industrial and office rental costs within the plan area (to complete based on

		and disadvantaged areas?	identified advantaged and disadvantaged areas in own area)
		Will it encourage rural diversification?	Employment permissions and allocations in rural areas (RURAL)
20.	To revitalise village centres	Will it increase the range of employment opportunities, shops and services available in village centres?	Percentage of village centre units with A1 uses
		Will it decrease the number of vacant units in village centres?	% Vacant units in village centres
21.	To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting?	Distances travelled to work for the resident population
			Import/export of workers to district and/or major towns
			Number / percentage of people working from home as main place of work
		Will it improve accessibility to work by public transport, walking and cycling?	Number of developments where a travel plan is submitted or is a condition of development
			Percentage of journeys to work undertaken by sustainable modes
		Will it increase the proportion of freight transported by rail or other sustainable modes?	Proportion of port freight carried by rail
		Will it increase the consumption of locally produced food and goods?	Number of farmers markets and farm shops
Number of locally sourced products stocked by major supermarket chains			
22.	To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?	Number of enquiries to business advice services from within area
		Will it encourage inward investment?	Number of enquiries to business advice services from outside of area
		Will it make land available for business development?	Employment land availability (RURAL)
			Employment permissions and allocations (RURAL)

4. Testing the Compatibility of the Rural Vision and SA Objectives

Introduction

- 4.1 In order to ascertain the overall sustainability of the approach proposed for the Vision 2031 document, the draft Vision 2031 Objectives were tested against the SA Objectives to gauge their compatibility.

Results

- 4.2 Table 4.1 shows the results of the compatibility assessment of the draft Vision 2031 objectives (as at December 2011) with the SA Objectives. It indicates that in the majority of cases, where there is relevance between the two sets of objectives, these are broadly compatible. This is particularly true of the predicted compatibility against the social and economic dimensions of sustainability. SA objectives 1-8 in the SA Framework are representative of the social dimension and SA objectives 19-22 of the economic dimension.
- 4.3 However, it should be noted that the compatibility with social SA objectives 2 (To maintain and improve levels of education and skills), 3 (To reduce crime and anti-social activity) is very limited as coverage of these SA objectives is only indirect with the current Vision objectives.
- 4.4 There is also a considerable amount of uncertainty against the SA environmental objectives 9-18 resulting in clear potential conflicts in some cases and in a number of SA objectives not being covered by the Vision objectives at all. These are SA objective 11 (To use water and mineral resources efficiently, and re-use and recycle where possible), 11 (To reduce waste) and 15 (To reduce vulnerability to climatic events).
- 4.5 The draft Vision 2031 objectives were reviewed with recommendations put forward in order to improve the coverage of the SA objectives indicated above. A discussion relating to each draft objective is presented below.

Objective 1 - To meet the housing needs of the rural areas with a particular emphasis on the provision of affordable homes for local people

- 4.6 Meeting the housing requirements of the rural areas and providing sufficient affordable housing for local people will help meeting the housing requirements in those areas. It will also indirectly help to improve the health of those living in houses with sub-quality standards because they can't afford a better house and help to overcome poverty and social-exclusion in areas these exist and in this way help revitalise village centres.
- 4.7 New residential development has the potential to conflict with the objectives of reducing the effects of traffic on the environment as well as contribute to an increase in greenhouse gas emissions and increase the contribution to climate change. The provision of adequate levels of housing in rural areas may also conflict with the preservation of biodiversity through the loss of greenfield land, archaeology through potential loss of or damage to sites of value and landscape through insensitive development but level of conflict will be dependent on mitigation measures identified and how they are implemented on a development site basis.
- 4.8 This objective could be improved in order to also consider the particular housing needs of an older population in rural communities which have been identified as a particular challenge in the rural areas of St Edmundsbury. It could be worded as follows: 'To meet the housing needs of the rural areas with a particular emphasis on the provision of affordable homes for local people and of appropriate housing for an ageing population.'

Objective 2 -To maintain and develop the rural economic base through the provision of rural employment sites

- 4.9 The provision of rural employment sites will provide employment opportunities locally, thus helping to achieve sustainable levels of prosperity and encourage investment. This objective will also make a contribution to reducing poverty and social exclusion and to offer the opportunity for rewarding and satisfying employment as more employment opportunities are likely to become available.
- 4.10 New employment development could increase traffic levels and the effects of traffic on the environment as well as contribute to an increase in greenhouse gas emissions and increase the contribution to climate change. The provision of rural employment in rural areas may also conflict with the preservation of biodiversity through the loss of greenfield land, archaeology through potential loss of or damage to sites of value and landscape through insensitive development but this is dependent on mitigation measures identified and how they are implemented for each development new site.

Objective 3 - Encourage and support the provision of infrastructure such as broadband, to support local rural enterprise and the economy

- 4.11 The provision of infrastructure that meets the needs of the rural areas will contribute positively to making these areas more attractive for investment and support economic growth.

Objective 4 - Provide a level of development which helps to maintain and enhance the existing base of community services and facilities appropriate to the requirements of individual villages

- 4.12 Maintaining and enhancing community services and facilities appropriate to the needs of individual villages will improve access to these services and facilities and will make a positive contribution to the overall quality of life through possible improvements to health, education, crime, poverty and social exclusion. It will also indirectly contribute positively to achieving sustainable levels of prosperity and economic growth and help revitalise village centres.

Objective 5 - To ensure that any new development does not compromise the natural and built up character, identity and local distinctiveness of the rural area and improves access to green space and the countryside

- 4.13 This objective is fully compatible with SA objectives seeking to improve the health of the population, improve access to services and the quality of where people live and to conserve and enhance soil resources, biodiversity and geodiversity, quality and distinctiveness of landscapes and townscapes, historical areas and areas of local and national archaeological significance or interest It will also indirectly contribute to achieving prosperity and economic growth and attract investment through creating attractive places.
- 4.14 This objective could be improved by making a reference to new development which is safe and with low levels of crime and disorder. This will allow for a better coverage of SA objective 3 (To reduce crime and anti-social activity). The objective could read as follows: 'To ensure that any new development is safe and does not compromise the natural and built up character, identity and local distinctiveness of the rural area and improves access to green space and the countryside.'

Objective 6 - To ensure that development is located on sites well related to the existing settlement, services and facilities to help reduce the need to travel by unsustainable means

- 4.15 The location of development sites so as to reduce the need to travel by sustainable means will reduce the effects of traffic on the environment therefore reducing contributions to climate change and reducing negative effects on population health due to poor air quality for example. The overall quality of life will be improved with increased access helping to overcome social exclusion and encouraging a sense of community. Improved transport and accessibility will also help to promote sustainable economic growth and attract investment and help revitalise village centres.

Objective 7 - To support and encourage all means of sustainable rural transport, including community led transport schemes, public transport improvements, and cycleway and footway improvements

- 4.16 The promotion of sustainable travel modes will enhance quality of life in rural areas through indirect improvements to health due to increased physical exercise, reduce the effects of traffic on the environment and the contributions to climate change due to a reduction in the use of the private car and consequent decrease in greenhouse gas emissions. This may also led to efficient patterns of movement in support of economic growth and help revitalise village centres.
- 4.17 This objective could be improved by making a reference to transport which is safe This will allow for a better coverage of SA objective 3 (To reduce crime and anti-social activity),The objective could read as follows: 'To support and encourage all means of sustainable and safe rural transport, including community led transport schemes, public transport improvements, and cycleway and footway improvements'.

Objective 8 - Achieve an appropriate scale and form of development that meets local needs, challenges and opportunities and is based on the evidence of local needs and aspirations

- 4.18 This objective is far too generic for a meaningful compatibility assessment to be undertaken. It is recommended that it is broken down into two different objectives so that size and scale as well as the need for new development to be built and run sustainably (as per Core Strategy objective J) is dealt with in order to ensure coverage against a number of SA environmental objectives: 'To achieve an appropriate scale and form of development that meets local needs and maintains the villages' identity.'
- 4.19 To ensure that development is built to high standards and addresses sustainability issues including climate change adaptation, carbon emissions reduction, renewable energy provision, waste reduction, recycling and re-use and water efficiency.'

NEW OBJECTIVE

- 4.20 It is recommended that a new objective dealing with the challenge of improving levels of education and skills is introduced so as to ensure proper coverage of SA objective 2. It could read as follows: 'To ensure residents have access to schools, further educational opportunities and vocational and technical training.'

Final Vision 2031 Objectives

- 4.21 As a result of the recommendations of the compatibility assessment the Council arrived at the following nine final vision objectives:
- Objective 1 - To meet the housing needs of the rural areas, with a particular emphasis on the provision of affordable homes and an appropriate mix of house types for local people and of appropriate housing for an ageing population.
 - Objective 2 - To maintain and develop the rural economic base through the provision of rural employment sites, ensuring appropriate infrastructure provision, such as broadband, to support local rural enterprise and the economy.
 - Objective 3 - Provide a level of development which helps to maintain and enhance the existing base of community, recreation and health services and facilities appropriate to the requirements of individual villages.
 - Objective 4 - To ensure that any new development is safe and does not compromise the natural and built up character, identity and local distinctiveness of the rural area and improves access to green space and the countryside.
 - Objective 5 - To ensure development is located on sites well-related to the existing settlement, services and facilities, including local employment opportunities, to help reduce the need to travel by unsustainable means.

- Objective 6 - To support and encourage all means of sustainable and safe rural transport, including community led transport schemes, public transport improvements, and cycleway and footway improvements.
- Objective 7 - Achieve an appropriate scale and form of development that meets local needs and maintains the villages' identities.
- Objective 8 - To ensure that development is built to high standards and addresses environmental sustainability considerations.
- Objective 9 - To ensure residents have access to schools, further educational opportunities and vocational and technical training.

Table 4.1 – Compatibility Matrix between Draft Rural Vision and SA Objectives

SA Objective		Draft Vision 2031 Objectives							
		1	2	3	4	5	6	7	8
1.	To improve the health of the population overall and reduce health inequalities	✓			✓	✓	✓	✓	
2.	To maintain and improve levels of education and skills in the population overall				✓				
3.	To reduce crime and anti-social activity				✓				
4.	To reduce poverty and social exclusion	✓	✓		✓		✓		
5.	To improve access to key services for all sectors of the population				✓	✓	✓	✓	
6.	To offer everybody the opportunity for rewarding and satisfying employment		✓						
7.	To meet the housing requirements of the whole community	✓							
8.	To improve the quality of where people live and to encourage community participation				✓	✓	✓	✓	
9.	To improve water and air quality						✓	✓	
10.	To conserve soil resources and quality						✓		
11.	To use water and mineral resources efficiently, and re-use and recycle where possible								
12.	To reduce waste								
13.	To reduce the effects of traffic on the environment	x	x				✓	✓	
14.	To reduce contributions to climate change	x	x				✓	✓	
15.	To reduce vulnerability to climatic events								
16.	To conserve and enhance biodiversity and geodiversity	?	?			✓			
17.	To conserve and where appropriate enhance areas of historical and archaeological importance	?	?			✓			
18.	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	?			✓			
19.	To achieve sustainable levels of prosperity and economic growth throughout the plan area		✓	✓	✓	✓	✓		
20.	To revitalise village centres	✓			✓		✓	✓	
21.	To encourage efficient patterns of movement in support of economic growth						✓	✓	
22.	To encourage and accommodate both indigenous and inward investment		✓	✓		✓			

Key:

✓	Potentially Compatible
x	Not Compatible
	Not relevant
?	Dependent on Nature of Implementation Measures

5. Assessment of Policies

Overview

- 5.1 The Rural Vision 2031 Submission Draft document considers the allocation of development sites in Key Service Centres, Local Service Centres, Infill Villages, Countryside and Rural Employment Areas in St Edmundsbury and sets out the relevant allocation policies. Five generic policies are also proposed.
- 5.2 The development of the policies was informed by the previous site selection process. The justifications for not selecting the alternative sites are included in the SA Report Appendices.
- 5.3 This section of the report sets out the revised assessment of policies which were previously assessed at the preferred option stage in 2012. This assessment focuses on the changes made to the Submission Draft document as a result of the public consultation comments, Council further internal work and the SA recommendations proposed in 2012. The Appendix I identifies how the 2012 SA recommendations were taken on board during the preparation of the Submission Draft document.

Key Service Centres

- 5.4 Five Key Service Centres have been designated in the St Edmundsbury adopted Core Strategy. These are Barrow, Clare, Ixworth, Kedington and Stanton.
- 5.5 These settlements are the main focus for additional homes, jobs and community facilities outside of Bury St Edmunds and Haverhill. However, in deciding the scale of growth local environmental and infrastructure capacity have been key factors.
- 5.6 The Rural Vision 2031 document allocates 14 new development sites in Key Services Centres as shown in Table 5.1.

Table 5.1 - Proposed allocations in Key Service Centres

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
Barrow					
RV10a	Land at the Green	1.5	Residential	37	N/A
RV10b	Land east of Barrow Hill	4.2	Residential	75	Medium term
RV10c	Land west of Barrow Hill	3.5	Residential	75	Medium term
Clare					
RV11a	Land east of The Granary	2.3	Residential	60	Short term
RV11b	Land off Cavendish Road	2.2	Residential	64	Medium term
RV4c	Chilton Street Business Park	0.5	B1 Employment	N/A	N/A
Ixworth					
RV12a	Reeves Farm, Stow Road	0.5	Residential	21	Short term
RV12b	Land off Crown Lane	2.5	Residential	90	Short term
RV12c	Land west of A143 and south of	TBC	Residential/	80	Medium

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
	A1088		reserved for future educational use		term
Rv4g	Land off Bardwell Road, Ixworth	1.6	Employment B1	N/A	N/A
Kedington					
RV13a	Stourmead Complex	2.2	Residential	65	Short term
RV13b	Limes Cottage and adjoining land	1.8	Residential	40	Medium term
Stanton					
RV14a	Land at Upthorpe Road, Stanton	3.1	Residential	101	Short term
RV4j	Shepherd's Grove, Stanton / Hepworth	53.1	Employment B1,B2 and B8	N/A	N/A

Local Service Centres

5.7 The adopted Core Strategy also designates thirteen Local Service Centres:

- Bardwell
- Barningham
- Cavendish
- Chedburgh
- Great Barton
- Great and Little Thurlow
- Great and Little Whelnetham (Sicklesmere)
- Hopton
- Hundon
- Ingham
- Risby
- Rougham
- Wickhambrook

5.8 The settlements listed above will accommodate some small scale growth which will be dependent upon the local environmental and infrastructure capacity of each village. These are villages which have at least three of the following; a primary school; community, leisure and social facilities; convenience goods shop; local employment opportunities; or a good journey to work using public transport service to higher order towns. They tend to form the role of a local centre for the wider rural community.

5.9 The Rural Vision 2031 document allocates 12 sites in Local Service Centres as shown in Table 5.2.

Table 5.2– Proposed allocations in Local Service Centres

Site Ref	Proposed allocations	Size of site (ha)	Use	Total number of units	Phasing
Barningham					
RV15a	Hopton Rd	0.7	Residential	20	Short term
Cavendish					
RV16a	Land at end of Nether Road	0.4	Residential	10	Short term
Chedburgh					
RV17a	Queens Lane	0.7	Residential	10	Long term
RV4b	Chedburgh	1.1	Employment B1a	N/A	N/A
Great Barton					
RV18	Great Barton	12.4	Phased residential development	Up to 40	N/A
Great Thurlow					
RV19	Goldings Farm	0.25	Residential	5	Short term
Great and Little Whelnetham					
RV20a	Land at Erskine Lodge	2	Residential	TBC	Short term
RV20b	Land off Tutelina Rise	0.4	Residential	10	Long term
Hopton					
RV21	Hopton	2.5	Residential/community use/playing field	25	In the period to 2031
Ingham					
RV6	Park Farm Ingham	86	Leisure, recreation and tourism	N/A	N/A
RV22	Land at The Gables	0.8	Residential	22	Short term
Risby					
RV23	Adjacent to the cricket pitch	1.1	Residential	20	Medium term
RV4h	Risby Business Park	2.5	Employment B1 and B8	N/A	N/A
Rougham					
RV24	Land at the south of Kingshall Street	0.75	Residential	12	Short term
Wickhambrook					
RV25	Land at Nunnery Green and Cemetery Hill	1.8	Residential and GP surgery	22	Short/ Medium term

Infill Villages

The adopted Core Strategy identifies twenty six Infill Villages. These settlements only have a limited range of services and less than Local Service Centres. Development will only be acceptable within the designated Housing Settlement Boundary; comprising of single dwellings or small groups of five homes or less. The Rural Vision 2031 Submission Draft document does not propose any development sites in any Infill Villages. Any additional growth will be subject to planning applications and is dependent on environmental and infrastructure constraints.

Countryside

- 5.10 A number of small settlements across the borough do not benefit from having any services or facilities at all or have only limited services like a recreation ground, village hall or pub. In these locations residents predominantly rely on private vehicles to get to work or shops and other facilities. It is considered that in these settlements any further development is unsustainable. Those settlements which have not been designated as a Key Service Centre, a Local Service Centre or an Infill Village will be classed as being in the countryside and will not have a Housing Settlement Boundary. The removal of Housing Settlement Boundaries will prevent any further development, unless exceptional circumstances apply.
- 5.11 The Rural Vision 2031 Submission Draft document does not allocate any locations of growth in the countryside.

Rural Employment Areas

- 5.12 Alongside the five sites already allocated in the current Replacement Local Plan as Rural Employment Areas, which have been carried forward as built up sites into the Rural Vision 2031 Submission Draft document, six more sites are proposed with land available for development. These sites have been suggested in order to redress the balance between jobs and the increasing rural population. Three of these sites are located in KSC (Barrow Business Park, Clare Chilton Street Business Park and Ixworth, land off Bardwell Road), two in LSC (Risby Business Park and Chedburgh) and one site near Stanton - Shepherd's Grove with 53.1ha of developable area.

Assessment of Generic Policies

- 5.13 The Rural Vision 2031 Submission Draft document contains five generic policies – RV1, RV2, RV3, RV7, RV8 and RV9. Appendix D presents the results of the detailed appraisal of the potential effects predicted to arise from the implementation of these policies (excluding RV1). The section below presents an analysis of the detailed appraisal in terms of the significance of direct and indirect effects and recommendations for improving the sustainability of the policies.

Policy RV1 Presumption in Favour of Sustainable Development

- 5.14 The Council proposes the insertion of a new policy expressing how the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF) will be applied locally. The Council's policy has adopted verbatim the model policy which the Planning Inspectorate has developed as an appropriate way for local authorities of meeting this expectation as follows:

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

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

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

- *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.

- 5.15 Policy CS2 – Sustainable Development contained in the St Edmundsbury Core Strategy is an overarching policy which has a fundamental aim to ensure that development within the borough is sustainable. It aims to deliver sustainable development through ensuring the protection and enhancement of natural resources and the sustainable design of the built environment. This policy has arisen as a direct result of earlier SA work recommendations for such an overarching policy on Sustainable Development to be contained in the Core Strategy.
- 5.16 Policy RV1 (Presumption in Favour of Sustainable Development) can be viewed as complementary to the Core Strategy Policy CS2, as it contains further explanation on how the Council will work pro-actively with prospective applicants and that planning applications which accord with the policies contained in the Local Plan will be approved without delay.
- 5.17 However, Policy RV1 introduces exceptions to Policy CS2. The exceptions are planning applications for which there are no local policies of relevance or the relevant local policies are out of date. In this case the Council is required to grant planning permission, unless the assessment against policies in the NPPF indicates that adverse impacts significantly outweigh the benefits or that development should be restricted.
- 5.18 **It isn't the role of this SA to attempt to assess the NPPF's sustainability credentials but key aspects of the NPPF are introduced and discussed below.**
- 5.19 **The NPPF recognises that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:**
- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 5.20 A number of policies in the NPPF provide the Government's view of what sustainable development in England means in practice for the planning system. The policies are grouped under the following themes:
1. **Building a strong, competitive economy**
 2. **Ensuring the vitality of town centres**
 3. **Supporting a prosperous rural economy**
 4. **Promoting sustainable transport**

5. **Supporting high quality communications infrastructure**
6. **Delivering a wide choice of high quality homes**
7. **Requiring good design**
8. **Promoting healthy communities**
9. **Protecting Green Belt land**
10. **Meeting the challenge of climate change, flooding and coastal change**
11. **Conserving and enhancing the natural environment**
12. **Conserving and enhancing the historic environment**
13. **Facilitating the sustainable use of minerals**

5.19 A comparison between the NPPF's policies themes and Rural Vision 2031 objectives (as set out below) is deemed appropriate.

Rural Vision 2031 Objectives

- Objective 1 - To meet the housing needs of the rural areas, with a particular emphasis on the provision of affordable homes and an appropriate mix of house types for local people and of appropriate housing for an ageing population.
- Objective 2 - To maintain and develop the rural economic base through the provision of rural employment sites, ensuring appropriate infrastructure provision, such as broadband, to support local rural enterprise and the economy.
- Objective 3 - Provide a level of development which helps to maintain and enhance the existing base of community, recreation and health services and facilities appropriate to the requirements of individual villages.
- Objective 4 - To ensure that any new development is safe and does not compromise the natural and built up character, identity and local distinctiveness of the rural area and improves access to green space and the countryside.
- Objective 5 - To ensure development is located on sites well-related to the existing settlement, services and facilities, including local employment opportunities, to help reduce the need to travel by unsustainable means.
- Objective 6 - To support and encourage all means of sustainable and safe rural transport, including community led transport schemes, public transport improvements, and cycleway and footway improvements.
- Objective 7 - Achieve an appropriate scale and form of development that meets local needs and maintains the villages' identities.
- Objective 8 - To ensure that development is built to high standards and addresses environmental sustainability considerations.
- Objective 9 - To ensure residents have access to schools, further educational opportunities and vocational and technical training.

5.20 It can be concluded that there is a close alignment between both sets of objectives and themes. For both the Rural Vision 2031 and the NPPF, pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

5.21 Therefore, it is considered that following the policies in the NPPF (in the case of planning applications for which there are no local policies of relevance or the relevant local policies are out of date) will also contribute positively to pursuing sustainable development in St. Edmundsbury.

Policy RV2 Neighbourhood Plans and Neighbourhood Development Orders in the rural areas

- 5.22 This policy provides for Neighbourhood Plans (NP) and Neighbourhood Development Orders (NDO) to be brought forward in rural areas according to the Localism Act. They should follow the requirements set out in the Neighbourhood Planning (General) Regulations 2012.
- 5.23 Policy RV2 sets two conditions for NPs and NDOs. It requires that:
- 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; and
 - the form, size, type and design of new development proposed meets the requirements set out in national and local planning policy.
- 5.24 The appraisal of the policy (see Table D.2 in Appendix D) has identified the potential for positive effects with regards to social and economic aspects, some of them significant such as on meeting local housing requirements, improving quality of life and encourage community participation and achieve prosperity and economic growth, as the policy will allow local communities to take planning matters into their hands and plan for the development that is found to be needed locally and that is attractive to developers.

Recommendations

- 5.25 The 2012 SA recommended that the policy wording in relation to ensuring the environmental protection is amplified. The Council has incorporated the SA recommendations and the updated policy wording includes the requirements to conform to the Core Strategy policies. In addition, the supporting text states that the environmental effects of the Neighbourhood Plan will need to be assessed and an environmental assessment prepared where required. These changes to Policy RV2 in the Draft Submission document strengthen the policy's performance in relation to the SA environmental objectives. The updated appraisal does not identify any further recommendations.

Policy RV3 Housing Settlement Boundaries

- 5.26 Policy RV3 permits new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling within re-defined Housing Settlement Boundaries⁵ where it is not contrary to other policies in the plan. The areas being proposed for amendment include the following:
- Village Housing Settlement Boundary reviews to take account of the new proposed site allocations and to address anomalies in the current maps in the Replacement Local Plan
 - Removal of 'areas subject to planning restrictions' designations on inset maps following the deletion of Local Plan policy DS3 upon the adoption of the Core Strategy in December 2010. (Policy DS3 subsequently adopted as a Supplementary Planning Document (SPD) in September 2011)
 - Inclusion of areas with special uses such as prison and military establishments to allow future appropriate operational development
- 5.27 The appraisal of the policy (Table D.3 in Appendix D) indicates that focusing development within the Housing Settlement Boundaries could contribute to securing long term investment in local health facilities (SA Objective 1), local education facilities (SA objective 2) and improved access to services such as shopping facilities (SA objective 5) as a result of economies of scale and increase in demand. The policy will also ensure that local housing requirements in the villages will be met (SA objective 7).

⁵ Defined on the separate Policies Map book that accompanies the Rural Vision 2031

- 5.28 From an environmental perspective, new residential development in the villages will result in a number of environmental effects on SA objectives relating to water, soil and air media, biodiversity, historic assets and valued landscapes but these can be satisfactorily mitigated given the small scale of development envisaged.
- 5.29 Appropriate levels of development in Key Service Centres, Local Service Centres and Infill Villages may result in the revitalisation of village centres (SA objective 20) through increasing the range of employment opportunities and shops and services available and also in providing a local supply of workers for new and existing businesses thus supporting local economic growth (SA objective 19).
- 5.30 It should be noted that each of the sites identified under Policy RV3 has been subject to a detailed appraisal (the results of which are discussed in the following section) and that no overriding impediments have been identified for any of these sites from an SA perspective, and therefore it is considered appropriate to extend the housing settlement boundaries to accommodate development of these sites.

Policy RV7 Allotments

- 5.31 This policy will not allow loss of allotments unless it can be demonstrated that there is no local demand for the allotment; or suitable mitigation can be identified and made available. In addition, any replacement provision should take account of the needs of the locality, accessibility and suitability and sites for the provision of additional allotments will be identified in Masterplans and Development Briefs.
- 5.32 This policy exhibits a number of positive effects against social objectives. Positive effects on improving health (SA objective 1) have been identified as provision of additional allotments will provide increased opportunity for active leisure time spending and growing of healthier food. Positive but not significant indirect effects identified against SA objective 5 as provision of allotments may provide increased opportunity for access to active leisure facilities and SA objective 8 as the protection and provision of additional allotments may encourage community participation.
- 5.33 From an environmental perspective, this policy should help to conserve soils through the protection of and provision of additional allotments and by providing green spaces and wildlife habitats allotments can play an important role in conserving and enhancing biodiversity.
- 5.34 The full appraisal of the policy can be found in Table D4 in Appendix D.

Policy RV8 Safeguarding Educational Establishments

- 5.35 This policy directly addresses SA objective 2 'To maintain and improve levels of education and skills in the population in general'. By ensuring that existing and proposed schools will be safeguarded for community and educational uses, significant positive effects will result against this SA objective.
- 5.36 The policy will also ensure that accessibility to primary schools in rural areas, for example, is maintained or enhanced with a positive effect on SA objective 5 'To improve access to key services for all sectors of the population'. In addition, safeguarding educational facilities for community use in the rural areas will encourage community participation, with a positive effect on SA objective 8 'To improve the quality of where people live and to encourage community participation'.
- 5.37 The full appraisal of the policy can be found in Table D.5 in Appendix D.

Policy RV9 Green Infrastructure in the Rural Areas

- 5.38 This policy fully supports the Borough's Green Infrastructure Strategy within rural areas which consists of action zones, green corridors and woodland enhancement corridors and also example projects. It requires opportunities to extend the coverage and connectivity of the strategic green infrastructure network to be undertaken in association with new development, where appropriate.

- 5.39 This policy will have a significant positive effect on SA objective 16 'To conserve and enhance biodiversity and geodiversity', in particular with regards to its biodiversity component and SA objective 18 'To conserve the quality and local distinctiveness of landscapes' through its contribution to place making as far as rural areas are concerned.
- 5.40 SA objective 17 'To conserve and where appropriate enhance areas of historical and archaeological importance' is also likely to be positively affected due to links between heritage assets and protection of biodiversity and also the potential for green infrastructure to conserve and protect archaeological remains.
- 5.41 Enhanced access to green open space is likely to result in improved opportunities for healthier lifestyles and access to recreational activities, therefore benefitting public health - SA objective 1 'To improve the health of the population overall and reduce health inequalities'.
- 5.42 Through improved permeability of and links in the rural areas and between urban areas and rural areas, green infrastructure will enhance the connectivity between these areas and facilitate community interaction for the benefit SA objective 8 'To improve the quality of where people live and to encourage community participation'.
- 5.43 Improvements to green infrastructure will also have positive effects on water quality and air quality – SA objective 9 'To improve water and air quality'.
- 5.21 The policy is also assessed to deliver benefits against the SA economic objective 19 'To achieve sustainable levels of prosperity and economic growth', as the provision and enhancement of green infrastructure may increase the attractiveness of the area to visitors and tourists. 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.
- 5.44 The full appraisal of the policy can be found in Table D.6 in Appendix D.

Assessment of Policies Relating to Development Sites

- 5.45 The Rural Vision 2031 Submission Draft document contains 16 policies allocating sites for residential, employment and mixed use across the rural areas of St Edmundsbury. In addition, policy RV5 allows for the consideration of proposals for operational development at three special uses establishments.
- 5.46 Tables 5.3 to 5.6 provide summary overviews of the results of the assessments for proposed allocations in Key Service Centres, Local Service Centres, Rural Employment Areas and Special Use Areas and a discussion of the assessment results for each policy is presented below.

Policy RV4 Rural Employment Areas

- 5.47 Policy RV4 identifies 11 areas designated as Rural Employment Areas. Five of these areas are fully developed and therefore were not subject to the SA appraisal. The remaining six sites are either not fully developed or new sites:
- RV4a - Barrow Business Park (B1);
 - RV4b - Chedburgh (B1, B2, B8);
 - RV4c - Clare Chilton Street Business Park (B1);
 - RV4g- Ixworth, land off Bardwell Road (B1);
 - RV4h - Risby Business Park (B1, B8);
 - RV4j - Shepherd's Grove, Stanton/Hepworth (B1, B2, B8).

5.48 Each of these sites has been subject to a detailed appraisal, the results of which are shown in Appendix E (Tables E.9, E.13, E.15, E.29, E.44 and E.48). The overall potential effects of the Policy RV4 are summarised below:

Positive effects

- Positive effects have been predicted for economic objectives 19 - 22 (sustainable levels of prosperity and economic growth; efficient patterns of movement in support of economic growth; revitalise village centres; encourage indigenous and inward investment). As Policy RV4 safeguards employment areas designations it delivers beneficial effects across all SA economic objectives and the social objective 6 (to offer everybody the opportunity for rewarding and satisfying employment).

Negative effects

- Objective 9: To improve water and air quality – RV4h Risby Business Park is located within a groundwater source protection zone 2 and within a major aquifer area (i.e. providing a high level of water storage). Therefore, Policy RV4 supporting text should specify which environmental considerations should be met – this should include water quality and mitigating potential negative effects on water availability.
- Objective 16: To conserve and enhance biodiversity and geodiversity – Development of and operation at some of the designated areas may lead to potential adverse effects on ecological designations. Therefore, Policy RV4 supporting text should specify which environmental considerations should be covered – this should include ecologically important areas. Specifically, the necessary mitigation measures would have to be undertaken for the development of:
 - d) RV4b Chedburgh employment area is located within a 2km distance from Hay Wood, Whepstead, SSSI. Any new developments or extensions of the current activities within the area should consider their effects on this SSSI.
 - e) RV4g Land off Bardwell Road, Ixworth - within 2km of a SSSI at Bangrove Wood.
 - f) RV4h Risby Business Park - within 2km of a SSSI (Breckland Farmland) and the SPA (Breckland). The HRA Screening has not identified the potential for significant negative effects as a result of the site's development. However, a project level HRA may be required.
- Objective 3: To reduce crime and anti-social activity/ Objective 8: To improve the quality of where people live – Operations at some of the designated employment areas, especially those involving Use Class B8, may potentially affect local environment and amenity (e.g. noise levels). This would require careful assessment and mitigation, in particular for the sites neighbouring with residential areas. Therefore, Policy RV4 supporting text should specify that potential effects on residential amenity will be avoided or mitigated.
- Objective 10: To conserve soil resources and quality – some sites will lead to the loss of valuable agricultural land (e.g. RV4c Clare Chilton Street Business Park, RV4g Land off Bardwell Road). Therefore, Policy RV4 supporting text should specify the environmental considerations – this should cover valuable agricultural land.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance – Some sites are close to / adjacent to listed buildings, such as RV4a Barrow Business Park. Therefore, Policy RV4 supporting text should specify which environmental considerations should be met. This should cover heritage assets.

Mixed effects

- Objective 12: To reduce waste - 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. 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.

Recommendations

- 5.49 The policy has been strengthened by adding a requirement for landscaping as a result of addressing the 2012 SA recommendation. It is recommended that the policy is amplified further by listing another infrastructure requirement (additional water infrastructure and or treatment upgrades) apart from an access road. The policy supporting text could specify that the relevant environmental considerations include protecting water quality, biodiversity, quality of local amenity, valuable agricultural land and heritage assets. Specifically, the loss of soil resources should be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV5 Protection of Special Uses

- 5.50 Policy RV5 allows for operational development within three sites of special uses - two military and one prison establishments:
- RV5a - Barnham Camp;
 - RV5b - RAF Honington;
 - RV5c - HMP Highpoint North and South.
- 5.51 Each of these sites has been subject to a detailed appraisal, the results of which are shown in Appendix E (Tables E.2 – E.4). The overall potential effects of the Policy RV5 are summarised below.

General Assessment of Policy RV5 and proposed development against the Sustainability Objectives

Positive Effects

- Objective 3 - *To reduce crime and anti-social activity* - support for further development within the prison site benefits this objective, as society needs prisons as a deterrent.
- Objective 10 - *To conserve soil resources and quality* – all the sites are developed sites and their further development will not lead to the loss of agricultural land. There is also a potential for cleanup at the military sites as part of new development.
- Objectives 6 - *To offer everybody the opportunity for rewarding and satisfying employment* and 22 - *To encourage and accommodate both indigenous and inward investment* - new development within the operation area of the RAF stations may provide new job or training opportunities.
- Objective 8 - *To improve the quality of where people live and encourage community participation* - The Honington RAF Station organises various charity and community events which encourages community participation.
- Objective 22 - *To encourage and accommodate both indigenous and inward investment* – the sites considered in this Policy have public transport links to Bury St Edmunds, Thetford and London. Although they are not frequent, they provide regular service deemed sufficient for these sites of special use.

Negative Effects

- Objective 9 - *To improve water and air quality* – all special use sites are located within a major aquifer area (i.e. providing a high level of water storage).
- Objective 15 - *To reduce vulnerability to climatic events* – Barnham site lies in proximity to the river Little Ouse and may be susceptible to flooding. Mitigation measures should be considered and implemented for new development within the site where necessary.

- Objective 16 - *To conserve and enhance biodiversity and geodiversity* – all the sites lie within a 2km distance to either national (SSSI) or European (SPA and SAC) designations. Therefore, there is potential for adverse effects to arise as a result of the development. This, however, should be prevented and mitigated as a result of a safeguard included in the policy stating that ‘proposals [...] will need to take particular account of issues relating to the protection of Breckland SPA. Evidence will need to be provided, alongside any proposals for development, that there will be no adverse impact on the SPA or its constituent features.’
- Objective 18 - *To conserve and enhance the quality and local distinctiveness of landscapes and townscapes* –
 - g) The HMP Highpoint North and South site lies 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.
 - h) The military sites lie 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*.

Mixed Effects

- 5.52 Objective 12 - *To reduce waste* – For HMP Highpoint North and South prison development recycling initiatives should be subject to the overriding need to ensure that security of the prison is not prejudiced. Therefore, the rollout of such initiatives may be more limited compared to the sites in other uses.
- 5.53 Objective 14 - *To reduce contributions to climate change* - It is possible that further development within the military and prison sites will promote the incorporation of small-scale renewable or other carbon saving measures in developments to meet the requirements of Policy 7 ‘Improving Energy Efficiency’ in the joint Preferred Options Development Management Policies DPD. However, the inclusion of renewable initiatives should be subject to the overriding need to ensure that security of prison site is not prejudiced. Therefore, the application of renewable energy technologies at HMP Highpoint North and South may be more limited compared to the sites in different uses.

Policy Assessment Summary

- 5.54 Policy RV5 performed relatively well against the SA framework, although some of the sustainability objectives were not applicable to the sites considered within this policy due to their specific nature. Support for further development within the military and prison establishments benefits social and economic sustainability objectives in terms of supporting training and employment in the military sector and preventing crime.
- 5.55 The sites represent already developed sites and therefore allocating further development within them would not result in the loss of agricultural land.
- 5.56 The key constraints for the sites relate to the military sites’ proximity to the ecological designations. However, the policy includes a safeguard in this respect and the HRA study has been undertaken.

Recommendations

- 5.57 The 2012 SA recommended that the policy supporting text should encourage strategic landscaping for the military sites to contribute to the Green Infrastructure Action Zone ‘Brecks’. This recommendation has now been incorporated in the policy supporting text. The updated appraisal does not identify any further recommendations.

Policy RV6 Park Farm Ingham

- 5.58 Policy RV6 identifies Park Farm Ingham as a location for leisure, tourism and recreation facilities to utilise legacy infrastructure and services on a former sand and gravel quarry.

5.59 This site has been subject to a detailed appraisal, the results of which are shown in Appendix E (Table E.41). The overall potential effects of the Policy RV6 are summarised below:

Positive effects

- Objectives 1 and 5: To improve health of the population and access to key service: Benefits to public health are expected as a result of the nature of this allocation: recreational, leisure and tourism facilities serving local and wider area. Public access will be improved with public footpath and cycleway access within the site and to the nearby villages of Fornham All Saints, Fornham St Genevieve, Ingham and Culford and the provision of public transport links. A café, farm shop and other small niche suppliers related to leisure and recreation will be provided on site.
- Objective 8: The site is within close proximity to areas for open access land and will increase and provide new areas for community participation within the open space and recreational open space created within the site boundary.
- Objective 21: The site has good public access to public transport networks with a bus stop adjacent to the site; in addition Policy RV6 states that the site must provide public transport links.

Negative effects

- No negative effects identified.

Mixed effects

- Objective 3: To reduce noise - The site is adjacent to A134 and therefore its development may require noise mitigation measures.

Recommendations

5.60 The supporting text should refer to the need to implement noise mitigation measures (e.g. strategic landscaping buffering) due to the site's proximity to the A134.

Policy RV10 Barrow

5.61 Policy RV10 identifies three sites for residential development. Each of those sites has been subject to a detailed appraisal, the results of which are shown in Appendix E (Tables E.6 – E.8). The overall potential effects of the Policy RV10 are summarised below.

Settlement Profile

5.62 Barrow is a large village located approximately 6 miles to the west of Bury St Edmunds. It has a strong local community and is served with a good range of day to day services and facilities including a primary school, village shop, post office, two public houses, a village hall, play area and a GP Surgery. The village is designated as a Key Service Centre in the Core Strategy in recognition of the important role it has to play in serving the residents of the village and those that live in the immediate surrounding area.

5.63 There are no national landscape or habitat designations in close proximity to the village and the village does not have a conservation area, however, the close proximity of the small settlements of Denham and Burthorpe should be protected from coalescence with Barrow.

General Assessment of Policy RV10 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities - Barrow provides such facilities as GP Surgery and dentist. Land east of Barrow will investigate the opportunity for facilitating the provision of a new dental surgery. The settlement also has good access to health care facilities in Bury St Edmunds by bus. In addition Policy RV10 requires the provision of open space on all sites to address individual

sites requirements. It also stipulates the enhancement of footpath and cycleway access, promoting healthier life styles.

- Objective 5: To improve access to key services for all sectors of the population - Barrow benefits from an excellent range of services for a village of its size. It also has good accessibility to Bury St Edmunds by bus.
- Objective 7: To meet the housing requirements of the whole community – The policy benefits this objective as it allocates three sites for residential development. All of them will therefore provide a proportion of new affordable housing in accordance with the Core Strategy requirements.
- Objective 13: To reduce the effects of traffic on the environment - Due to the compact nature of the settlement pattern, all amenities and facilities are within easy walking distance, thus reducing the need to use lesser sustainable means of transport. The policy also stipulates the enhancement of footpath and cycleway access.
- Objective 18: Barrow 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 sites' development in line with Policy RV10 – and this could contribute to the woodland enhancement corridor.
- Economic objectives 19 and 22: To achieve sustainable levels of prosperity and economic growth throughout the plan area, and to encourage and accommodate both indigenous and inward investment – As Policy RV6 allocates land not only for residential uses but also for rural employment, it performs well against these economic objectives.

Negative effects

- Objective 9: To improve water and air quality – Allocations within Barrow are located within a groundwater source protection zone 2 and within a major aquifer area (i.e. providing a high level of water storage). In addition, Barrow Wastewater Treatment Works has very little headroom for additional development up to 2031, with most likely additional capacity required by 2020. Therefore, new development should contribute to the local infrastructure improvements.
- Objective 10: To conserve soil resources and quality - Allocations within Barrow are on greenfield land of agricultural value, therefore, leading to its loss.
- Objective 16: To conserve and enhance biodiversity and geodiversity – The proposed sites do not directly encroach an any ecological or geological designations. The necessary mitigation measures would have to be undertaken for the development of:
 - i) RV10b Land to the east of Barrow Hill, part of which is about 400m away from the County Wildlife Site, Wilsummer Wood.

Mixed effects

- Objective 2: To maintain and improve levels of education and skills in the population overall – On one hand, the village has a primary school and is within a 30 minute bus journey to upper schools. Therefore, siting new development within the village can lead to positive effects against this SA objective. On the other hand, as Barrow Business Park is adjacent to the local primary school, its development could prevent the school expanding should it need to do so. This should be carefully considered before granting consent for the site's development.

Policy Assessment Summary

- 5.64 Policy RV10 performed relatively well in the assessment providing allocations for small scale residential development. The allocations afford a good level of access to key local services and provide access to areas of greenspace that promote recreational opportunities.

- 5.65 The key constraints for the allocations relate to access to infrastructure and potential impact on the local landscape. Barrow Wastewater Treatment Works has very little headroom for additional development up to 2031, with most likely additional capacity required by 2020. Therefore, new development should be carefully planned and designed. It should also contribute to the local infrastructure improvements.
- 5.66 In addition, for the site RV10b any development brief and/or planning application must consider impacts on sensitive ecological designations, including a County Wildlife Site.
- 5.67 In addition, the sites are also designated as greenfield land, which would result in the loss of agricultural land.

Recommendations

- 5.68 The 2012 SA recommended that the policy 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. The updated policy supporting includes a reference to the Infrastructure Delivery Plan which accompanies the Rural Vision 2031 document. This addresses the previous SA recommendation.
- 5.69 The 2012 SA also recommended that 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. The updated policy supporting text incorporates this recommendation.
- 5.70 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV11 Clare

- 5.71 Policy RV11 identifies two sites for residential development. Each of those sites has been subject to a detailed appraisal, the results of which are shown in Appendix E (Tables E.11 – E.12). The overall potential effects of the Policy RV11 are summarised below.

Settlement Profile

- 5.72 Clare is an attractive historic settlement situated on the southern boundary of St Edmundsbury Borough and is located on the A1092 between the A604 and A134, eight miles from Sudbury and seven miles from Haverhill.
- 5.73 The historic settlement pattern follows a linear style along the road from north to south. The east of the village has a natural defensible boundary with one of the Stour River's tributaries meandering in a southern direction and therefore containing flood zone areas indicated as level 2 and 3. The River Stour to the south of Clare forms a natural boundary which restricts further growth in this direction.
- 5.74 The centre of town contains Clare Castle Country Park, which is an area of conservation and preservation as well as a place of recreation. Clare has much to offer tourists and residents and contains a 13th century Priory, Gothic Wool Church, a 16th century hostelry, a number of pubs, hotel accommodation, a selection of antique shops and art galleries, secondary free-school (11-16), primary school, as well as a comprehensive range of well stocked shops.
- 5.75 Clare provides an insight into the history of England, and in particular Suffolk vernacular architecture, which is recognised by the Conservation Area that covers the entire settlement area.

General Assessment of Policy RV11 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities – Clare provides such facilities as GP Surgery, play area and recreational ground, allotments. It also has good access to health care facilities in Haverhill and Sudbury by bus. In addition Policy RV11 requires the provision of open space on all sites to address individual sites requirements. It also stipulates the enhancement of footpath and cycleway access, promoting healthier life styles.
- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school and a secondary free-school and is within a 30 minute bus journey to upper schools. Therefore, this policy allocating new development in Clare performs well against this SA objective.
- Objective 5: To improve access to key services for all sectors of the population – Clare benefits from an excellent range of services. It also has good accessibility to Haverhill and Sudbury by bus.
- Objective 7: To meet the housing requirements of the whole community – The policy benefits this objective as it allocates two sites for residential development. These sites will therefore provide a proportion of new affordable housing in accordance with the Core Strategy requirements.
- Objective 13: To reduce the effects of traffic on the environment – Amenities and facilities are within easy walking distance, thus reducing need to use lesser sustainable means of transport. The policy also stipulates the enhancement of footpath and cycleway access.

Negative effects

- Objective 9: To improve water and air quality – Allocations within Clare are located within a groundwater source protection zone 3 (total catchment) and within a major aquifer area (i.e. providing a high level of water storage). Therefore the design of any new development should mitigate against negative effects.
- Objective 10: To conserve soil resources and quality – Most of the land allocated for new development in Clare is on greenfield land of agricultural value, therefore, leading to its loss.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance – Land east of the Granary (RV11a) is within a conservation area. Therefore, it should be carefully designed and built, respecting local character.

Policy Assessment Summary

- 5.76 Policy RV11 performed reasonably well in the assessment by providing allocations that are suitable for small scale residential development. The allocations provide a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The allocations also provide access to areas of green space that promote recreational opportunities.
- 5.77 The key constraints on allocations relate to infrastructure and environmental designations. Additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population. Allocation RV11a (Land east of The Granary) is within a Conservation Area.
- 5.78 In addition, allocations within Clare are on greenfield land of agricultural value, therefore, leading to its loss.

Recommendations

- 5.79 The 2012 SA recommended that the policy 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. The updated policy supporting includes a reference to the Infrastructure Delivery Plan which accompanies the Rural Vision 2031 document. This addresses the previous SA recommendation.
- 5.80 The 2012 SA also recommended that the supporting text should refer to the need for allocation RV11a - Land to the east of the Granary - to be carefully designed and built to mitigate against potential negative effects on the character of the Conservation Area. The site Development Brief shows how proposals for the site will be influenced and driven by the fundamental qualities of Clare, its location within the Conservation Area and how it will accord with sound design principles, Local Plan policy and relevant design guidance to result in a sensitive, high quality and fitting development. Therefore, potential effects are likely to be mitigated.
- 5.81 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV12 Ixworth

- 5.82 Policy RV12 identifies three sites for residential development. Each of these sites has been subject to a detailed appraisal, the results of which are shown in Appendix E (Tables E.15 – E.17). The overall potential effects of the Policy RV12 are summarised below.

Settlement Profile

- 5.83 Ixworth is one of the larger Key Service Centre Villages in the borough, located adjacent to the A143 approximately six miles from the centre of Bury St Edmunds. Ixworth has a compact settlement style and is recognised for its historic centre where the majority of amenities and facilities are located. Surrounding the historic centre of the village are a number of newer residential estates, which over past decades have grown at a relatively fast rate. This growth does however have limits with physical village boundaries on all four sides. The north and the east of Ixworth are bounded by the busy A1088 and A143. Growth to the south and west of the village is restricted by The River Black Bourne, which also has flood risk level 2 and 3.
- 5.84 Ixworth benefits from a wide range of services which includes a middle school, a primary school, doctors surgery, a library, a Police and Fire Station, two pubs and range of other shops and services in the village centre. Because of its compact nature, all services and facilities are easily accessible by foot and the village also benefits from a good bus service, to gain access to larger employment areas.

General Assessment of Policy RV12 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities – Ixworth provides such facilities as GP Surgery. The settlement also has good access to health care facilities in Bury St Edmunds by bus. In addition Policy RV12 requires the provision of open space on all sites to address individual sites requirements. It also stipulates the enhancement of footpath and cycleway access, promoting healthier life styles.
- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary and middle school and is within a 30 minute bus journey to upper schools.
- Objective 5: To improve access to key services for all sectors of the population - Ixworth benefits from an excellent range of services for a village of its size.

- Objective 7: To meet the housing requirements of the whole community – The policy benefits this objective as it allocates three sites for residential development. All of them will therefore provide a proportion of new affordable housing in accordance with the Core Strategy requirements.
- Objective 9: To improve water and air quality – Allocations within Ixworth are not subject to water or air quality constraints.
- Objective 13: To reduce the effects of traffic on the environment - Due to the compact nature of the settlement pattern, all amenities and facilities are within easy walking distance, thus reducing the need to use lesser sustainable means of transport. The policy also stipulates the enhancement of footpath and cycleway access.

Negative effects

- Objective 10: To conserve soil resources and quality - Allocations within Ixworth are on greenfield land of agricultural value, therefore, leading to its loss.
- Objective 16: All sites are within 2km of Bangrove wood SSSI and in addition Suffolk Wildlife Trust have identified potential protected species issues associated with Reeves Farm Stow Road. However, the policy includes a requirement for the provision of strategic landscaping and open space on all sites to address the individual site requirements and locations, which should mitigate potential negative effects.

Policy Assessment Summary

- 5.85 Policy RV12 performed reasonably well in the assessment by providing allocations that are suitable for small scale residential development. The allocations provide a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The allocations also provide access to areas of greenspace and the countryside that promote recreational opportunities.
- 5.86 The key constraints on allocations relate to infrastructure and environmental designations. Additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population. All sites are within 2km of Bangrove Wood SSSI.
- 5.87 In addition, allocations within Ixworth are on greenfield land of agricultural value, therefore, leading to its loss.

Recommendations

- 5.88 The 2012 SA recommended that the policy 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. The updated policy supporting includes a reference to the Infrastructure Delivery Plan which accompanies the Rural Vision 2031 document. This addresses the previous SA recommendation.
- 5.89 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV13 Kedington

- 5.90 Policy RV13 identifies two sites for residential development. Each of those sites has been subject to a detailed appraisal, the results of which are shown in Appendix E (Tables E.19 – E.20). The overall potential effects of the Policy RV13 are summarised below.

Settlement Profile

- 5.91 Located in the valley of the River Stour, the village of Kedington has good access onto the A143 and is located approximately three miles from the centre of Haverhill. The settlement pattern of the village is nucleated around a large green area in the centre and also within the parish curtilage is

the small hamlet of Calford Green located 0.8 miles to the south west along Sturmer Road. The main settlement of Kedington is divided by the River Stour, with small areas of the village along the corridor designated as flood zones 2 and 3.

- 5.92 On the northern outskirts and on the A143 are two large areas of Rural Employment. Within the Housing Settlement Boundary the village is served by a good range of services that include a primary school, a doctor's surgery and a range of local shops. The village is also served by a good bus service to Haverhill.

General Assessment of Policy RV13 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities – Kedington provides such facilities as GP Surgery. The settlement also has good access to health care facilities in Bury St Edmunds by bus. In addition Policy RV13 requires the provision of open space on all sites to address individual sites requirements. It also stipulates the enhancement of footpath and cycleway access, promoting healthier life styles.
- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school and is within a 30 minute bus journey to upper schools.
- Objective 5: To improve access to key services for all sectors of the population - Kedington benefits from an excellent range of services for a village of its size.
- Objective 7: To meet the housing requirements of the whole community – The policy benefits this objective as it allocates two sites for residential development. All of them will therefore provide a proportion of new affordable housing in accordance with the Core Strategy requirements.
- Objective 13: To reduce the effects of traffic on the environment - Due to the compact nature of the settlement pattern, all amenities and facilities are within easy walking distance, thus reducing the need to use lesser sustainable means of transport. The policy also stipulates the enhancement of footpath and cycleway access.

Negative effects

- Objective 10: To conserve soil resources and quality – Allocation RV13b Limes Cottage and adjoining land are located on greenfield land of agricultural value, therefore, leading to its loss.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance – Although for allocation RV13b there are no listed buildings located on the site, there are some in close proximity to the site boundary.

Mixed effects

- Objective 16: To conserve and enhance biodiversity and geodiversity – The proposed sites do not directly encroach on any ecological or geological designations. However, the necessary mitigation measures would have to be undertaken for the development of:
 - j) RV13a Stourmead Complex and RV13b Lime Cottage and adjoining land, which are located within 500 metres of a Country Wildlife Site.
- Objective 9: To improve water and air quality – Allocations within Kedington are not subject to water infrastructure or air quality constraints. However, some sites (e.g. RV13a Stourmead Complex and RV13b Limes Cottage and adjoining land) are located within a groundwater source protection zone 2 and within a major aquifer area (i.e. providing a high level of water storage). Therefore, Policy RV13 supporting text should specify which environmental considerations should be met – this should include water quality and mitigating potential negative effects on water availability.

Policy Assessment Summary

- 5.93 Policy RV13 performed reasonably well in the assessment by providing allocations that are suitable for small scale residential development. The allocations provide a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The allocations also provide access to areas of green space that promote recreational opportunities.
- 5.94 The key constraints on allocations relate to infrastructure and environmental and heritage constraints. Allocation RV13a (Stourmead Complex) and RV13b (Lime Cottages and adjoining land) are within 500 metres of a Country Wildlife Site and are located in close proximity to some listed buildings. Therefore the future design and development of the site will need to be sympathetic to these environmental and historic features.
- 5.95 In addition, allocations RV13b (Lime Cottages and adjoining land) within Kedington are on green field land of agricultural value, therefore, leading to its loss.

Recommendations

- 5.96 The 2012 SA recommended that the policy 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. The updated policy supporting includes a reference to the Infrastructure Delivery Plan which accompanies the Rural Vision 2031 document. This addresses the previous SA recommendation.
- 5.97 The 2012 SA recommended that the policy supporting text should refer to the need for allocation RV13b, 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. The updated policy supporting text incorporates these recommendations.
- 5.98 The 2012 SA recommended that the Development Brief includes the requirements for transport assessment and the need to ensure road safety during the site's construction. The updated policy states that access arrangements and design will be informed by a Development Brief for the site; and that 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. It is assumed that road safety during the site's construction will be ensured through the development and implementation of the Construction Environmental Management Plan.
- 5.99 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV14 Stanton

- 5.103 Policy RV14 identifies one site for residential development at Land at Upthorpe Road. The site has been subject to a detailed appraisal, the results of which are shown in Appendix E (Table E.22). The overall potential effects of the Policy RV14 are summarised below:

Settlement Profile

- 5.104 Stanton is one of the larger Key Service Centres in the borough and is located approximately nine miles from the centre of Bury St Edmunds. Stanton is located adjacent to the A143 and the village is separated by the road. The main and larger settlement, containing the majority of services, is located on the south side of the A143. Also located on the south side of the A143 are the settlements of Upthorpe and Shepherds Grove, which are approximately one mile away from the main village centre. To the north of the A143 are the small settlements of George Hill and Stanton Chare.
- 5.105 The main settlement is densely populated and contains many services including a primary school and a middle school, doctor's surgery, pub and various other shops and services which cater for

day to day needs. The centre of the village is in a Conservation Area and contains a number of historic buildings; surrounding this area are a number of estates which have increased the size of the village in recent decades.

- 5.106 Stanton benefits from excellent employment opportunities with Shepherds Grove Industrial Estate located within the parish boundary, in addition to this, the village also has a good journey to work bus service to Bury St Edmunds.

General Assessment of Policy RV14 and proposed development against the Sustainability Objectives

Positive effects

- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school and a middle school.
- Objective 7: To meet the housing requirements of the whole community – The policy benefits this objective as it allocates one site for residential development. This allocation will provide a proportion of new affordable housing in accordance with the Core Strategy requirements.
- Objective 9: To improve water and air quality – There are no water infrastructure or air quality constraints on the site.
- Objective 13: To reduce the effects of traffic on the environment - Due to the compact nature of the settlement pattern, all amenities and facilities are within easy walking distance, thus reducing the need to use lesser sustainable means of transport. The policy also stipulates the enhancement of footpath and cycleway access.
- Objective 17 – To conserve and where appropriate enhance areas of historical and archaeological importance – There are no heritage constraints on the site.

Negative effects

- Objective 10: To conserve soil resources and quality – Allocation RV14a Land at Upthorpe Road is located on greenfield land of agricultural value, therefore, leading to its loss.

Mixed effects

- Objective 5: To improve access to key services for all sectors of the population – The proposed site has good access to Stanton's excellent range of services for a village of its size. However, the site is not within a reasonable distance of Bury St Edmunds (by public transport) to gain access to shopping centres/supermarkets and other key services.
- Objective 16: To conserve and enhance biodiversity and geodiversity – The proposed sites do not directly encroach on any ecological or geological designations however any development proposals would need to consider potential impacts on the nearby SSSI's and implement mitigation as necessary.
- Objective 1: To improve health of the population overall and reduce health inequalities - Stanton provides such facilities as GP Surgery. However, the nearest dentist is located 45 minutes by public transport in Bury St Edmunds, as such there is opportunity for facilitating the provision of a new dental surgery in the village. In addition Policy RV14 requires the provision of open space on all sites to address individual sites requirements.

Policy Assessment Summary

- 5.107 Policy RV14 performed reasonably well in the assessment by providing an allocation that is suitable for small scale residential development. The allocations provide a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The allocations also provide access to areas of greenspace that promote recreational opportunities.
- 5.108 The key constraints on allocations relate to access to a local dentist and environmental designations. Although the village provides a GP surgery, the nearest dentist is located 45

minutes by public transport in Bury St Edmunds. In addition, allocation RV14a (Land at Upthorpe Road) is within 500 metres of a Country Wildlife Site and within 2km of a number of SSSI. Therefore the future design and development of the site will need to take into account any potential impacts on these environmental features.

- 5.109 In addition, allocation RV14a (Land at Upthorpe Road) within Stanton are on greenfield land of agricultural value, therefore, leading to its loss.

Recommendations

- 5.110 The 2012 SA also recommended that the supporting text should refer to the need for allocation RV14a, Land at Upthorpe Road, located within 500 metres of a Country Wildlife Site to be carefully designed and built, respecting local character and mitigating potential adverse effects. The 2012 SA also recommended that states that an appropriate buffer will be needed to protect the wildlife site from any development within this area. This addresses the previous SA recommendation.
- 5.111 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV15 Barningham

- 5.111 Policy RV15 proposes residential development of one greenfield site in Hopton Road with an area of 0.7 ha and an indicative capacity of 20 dwellings. Development of the site could take place in the short term.
- 5.112 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Table E.24). The overall effects of the Policy RV15 are summarised below.

Settlement Profile

- 5.113 Barningham is located approximately 11 miles from the centre of Bury St Edmunds and 9 miles from Thetford. The village is located on the B1111 which in turn provides good access to the A143 with both roads also giving good access into areas of Norfolk. The village has few employment opportunities. The village does however have a primary school, a pub, village hall and a convenience shop which offers a large range of goods and an area of recreational open space that is associated with the school.

General Assessment of Policy RV15 and proposed development against the Sustainability Objectives

Positive effects

- Objective 2: To maintain and improve levels of education and skills in the population overall - The village has a primary school which has capacity and is centrally located and is within a 30 minute bus journey to middle and upper schools at Stanton and Thurston. This is beneficial for the proposed site.
- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is within close proximity to areas of greenspace.
- Objective 13: To reduce the effects of traffic on the environment: 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.

- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 16: To conserve and enhance biodiversity and geodiversity- The site is not located near any SPA, SAC or SSSI, nor within 500m from a county Wildlife sites. There are no BAP habitats nor geological SSSI or RIGS on the site.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance- There are no listed buildings on or adjacent to the site and the site is not within or adjacent to a conservation area or a Historic Park and Garden. The site is not located in proximity to a SAM or near an Area identified as Archaeological Importance.
- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes - The site is not within a Green Corridor and will not lead to coalescence of the urban extension with nearby villages. In addition, the policy requires strategic landscaping and open space be provided to address the individual site requirements and location.

Negative effects

- Objective 9: To improve water and air quality - The site has water infrastructure constraints. Infrastructure and/or treatment upgrades would be required to serve proposed growth.
- Objective 10: To conserve soil resources and quality- The site is proposed on greenfield land and on grade 3 agricultural land.
- Objective 21: To encourage efficient patterns of movement in support of economic growth - The village is 11 miles from Bury St Edmunds and nine from Thetford, both of which have large areas of employment. This will require residents to travel by perhaps a less sustainable means of transport given that the village lacks a good bus service for journey to work.

Mixed effects

- Objective 1: To improve health of the population overall and reduce health inequalities - The closest GP is located in Stanton (2.1 miles); this can be reached by bus on route to Bury St Edmunds within 10 minutes. However, 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.
- Objective 5: To improve access to key services for all sectors of the population - The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services. However, the site is neither within 30 minutes of Bury St Edmunds and its shops/supermarkets by public transport nor within reasonable distances for walking and cycling to the town centre. However, there is a satisfactory travel to work bus service to Bury St Edmunds.
- Objective 9: To improve water and air quality - 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) but it is not within an air quality management area.

Policy Assessment Summary

- 5.114 Policy RV15 performed reasonably well in the assessment by providing allocations that are suitable for small scale residential development that may be considered for inclusion within the extended Housing Settlement Boundary. The allocations provide a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The allocations also provide access to areas of open space and countryside that promote recreational opportunities.
- 5.115 The key constraints on allocations relate key services and infrastructure constraints. Although the village provides a GP surgery, the nearest dentist is located 45 minutes by public transport in Bury St Edmunds. The village is located 11 miles from Bury St Edmunds and nine from Thetford, which have key services and large areas of employment. This will require residents to travel by perhaps

a less sustainable means of transport given that the village lacks a good bus service for journey to work.

- 5.116 Additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population.
- 5.117 In addition, allocation RV15a (Hopton Road) within Barningham is located on greenfield land of agricultural value, therefore, leading to its loss.

Recommendations

- 5.118 The 2012 SA recommended that 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. The updated policy supporting includes a reference to the Infrastructure Delivery Plan which accompanies the Rural Vision 2031 document. This addresses the previous SA recommendation.

Policy RV16 Cavendish

- 5.119 Policy RV16 proposes residential development of one greenfield site at land at the end of Nether Road with an area of 0.4 ha and an indicative capacity of 10 dwellings. Development of the site could take place in the short term.
- 5.120 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Table E.26). The overall effects of the Policy RV16 are summarised below.

Settlement Profile

- 5.121 Cavendish is a rural village situated on the south eastern border of the St Edmundsbury Borough. The village is located approximately 2.5 miles from the town of Clare, six miles from the town of Sudbury and 10 miles from Haverhill. Its development predominantly follows a linear pattern along the A1092. Cavendish is also close to Haverhill which is located 10 miles to the west, again along the A1092. The village attracts tourists and is supported by a very good range of local services and amenities, which include three pubs, a post office, village hall, primary school and various other services. The majority of the village has been protected by a Conservation Area.

General Assessment of Policy RV16 and proposed development against the Sustainability Objectives

Positive effects

- Objective 2: To maintain and improve levels of education and skills in the population overall - The village has a primary school with spare capacity and is within a 30 minute bus journey to secondary schools. The site is within an 800m walk of the primary school and is easily cyclable.
- Objective 5: To improve access to key services for all sectors of the population - The site is within 800m of most of the village's services and 2-5km cycling distance to all. The site is within 30 minutes of shops/supermarkets by public transport.
- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is within close proximity to areas of greenspace.
- Objective 13: To reduce the effects of traffic on the environment- The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.
- Objective 15: To reduce vulnerability to climatic events - The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance -There are no listed buildings on or adjacent to the site and the

site is not within or adjacent a Historic Park and Garden. The site is not located in proximity to a SAM or near an Area identified as Archaeological Importance.

- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes -The site is not within a Green Corridor and will not lead to coalescence of the urban extension with nearby villages. In addition, the policy requires strategic landscaping and open space be provided to address the individual site requirements and location.
- Objective 21: To encourage efficient patterns of movement in support of economic growth: The site is located within five minutes of a bus stop. The site is well located to access services and facilities within the village and employment can be accessed by the public transport network on the A1092.

Negative effects

- Objective 5: To improve access to key services for all sectors of the population- The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres.
- Objective 9: To improve water and air quality - Anglian Water have indicated that infrastructure and/or treatment upgrades would be required to serve proposed growth.
- Objective 10: To conserve soil resources and quality- The site is proposed on greenfield land and on grade 2 agricultural land
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance -The site is within a conservation area and would be located to the rear of a collection of gardens serving some listed buildings. A new development in this location would need to be sympathetic to the surroundings of the historic character of Cavendish.

Mixed effects

- Objective 1: To improve health of the population overall and reduce health inequalities - 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
- Objective 9: To improve water and air quality - The site is located within a groundwater source protection zone 2 but it is not within an air quality management area.
- Objective 16: To conserve and enhance biodiversity and geodiversity - The site is not located near any SPA, SAC or SSSI nor within 500m from a county Wildlife sites. Although there are no BAP habitats nor geological SSSI or RIGS on the site, Suffolk Wildlife Trust has highlighted the potential for protected species on this site.

Policy Assessment Summary

- 5.122 Policy RV16 performed relatively well in providing a small scale residential development that may be considered for inclusion within the extended Housing Settlement Boundary. The site provides a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The site also provides access to areas of greenspace and countryside that promote recreational opportunities.
- 5.123 The key constraints on the site relate to access to larger centres, infrastructure and potential impact on the conservation area. Anglian Water has identified that additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population.
- 5.124 In terms of environmental impact, the site is located within a Conservation Area and is adjacent to some listing buildings. The new development would need to be sympathetic to the surroundings of the historic character of Cavendish. In addition, the Suffolk Wildlife Trust has identified that there may be potential protected species on the site. The site is also designated as greenfield land, which would result in the loss of Grade 2 agricultural land.

- 5.125 The site is located within five minutes of a bus stop and is within a reasonable public transport of the towns of Sudbury and Haverhill, which provide a greater variety of shops/supermarkets. The site is well located to access services and facilities within the village and employment can be accessed by the public transport network on the A1092.

Recommendations

- 5.126 The 2012 SA recommended that 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.
 - refer to the need for an ecological assessment to ensure that potential adverse affects on protected species will be mitigated.
 - emphasise that the new development should be sympathetic to the surroundings of the historic character of Cavendish.
- 5.100 The updated policy supporting text incorporates all the above recommendations.
- 5.101 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV17 Chedburgh

- 5.112 Policy RV17 proposes residential development of one greenfield site in Queens Lane with an area of 0.7 ha and an indicative capacity of 10 dwellings. Development of the site could take place in the long term (after 2026).
- 5.113 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Table E.28). The overall effects of the Policy RV17 are summarised below.

Settlement Profile

- 5.127 Chedburgh is located approximately five miles from the centre of Bury St Edmunds. The village has a large area of recreation open space to the north west. The A143 forms a significant defensible boundary for development to the south of the village, with a large Rural Employment Area located on the opposite side of the road. The village does not have a primary school and the shop recently closed. The village has a basic travel to work bus service into Bury St Edmunds and Haverhill.

General Assessment of Policy RV17 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities - 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.
- Objective 5: To improve access to key services for all sectors of the population - The site is within 30 minutes of Bury St Edmunds town centre by public transport and within 800m and 2-5km cycling distance to the majority of the village's key services. It is within 30 minutes of shops/supermarkets by public transport.
- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is situated close to areas of recreation/amenity open space and also benefits from the countryside.

- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes - The site is not within a Green Corridor and will not lead to coalescence of the urban extension with nearby villages. In addition, the policy requires strategic landscaping and open space be provided to address the individual site requirements and location.
- Objective 21: To encourage efficient patterns of movement in support of economic growth: The site is located within a five minute walk of the bus stop.

Negative effects

- Objective 2: To maintain and improve levels of education and skills in the population overall – 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. The site is over 5km cycling distance from the school and is located more than 800m walking distance.
- Objective 9: To improve water and air quality - Constraints to provision of water infrastructure and/or treatment to serve proposed growth
- Objective 10: To conserve soil resources and quality - The site is proposed on greenfield land and on grade 2 agricultural land
- Objective 16: To conserve and enhance biodiversity and geodiversity- The site is located within a 2km distance from Hay Wood, Wepstead, SSSI
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance - The site may partially impinge on the once present Chedburgh Airfield marked as an area of Archaeological Interest.

Mixed effects

- Objective 5: To improve access to key services for all sectors of the population - The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds. However, the village has good transport links with direct access onto the A143. There is a travel-to-work bus service from Chedburgh to Bury St Edmunds. It is also possible to reach Haverhill on public transport.
- Objective 9: To improve water and air quality - The site is located within a groundwater source protection zone 2 but it is not within an air quality management area.
- Objective 13: To reduce the effects of traffic on the environment - The site has good access to Chedburgh's facilities; however in lacking a convenience store and school it is more likely that trips by private vehicle will be made.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance - There is a listed building adjacent to the site. However, the site would be hidden by a large/tall tree belt. The site is not located in a conservation area or in proximity to a Historic Park and Garden. The site is not located in proximity to a SAM. In addition, the site may partially impinge on the once present Chedburgh Airfield marked as an Area of Archaeological Interest.

Policy Assessment Summary

- 5.128 Policy RV17 performed relatively well in the assessment providing a small scale residential development. The brownfield site provides a good level of access to key local services and provides access to areas of greenspace that promote recreational opportunities.
- 5.129 The key constraints on the site relate to access to larger centres, infrastructure and potential impact on the Conservation Area. Anglian Water has identified that additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population.

- 5.130 The new development would need to be sympathetic to the surroundings of the historic character of Chedburgh, as the site may partially impinge on the once present Chedburgh Airfield identified as an area of Archaeological Interest. The site is also designated as greenfield land, which would result in the loss of Grade 2 Agricultural land.
- 5.131 In addition, the site is not within a reasonable public transport commute of the larger centre of Bury St Edmunds that provides a greater variety of shopping facilities and schooling.

Recommendations

- 5.102 The 2012 SA also recommended that 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; and that the design and development of the new site should be sympathetic to the Area of Archaeological Interest. The updated policy supporting text incorporates these recommendations.
- 5.132 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV18 Great Barton

- 5.133 Policy RV18 allocates 12.4 hectares of land for residential and community uses on the north eastern edge of Great Barton. The total capacity of the site will be determined through a site Development Brief, with up to 40 dwellings permitted in the period to 2031.
- 5.134 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Table E.31). The overall effects of the Policy RV18 are summarised below.

Settlement Profile

- 5.135 The village of Great Barton is located less than five miles from the centre of Bury St Edmunds and has the largest population of all of the Local Service Centres. The north of Great Barton is accessed by the B1106 (Partly Mill Road) which sees a large number of vehicles pass through from the A134 connecting onto the A143. There is no designated Conservation Area. Great Barton contains some listed buildings, although there are no significant clusters. There are some county identified archaeological sites, particularly to the north and south of the settlement. Located within the centre of the village is 'The Park' which is a development contained within a woodland area and is protected under the former Local Plan Policy DS3 which has been adopted as supplementary planning document.

General Assessment of Policy RV18 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities - 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.
- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school and is within a 30 minute bus journey to upper schools. The site is within 800m walk of the primary school and is easily cyclable. An issue here, however, is that the school is at full capacity.
- Objective 5: To improve access to key services for all sectors of the population - The site is within 30 minutes of the town centre by public transport. The site is within 800m walking distance but is 2-5km cycling distance to all of the village's key services. The site is within 30 minutes of shops/supermarkets by public transport. The site is not within reasonable distance for walking however is within 5km cycling distance to nearby supermarkets in Bury St Edmunds along a non dedicated cycle route.

- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is within close proximity to areas of accessible green open space, particularly to the north and south of the village. There is identified recreational space located to the rear of the village hall within the settlement boundary.
- Objective 13: To reduce the effects of traffic on the environment: The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle. The public transport links to Bury St Edmunds are very good, with a frequent bus service to the centre of town.
- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 16: To conserve and enhance biodiversity and geodiversity- The site is not located near any SPA, SAC or SSSI nor within 500m from a county Wildlife sites. There are no BAP habitats nor geological SSSI or RIGS on the site.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance- The site is not located in a conservation area or in proximity to a Historic Park and Garden. The site is not located in proximity to a SAM.
- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes- The site is not within a Green Corridor and will not lead to coalescence of the urban extension with nearby villages. In addition, the policy requires strategic landscaping and open space be provided to address the individual site requirements and location.
- Objective 21: To encourage efficient patterns of movement in support of economic growth- The site is located within a five minute walk of a bus stop.

Negative effects

- Objective 5: To improve access to key services for all sectors of the population- The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds.
- Objective 9: To improve water and air quality - Constraints to provision of water infrastructure and/or treatment to serve proposed growth. The site is located within a groundwater source protection zone 2. 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.
- Objective 10: To conserve soil resources and quality- The site is proposed on greenfield land and on grade 2 agricultural land
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance -There is a listed building located close to the site.

Mixed effects

- Objective 9: To improve water and air quality - The site is located within a groundwater source protection zone 2 but it is not within an air quality management area.

Policy Assessment Summary

- 5.136 Policy RV18 has performed relatively well in the assessment in providing a small scale residential development that may be considered for inclusion within the extended Housing Settlement Boundary. The site provides a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The site also provides access to areas of greenspace that promote recreational opportunities.

- 5.137 The key constraints on the site are infrastructure and the potential impact on a listed building. Anglian Water has identified that additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population.
- 5.138 Suffolk County Council Education have stated that there may be a need to expand the primary school and that the new development should not constrain this. This future requirement is reinforced and further expanded upon by Suffolk County Council Resources that state the site area should be significantly increased in size to show a mixed use development comprising housing, the expansion of Great Barton Primary School, local facilities, business/commercial uses and informal and formal open space.
- 5.139 The new development should not impact of the listed building that is located close to the site. The site is also designated as greenfield land, which would result in the loss of Grade 2 Agricultural land.

Recommendations

- 5.140 The 2012 SA also recommended that:
- 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.
 - An air quality assessment should be undertaken for the site development and its recommendations implemented.
 - The supporting text should refer to the development of a 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.
- 5.141 All the above recommendations have been incorporated in the policy text and its supporting text.
- 5.142 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV19 Great Thurlow

- 5.143 Policy RV19 proposes residential development of one greenfield site at Goldings Farm with an indicative capacity of 5 dwellings which would be developed in the short-term.
- 5.144 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Table E.33). The overall effects of the Policy RV19 is summarised below.

Settlement Profile

- 5.145 Great and Little Thurlow are located approximately 5 miles from the centre of Haverhill. Although two separate parishes their proximity and built form means they effectively function as one settlement. Development in Great and Little Thurlow follows a linear pattern along the B1061. The villages have a good range of services and facilities including a primary school, a village shop, a pub and a village hall. There is reasonably good vehicular access via the B1061 to the A143 which carries traffic between Haverhill and Bury St Edmunds.

General Assessment of Policy RV19 and proposed development against the Sustainability Objectives

Positive effects

- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school and is within a 30 minute bus journey to upper schools. The site is within 800m walk of the primary school and is easily cyclable. An issue here, however, is that the school is at capacity.

- Objective 5: To improve access to key services for all sectors of the population - The site is within 30 minutes of the town centre by public transport. It is within 800m walking distance but is 2-5km cycling distance to all of the village's key services. The site is within 30 minutes of shops/supermarkets by public transport. It is not within reasonable distance for walking however is within 5km cycling distance to nearby supermarkets in Bury St Edmunds along a non dedicated cycle route.
- Objective 7: To meet the housing requirements of the whole community - The site will provide 20% affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is within close proximity to areas of accessible green open space, particularly to the north and south of the village. There is identified recreational space located to the rear of the village hall within the settlement boundary.
- Objective 13: To reduce the effects of traffic on the environment: The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle. The public transport links to Bury St Edmunds are very good, with a frequent bus service to the centre of town.
- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance- The site is not located in a conservation area or in proximity to a Historic Park and Garden. It is not located in proximity to a SAM.
- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes- The site is not within a Green Corridor and will not lead to coalescence of the urban extension with nearby villages. In addition, the policy requires strategic landscaping and open space be provided to address the individual site requirements and location.
- Objective 21: To encourage efficient patterns of movement in support of economic growth- The site is located within a five minute walk of a bus stop.

Negative effects

- Objective 1: To improve health of the population overall and reduce health inequalities - The operating bus service to Haverhill is not frequent.
- Objective 5: To improve access to key services for all sectors of the population - The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds.
- Objective 10: To conserve soil resources and quality- The site is proposed on greenfield land and on grade 2 agricultural land. However, the size of the site is quite small (five dwellings) and, therefore, potential effects of this development are deemed insignificant.
- Objective 16: To conserve and enhance biodiversity and geodiversity- The site is located within 2km of the Trundley and Wadgell's Woods which is an area designated as a SSSI. However, the size of the site is quite small (five dwellings) and, therefore, potential effects of this development are deemed insignificant. The policy supporting text also stipulates that an ecological assessment will be required to ensure that potential adverse effects on any protected species on the site are mitigated against.

Mixed effects

- Objective 9: To improve water and air quality - The site is located within a groundwater source protection zone 2 but it is not within an air quality management area.

Policy Assessment Summary

- 5.146 Policy RV19 has performed relatively well in the assessment in providing a small scale residential development that may be considered for inclusion within the extended Housing Settlement Boundary. The site provides a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The site also provides access to areas of greenspace that promote recreational opportunities.

Recommendations

- 5.147 No SA recommendations are proposed, as the allocation of one small site in this settlement is deemed appropriate for the level of available services and environmental and infrastructure constraints.

Policy RV20 Great and Little Whelnetham

- 5.148 Policy RV20 proposes residential development on two sites. This includes Land off Tutelina Rise with an area of 0.4 ha and an indicative capacity of 10 dwellings, development of the site could take place in the long term. Also Land at Erskine Lodge with an area of 2 ha allocated for affordable and market homes with dwelling capacity and mix to be confirmed by the development brief. Development could take place in the short term.
- 5.149 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Tables E.35 and E.36). The overall effects of the Policy RV20 are summarised below.

Settlement Profile

- 5.150 Great Whelnetham is located four miles from the centre of Bury St Edmunds on the A134 southbound towards Sudbury. Much of the area located on the north side of the A134 is within a flood plain. The village has a reasonable level of services, some of which are located some way out of the Housing Settlement Boundary. The primary school is located further along the Stanningfield Road, and the public house is located on the A134. The village has a good bus service to Bury St Edmunds and a small amount of employment.

General Assessment of Policy RV20 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities. 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.
- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school with capacity and is within a 30 minute bus journey to middle and upper schools.
- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5. The mix of affordable and market housing will be detailed in the development brief.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is within close proximity to areas of accessible green open space.
- Objective 13: To reduce the effects of traffic on the environment: The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.
- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.

- Objective 16: To conserve and enhance biodiversity and geodiversity - The site is not located near any SPA, SAC or SSSI nor within 500m from a county Wildlife sites. There are no BAP habitats nor geological SSSI or RIGS on the site.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance - The site is in proximity to a Historic Park and Garden. The site is not located in proximity to a SAM nor on an Area identified as Archaeological Importance. The site is not located within a conservation area.
- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes- The site is not within a Green Corridor and future development will not impinge on the boundary of any neighbouring villages. In addition, the policy requires strategic landscaping and open space be provided to address the individual site requirements and location.
- Objective 21: To encourage efficient patterns of movement in support of economic growth - The site is located within a five minute walk of a bus stop.

Negative effects

- Objective 9: To improve water and air quality - Constraints to provision of water infrastructure and/or treatment to serve proposed growth
- Objective 10: To conserve soil resources and quality- The site is proposed on greenfield land and on grade 2 agricultural land.

Mixed effects

- Objective 5: To improve access to key services for all sectors of the population - The site is within 30 minutes of Bury St Edmunds town centre by public transport. The site is within 800m walking distance and 2-5km cycling distance to the village's key services. However, although the site is within 5km cycling distance to nearby supermarkets in Bury St Edmunds, this is not along a dedicated cycle route.
- Objective 9: To improve water and air quality - The site is located within a groundwater source protection zone 2 but it is not within an air quality management area.

Policy Assessment Summary

- 5.151 Policy RV20 has performed well in the assessment in providing a small scale residential development that may be considered for inclusion within the extended Housing Settlement Boundary. The site provides a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The site also provides access to areas of greenspace that promote recreational opportunities.
- 5.152 The key constraints on the site relate to access to larger centres, infrastructure and potential impact on a listed building. Additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population.
- 5.153 The site is also designated as greenfield land, which would result in the loss of Grade 2 Agricultural land.

Recommendations

- 5.154 The 2012 SA also recommended that the supporting text should refer to the need for additional water infrastructure and or treatment upgrades required to support the development of the site; and to the development of a dedicated cycle route to provide access to the larger centre of Bury St Edmunds. Both recommendations have been incorporated in the updated policy supporting text.
- 5.155 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV21 Hopton

- 5.156 Policy RV21 allocates 2.5 ha of land for residential and community uses on the south eastern edge of Hopton. 25 dwellings will be permitted on the site in the period to 2031.
- 5.157 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Tables E.38). The overall effects of the Policy RV21 are summarised below.

Settlement Profile

- 5.158 The village of Hopton is located to the far north east of the St Edmundsbury Borough and the settlement lies very close to the Norfolk border. Hopton is 15 miles from Bury St Edmunds and can be accessed via the B1111 from A143; these roads also give good access into areas of Norfolk. Hopton has a reasonable level of facilities and amenities. The village shop contains a good level of services to meet day to day needs and is located centrally on the B1111; therefore catering for both the local community and passing trade. Much of the north and east of Hopton is within a Special Landscape Area.

General Assessment of Policy RV21 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities - 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.
- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school which has capacity and is located within a 30 minute bus journey to middle and upper schools at Stanton and Thurston. The site is within 800m walk of the primary school and is easily cyclable.
- Objective 5: To improve access to key services for all sectors of the population - The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services.
- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is within close proximity to areas of accessible green open space. In addition, by re-developing the village hall area by providing a new facility and recreational open space this will have positive social impacts and improve community spirit.
- Objective 13: To reduce the effects of traffic on the environment: 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.
- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance- There are no listed buildings on or adjacent to the site. The site is not within or adjacent to a conservation area nor located in proximity to a Historic Park and Garden or a SAM. The site is not on or near an Area identified as Archaeological Importance.
- Objective 21: To encourage efficient patterns of movement in support of economic growth- The site is located within two minutes of a bus stop. The village is 15 miles from Bury St Edmunds, which may be a large area for employment for residents. This will require residents to travel by a perhaps less sustainable means of transport.

Negative effects

- Objective 9: To improve water and air quality - Constraints to provision of water infrastructure and/or treatment to serve proposed growth
- Objective 10: To conserve soil resources and quality- The site is proposed on greenfield land classified as grade 2 agricultural land.
- Objective 16: To conserve and enhance biodiversity and geodiversity - 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, regarding the influencing of recreation in the surrounding area and mains drainage, to avoid potential negative effects on the SAC.

Mixed effects

- Objective 5: To improve access to key services for all sectors of the population- The site is neither within 30 minutes of a town centre by public transport nor within 30 minutes of shops/supermarkets by public transport. Equally, 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 reasonable range of services and facilities and the bus to Bury St Edmunds provides a travel-to-work service, with a journey time of 1 hour.
- Objective 9: To improve water and air quality - The site is located within a groundwater source protection zone 2 but it is not within an air quality management area.
- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes - The site is not within a Green Corridor and will not lead to coalescence of the urban extension with nearby villages. However, to the west and north of the village lies a Special Landscape Area which should be considered in the planning process and necessary mitigation measures implemented.

Policy Assessment Summary

- 5.159 Policy RV21 has performed well in the assessment in providing a small scale residential development that may be considered for inclusion within the extended Housing Settlement Boundary. The site provides a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The site also provides access to areas of greenspace that promote recreational opportunities.
- 5.160 The key constraints on the site relate to access to larger centres, infrastructure and potential impact on a listed building. Additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population.
- 5.161 The site is also designated as greenfield land, which would result in the loss of Grade 2 agricultural land.
- 5.162 In addition, the site is not within a reasonable public transport commute of the larger centre of Bury St Edmunds that provides a greater variety of shopping facilities and schooling.

Recommendations

- 5.163 The 2012 SA also recommended that the supporting text should refer to the need for additional water infrastructure and or treatment upgrades required to support the development of the site; and 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. The updated policy supporting text incorporates these recommendations
- 5.164 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV22 Ingham

- 5.165 Policy RV22 proposes residential development of one greenfield site at Land at the Gables with an area of 0.8 ha and an indicative capacity of 22 dwellings. Development of the site could take place in the short term.
- 5.166 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Table E.40). The overall effects of the Policy RV22 are summarised below.

Settlement Profile

- 5.167 Ingham is located approximately five miles from the centre of Bury St Edmunds on the A134. An inherent feature of having the A134 located through the centre of the village is good access to the north of St Edmundsbury district and areas of Norfolk. Ingham is the smallest of the Local Service Centre settlements. The village does not have a primary school, but does have a shop/post office, a public house and a good level of local employment.

General Assessment of Policy RV22 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities - The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which can be a less than 30 minute bus journey.
- Objective 5: To improve access to key services for all sectors of the population - The site is within 30 minutes of a town centre by public transport. The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services. The site is within 30 minutes of shops/supermarkets by public transport.
- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is within close proximity to areas of accessible green open space.
- Objective 10: To conserve soil resources and quality- The site is brownfield land and PDL.
- Objective 13: To reduce the effects of traffic on the environment: The site has good access to the local facilities in the village, which reduces the need for unnecessary trips by private vehicle.
- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 16: To conserve and enhance biodiversity and geodiversity - The site is not located near any SPA, SAC or SSSI nor within 500m from a county Wildlife sites. There are no BAP habitats nor geological SSSI or RIGS on the site.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance - There are no listed buildings on or adjacent to the site. The site is not within or adjacent to a conservation area nor located in proximity to a Historic Park and Garden or a SAM. The site is not on or near an Area identified as Archaeological Importance.
- Objective 18; To conserve and enhance the quality and local distinctiveness of landscapes and townscapes - The site is not within a Green Corridor and will not lead to coalescence of the urban extension with nearby villages. In addition, the policy requires strategic landscaping and open space be provided to address the individual site requirements and location.
- Objective 21: To encourage efficient patterns of movement in support of economic growth - The site is located within two minutes of a bus stop. The number 84 bus for Ingham has a

good public transport service to access employment/facilities in both Thetford and Bury St Edmunds.

Negative effects

- Objective 5: To improve access to key services for all sectors of the population- The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping

Mixed effects

- Objective 2: To maintain and improve levels of education and skills in the population overall – The village does not have a primary school. It relies either on private or public transport to get to the catchment school in Barnham and middle and upper schools in Bury St Edmunds. There is regular bus service to Bury St Edmunds.
- Objective 9: To improve water and air quality - The site is located within major aquifer area (i.e. providing a high level of water storage) and within a groundwater source but it is not within an air quality management area.

Policy Assessment Summary

- 5.168 Policy RV22 performed relatively well in the assessment providing a small scale residential development. The brownfield site provides a good level of access to key local health services and provides access to areas of green space that promote recreational opportunities. The site also has good public transport connections to nearby Thetford and Bury St Edmunds, which provide employment and supermarkets / shopping centres.
- 5.169 The key constraints on the site relate to access to schooling. The village does not have a primary, middle or upper school and relies on the catchment schools in Barnham or Bury St Edmunds. Although Ingham lacks local schools, it has a reasonable range of services and facilities including a shop and post office and public house. In addition, even though the supermarkets / shopping centres in Bury St Edmunds and Thetford are not within reasonable walking or cycling distances, there are good bus connections to these centres from the village.

Recommendations

- 5.170 The 2012 SA recommended 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 updated policy and its supporting text recognise the issue of highway safety and stipulate that it needs to be addressed. It specified that any development must ensure that the road junction will provide full visibility to oncoming traffic and the junction upgrades may be necessary.

Policy RV23 Risby

- 5.171 Policy RV23 proposes residential development with pre-school of one greenfield site adjacent to the Cricket Pitch with an area of 1.1 ha and an indicative capacity of 20 dwellings. Development of the site could take place in the medium term.
- 5.172 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Table E.43). The overall effects of the Policy RV23 are summarised below.

Settlement Profile

- 5.173 Risby is a village located approximately four miles from the centre of Bury St Edmunds. The village has good road infrastructure links, being located less than one mile from the A14 and within a short distance of the A1101.
- 5.174 Risby does not have a convenience shop, although in March 2009 the farm shop started stocking convenience goods. The village does have a limited number of local facilities that include a public house, playing field, village hall and a primary school.

General Assessment of Policy RV23 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities - The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.
- Objective 2: To maintain and improve levels of education and skills in the population overall – The village does have a primary school and is less than 30 minutes from middle and upper schools in Bury St Edmunds. The site is within 800m walk of the primary school and is within 5km cycling distance. Upper schools are accessible by public transport.
- Objective 5: To improve access to key services for all sectors of the population - The site is within 30 minutes of a town centre by public transport. The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services. The site is within 30 minutes of shops/supermarkets by public transport.
- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is adjacent to an area of recreational open space for community participation.
- Objective 13: To reduce the effects of traffic on the environment: The site has good access to the local facilities in the village, which reduces the need for unnecessary trips by private vehicle.
- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance - There are no listed buildings on or adjacent to the site. The site is within a conservation area. The site is not on or near an Area identified as Archaeological Importance. Careful and sympathetic design must also be employed as the site is within the Conservation Area.
- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes - The site is not within a Green Corridor and will not lead to coalescence of the urban extension with nearby villages. Enhancement opportunities are associated with the requirements of the Policy RV23 to provide strategic landscaping and open space.

Negative effects

- Objective 5: To improve access to key services for all sectors of the population - The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping.
- Objective 9: To improve water and air quality - Constraints to provision of water infrastructure and/or treatment to serve proposed growth.
- Objective 10: To conserve soil resources and quality- The site is greenfield land and grade 2 agricultural land.
- Objective 16: To conserve and enhance biodiversity and geodiversity: The site is located within 2km of the Twenty Acre Hill SSSI and Breckland SPA. 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. The HRA Screening results demonstrate that the site is not likely to

have a significant effect. However, Natural England have also identified that this site would require a project level HRA.

- Objective 21: To encourage efficient patterns of movement in support of economic growth- The site is located within 5 minutes of a bus stop; however, the village has an infrequent service to Bury St Edmunds. Although there is a lack of a convenience shop, there is a local farm shop that has begun to stock convenience goods, providing an important local service.

Mixed effects

- Objective 9: To improve water and air quality - 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) but it is not within an air quality management area.

Policy Assessment Summary

- 5.175 Policy RV23 performed relatively well in providing a small scale residential development that may be considered for inclusion within the extended Housing Settlement Boundary. The residential site provides a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The site also provides access to areas of greenspace that promote recreational opportunities.
- 5.176 The key constraints on the site relate to environmental designations, access to larger centres and infrastructure. Anglian Water has identified that additional water infrastructure and/or treatment upgrades would be required to meet the demands of the growing population.
- 5.177 In terms of environmental impact, the Suffolk Wildlife Trust has identified that the site lies within the SPA buffer zone. The HRA Screening concluded that the site is not likely to have significant effects on the designation. However, a project level HRA will have to be undertaken on Natural England and RSPB request. Other environmental considerations include the protection of the very large veteran oak located in the south-western corner of the site, which will need to be buffered from any future development.
- 5.178 In terms of potential effects on heritage assets, the site is located within a Conservation Area and is adjacent to some listing buildings. The new development would need to be sympathetic to the surroundings of the historic character of Cavendish.
- 5.179 The site is greenfield land and its development would result in the loss of Grade 2 agricultural land.
- 5.180 In addition, the site is not within a reasonable public transport commute of the larger centre of Bury St Edmunds, which provides a greater variety of shops/ supermarkets.

Recommendations

- 5.181 The 2012 SA recommended that 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.
 - incorporate the findings of the HRA undertaken for the Rural Vision 2031 document and set out a requirement for a project level HRA prior to any development.
 - refer to the need for a sympathetic design as the site is located within a Conservation Area.
- 5.182 The updated policy and its supporting text incorporate all the above recommendations.
- 5.183 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV24 Rougham

- 5.184 Policy RV24 proposes residential development of a greenfield site at the south of Kingshall Street with an area of 0.75 ha and an indicative capacity of 12 dwellings. Development of the site could take place in the short term.
- 5.185 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Table E.46). The overall effects of the Policy RV24 are summarised below.

Settlement Profile

- 5.186 Located approximately six miles from the centre of Bury St Edmunds, the village of Rougham is easily accessible via the A14 due to the recent improvements to the Ravenwood junction (45). Rougham's settlement layout is less typical; there are two main settlements within the parish, Blackthorpe and Kingshall Street. The settlements are separated by approximately 1.5 miles. Located between the settlements are the primary school and the church. The remaining majority of facilities and amenities are located within/closest to the Kingshall Street settlement, where there is a pub, a shop/post office and sports facilities/recreation area.

General Assessment of Policy RV24 and proposed development against the Sustainability Objectives

Positive effects

- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school with good capacity and is within a 30 minute bus journey to upper schools. The site is less than 800m walk of the school and is easily cyclable.
- Objective 5: To improve access to key services for all sectors of the population - The site is within 30 minutes of a town centre by public transport. The site is within 800m walking distance and 2-5km cycling distance to all of the village's key services. The site is within 30 minutes of shops/supermarkets by public transport.
- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is within close proximity to areas of green space.
- Objective 13: To reduce the effects of traffic on the environment: The site has good access to the local facilities in the village, which reduces the need for unnecessary trips by private vehicle.
- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 16: To conserve and enhance biodiversity and geodiversity- The site is not located near any SPA, SAC, SSSI or within 500m from a County Wildlife Sites. There are no BAP habitats nor geological SSSI or RIGS on the site.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance - There are no listed buildings on or adjacent to the site. The site is not within a conservation area. The site is not on or near an Area identified as Archaeological Importance. Careful and sympathetic design must also be employed as the site is within the Conservation Area.
- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes - The site is not within a Green Corridor, however, is within the St Edmund Way to Bradfield Woods, woodland enhancement corridor and will not lead to coalescence of the urban extension with nearby villages.

Negative effects

- Objective 10: To conserve soil resources and quality- The site is greenfield land and grade 2 agricultural land.
- Objective 21: To encourage efficient patterns of movement in support of economic growth - 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.

Mixed effects

- Objective 1: To improve health of the population overall and reduce health inequalities – 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. The journey is less than 30 minutes. However, bus service to Bury St Edmunds from Rougham is less than satisfactory.
- Objective 5: To improve access to key services for all sectors of the population- The site is not within reasonable distances for walking and cycling to larger supermarkets and shops. However, the village has a good range of services and facilities.
- Objective 9: To improve water and air quality - The site is located within a groundwater source protection zone 3 and is in a minor aquifer area, but it is not within an air quality management area.

Policy Assessment Summary

- 5.187 Policy RV24 has performed relatively well in the assessment in providing a small scale residential development that may be considered for inclusion within the extended Housing Settlement Boundary. The site provides a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The site also provides access to areas of green space, promoting recreational opportunities.
- 5.188 The key constraints on the site relates to access to a greater variety of shopping facilities, e.g. large supermarkets / shopping centres. The village does not benefit from a decent bus service, despite the newly improved access onto the A14.
- 5.189 In addition, the site is greenfield land and its development would result in the loss of Grade 2 agricultural land.

Recommendations

- 5.190 The 2012 SA recommended that 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. The Council provided clarification that this is not considered financially viable.
- 5.191 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Policy RV25 Wickhambrook

- 5.192 Policy RV25 proposes residential development (with doctor's surgery on site) of one greenfield site at Nunnery Green and Cemetery Hill with an area of 1.8 ha and an indicative capacity of 22 dwellings. Development of the site could take place in the short term.
- 5.193 A detailed assessment of the proposed site has been undertaken, the results of which are shown in Appendix E (Table E.50). The overall effects of the Policy RV25 are summarised below.

Settlement Profile

- 5.194 Wickhambrook is located centrally between three large market towns in the southern half of the St Edmundsbury Borough; being 10 miles from Bury St Edmunds, 9 miles from Newmarket and 8-9

miles from Haverhill. The village is located on the B1063 road to Newmarket (the village's postal town) and less than a mile west of the A143.

- 5.195 Wickhambrook has an unusual settlement pattern to most villages and is made up of eleven scattered greens that over time have coalesced to create one large settlement. It is thought that this originates from an Anglo Saxon settlement pattern of small farms which included scattered groups of houses beside fields.
- 5.196 It benefits from a good range of services for day to day needs. The village has three churches, a primary school, doctor's surgery, social centre, sports and play facilities, convenience store, post office and a petrol station. With Wickhambrook's level of facilities and its central location to the larger market towns it becomes a hub for a number of nearby smaller villages and rural hamlets.

General Assessment of Policy RV25 and proposed development against the Sustainability Objectives

Positive effects

- Objective 1: To improve health of the population overall and reduce health inequalities - 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 the service is infrequent and this journey will take over 30 minutes.
- Objective 2: To maintain and improve levels of education and skills in the population overall – The village has a primary school with spare capacity. However for access to secondary schools in Clare, Haverhill and Bury St Edmunds (depending on the catchment) the journey will take more than 30 minutes by public transport. The site is within cycling distance of the primary school and is located less than 800m walking distance.
- Objective 5: To improve access to key services for all sectors of the population - The site is within 800m and 2-5km cycling distance to the majority of the village's key services.
- Objective 7: To meet the housing requirements of the whole community - The site will fulfil the maximum percentage of affordable housing as the policy endorses requirements set out in Core Strategy Policy CS5.
- Objective 8: To improve the quality of where people live and encourage community participation - The site is situated close to areas of recreation/amenity open space and also benefits from adjacent of countryside.
- Objective 13: To reduce the effects of traffic on the environment: The site has good access to the local facilities in the village, which reduces the need for unnecessary trips by private vehicle.
- Objective 15: To reduce vulnerability to climatic events: The site is not located within a flood zone and is not within 9m of a river corridor.
- Objective 17: To conserve and where appropriate enhance areas of historical and archaeological importance - There are no listed buildings on or adjacent to the site. The site is not within or adjacent to a conservation area nor located in proximity to a Historic Park and Garden or a SAM. The site is not on or near an Area identified as Archaeological Importance. Careful and sympathetic design must also be employed as the majority of the site is within the Conservation Area.
- Objective 18: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes - The site is within the Thetford to Stour Valley Green Corridor and therefore there are opportunities for GI enhancements associated with new development.

Negative effects

- Objective 5: To improve access to key services for all sectors of the population- The site is over a 30 minute journey to the town centres of Bury St Edmunds, Haverhill or Newmarket by

public transport. The site is also not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds and other towns.

- Objective 10: To conserve soil resources and quality- The site is greenfield land and grade 2 agricultural land.
- Objective 21: To encourage efficient patterns of movement in support of economic growth- Although the site is located within two minutes walk of a bus stop, the village does not benefit from a decent bus service, as to reach nearby town areas it takes longer than a 30 minute journey time.

Mixed effects

- Objective 16: To conserve and enhance biodiversity and geodiversity - The site is not located near any SPA, SAC, SSSI or within 500m of a county Wildlife sites. However, Suffolk Wildlife Trust identified that eastern meadow may qualify as a Lowland Haymeadow BAP habitat and is, therefore, unsuitable for development.
- Objective 9: To improve water and air quality - The site is located within a groundwater source protection zone 3 and a major aquifer area but it is not within an air quality management area.

Policy Assessment Summary

- 5.197 Policy RV25 has performed well in the assessment in providing a small scale residential development that may be considered for inclusion within the extended Housing Settlement Boundary. The site provides a good level of access to community facilities and key local services that will reduce the need for unnecessary trips by private vehicles. The site also provides access to areas of green space that promote recreational opportunities.
- 5.198 The key constraints on the site relates to access to medical facilities and a greater variety of shopping facilities e.g. large supermarkets / shopping centres in Bury St Edmunds. The village does not benefit from a frequent bus service and journey times to Bury St Edmunds take longer than a 30 minute journey time.
- 5.199 As identified by Suffolk Wildlife Trust part of the site may qualify as a Lowland Haymeadow BAP habitat and is, therefore, should not be developed.
- 5.200 In addition, the site is green field land and its development would result in the loss of Grade 2 agricultural land.

Recommendations

- 5.201 The 2012 SA recommended that the policy supporting text should refer to the need for additional water infrastructure and or treatment upgrades required to serve the proposed development. The updated policy supporting includes a reference to the Infrastructure Delivery Plan which accompanies the Rural Vision 2031 document. This addresses the previous SA recommendation.
- 5.202 The 2012 SA recommended that 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. The Council provided clarification that this is not considered financially viable.
- 5.203 The 2012 SA recommended that 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.
- 5.204 It is proposed that the supporting policy text could refer to the need to mitigate the loss of soil resources by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).

Table 5.3 – Summary of Sites Assessments - Key Service Centres

SA Objective		Indicator	Barrow (RV10)			Clare (RV11)		Ixworth (RV12)			Kedington (RV13)		Stanton (RV14)
			RV10a	Rv10b	Rv10c	Rv11a	RV11b	RV12a	RV12b	RV12c	RV13a	RV13b	RV14a
1	To improve health of the population overall and reduce health inequalities	Is it within 30 mins of a GP, dentist and hospital by public transport?											
		Will it lead to a direct loss of public open space or open access land?											
		Will it 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 mins of a school by public transport?											
		Is it within walkable/cyclable distances (800m and 2-5km)?											
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?											
		Will it reduce fear of crime?											
		Will it reduce noise and odour concerns?											
4	To reduce poverty and social exclusion	Will the site be located near or within Lower Super Output Areas (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?											

SA Objective		Indicator	Barrow (RV10)			Clare (RV11)		Ixworth (RV12)			Kedington (RV13)		Stanton (RV14)
			RV10a	Rv10b	Rv10c	Rv11a	RV11b	RV12a	RV12b	RV12c	RV13a	RV13b	RV14a
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Red
		Is the site proposed for mixed-use development with good accessibility to local facilities?	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	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	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	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?	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	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?	Green	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green
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?	Red	Red	Red	Orange	Orange	Green	Green	Green	Red	Red	Orange
		Is the site proposed within an area with good access to mains water and wastewater networks and with existing capacity?	Orange	Orange	Orange	Green	Green	Green	Green	Green	Red	Green	Green

SA Objective		Indicator	Barrow (RV10)			Clare (RV11)		Ixworth (RV12)			Kedington (RV13)		Stanton (RV14)
			RV10a	Rv10b	Rv10c	Rv11a	RV11b	RV12a	RV12b	RV12c	RV13a	RV13b	RV14a
		Is the site proposed within an AQMA?											
10	To conserve soil resources and quality	Is the site proposed on Greenfield land?											
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?											
		Will it lead to remediation of contaminated land?											
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?											
		Will it promote sustainable use of water?											
		Will it maintain water availability for water dependant habitats?											
12	To reduce waste	Will it reduce household waste?/ Will it reduce commercial and industrial (C&I) waste?											
		Will it increase waste recovery and recycling?											
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?											
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?											
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?											

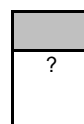
SA Objective		Indicator	Barrow (RV10)			Clare (RV11)		Ixworth (RV12)			Kedington (RV13)		Stanton (RV14)
			RV10a	Rv10b	Rv10c	Rv11a	RV11b	RV12a	RV12b	RV12c	RV13a	RV13b	RV14a
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and 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 SPA, SAC or SSSI?											
		Is the site in proximity to a CWS, LNR or Ancient Woodland?											
		Are BAP habitats and species 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).											
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?											
		Is the site in or adjacent to a Conservation Area?											
		Is the site in or adjacent to a Historic Park and Garden?											
		Is the site in or adjacent to a Scheduled Monument?											
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site?											
18	To conserve and enhance the quality and local distinctiveness of	Is the site in or adjacent to a Green Corridor?											

SA Objective		Indicator	Barrow (RV10)			Clare (RV11)		Ixworth (RV12)			Kedington (RV13)		Stanton (RV14)
			RV10a	Rv10b	Rv10c	Rv11a	RV11b	RV12a	RV12b	RV12c	RV13a	RV13b	RV14a
	landscapes and townscapes	Will the site development lead to coalescence of urban extensions with nearby villages?											
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?											
20	To revitalise village centres	Is the site proposed for mixed-use development 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?											
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?											

Key:



In conformity with the criterion
Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified
In conflict with the criterion



Not relevant to criterion / Neutral effects
Insufficient information is available

Table 5.4 – Summary of Sites Assessments - Local Service Centres

SA Objective		Indicator	Barningham (RV15)	Cavendish (RV16)	Chedburgh (RV17)	Great Barton (RV18)	Great Thurlow (RV19)	Great & Little Whelnetham (RV20)		Hopton (RV21)	Ingham (RV22)	Risby (RV23)	Rougham (RV24)	Wickhambrook (RV25)
			RV15a	RV16a	RV17a	RV18	RV19	RV20	RV20b	RV21	RV22a	RV23a	RV24a	RV25a
1	To improve health of the population overall and reduce health inequalities	Is it within 30 mins of a GP, dentist and hospital by public transport?	Orange	Orange	Green	Green	Red	Green	Green	Green	Green	Green	Orange	Orange
		Will it lead to a direct loss of public open space or open access land?	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
		Will it improve accessibility by Public Rights of Way?	Grey	Grey	Green	Grey	Grey	Grey	Grey	Green	Grey	Green	Grey	Grey
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 mins of a school by public transport?	Green	Green	Orange	Green	Green	Green	Green	Green	Red	Green	Green	Green
		Is it within walkable/cyclable distances (800m and 2-5km)?	Green	Green	Red	Green	Green	Orange	Orange	Green	Red	Green	Green	Green
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
		Will it reduce fear of crime?	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
		Will it reduce noise and odour concerns?	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Orange	Green	Green
4	To reduce poverty and social exclusion	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	
5	To improve access to key services for all sects of the population	Is it within 30 mins of the town centre by public transport?	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Orange	Red
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
		Is it within 30 mins of a supermarket/ shopping centre by public transport?	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Red

SA Objective		Indicator	Barningham (RV15)	Cavendish (RV16)	Chedburgh (RV17)	Great Barton (RV18)	Great Thurlow (RV19)	Great & Little Whelnetham (RV20)		Hopton (RV21)	Ingham (RV22)	Risby (RV23)	Rougham (RV24)	Wickhambrook (RV25)
			RV15a	RV16a	RV17a	RV18	RV19	RV20	RV20b	RV21	RV22a	RV23a	RV24a	RV25a
		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?												
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?												
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?												
		Is the site proposed within an area with good access to mains water and wastewater networks and with existing capacity?					?				?		?	

SA Objective		Indicator	Barningham (RV15)	Cavendish (RV16)	Chedburgh (RV17)	Great Barton (RV18)	Great Thurlow (RV19)	Great & Little Whelnetham (RV20)		Hopton (RV21)	Ingham (RV22)	Risby (RV23)	Rougham (RV24)	Wickhambrook (RV25)
			RV15a	RV16a	RV17a	RV18	RV19	RV20	RV20b	RV21	RV22a	RV23a	RV24a	RV25a
		Is the site proposed within an AQMA?												
10	To conserve soil resources and quality	Is the site proposed on Greenfield land?												
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?												
		Will it lead to remediation of contaminated land?												
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?												
		Will it promote sustainable use of water?												
		Will it maintain water availability for water dependant habitats?												
12	To reduce waste	Will it reduce household waste?/ Will it reduce C&I waste?												
		Will it increase waste recovery and recycling?												
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?												
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?												
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?												

SA Objective		Indicator	Barningham (RV15)	Cavendish (RV16)	Chedburgh (RV17)	Great Barton (RV18)	Great Thurlow (RV19)	Great & Little Whelnetham (RV20)		Hopton (RV21)	Ingham (RV22)	Risby (RV23)	Rougham (RV24)	Wickhambrook (RV25)
			RV15a	RV16a	RV17a	RV18	RV19	RV20	RV20b	RV21	RV22a	RV23a	RV24a	RV25a
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 SPA, SAC or SSSI?												
		Is the site in proximity to a CWS, LNR or Ancient Woodland?												
		Are BAP habitats and species known to be on the site?												
		Would it lead to a loss of or damage to a designated geological site - 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?												
		Is the site in or adjacent to a Conservation Area?												
		Is the site in or adjacent to a Historic Park and Garden?												
		Is the site in or adjacent to a Scheduled Monument?												
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site?												
18	To conserve and enhance the quality and local distinctiveness of landscapes and	Is the site in or adjacent to a Green Corridor?												
		Will the site development lead to coalescence of urban extensions with nearby villages?												

SA Objective		Indicator	Barningham (RV15)	Cavendish (RV16)	Chedburgh (RV17)	Great Barton (RV18)	Great Thurlow (RV19)	Great & Little Whelnetham (RV20)		Hopton (RV21)	Ingham (RV22)	Risby (RV23)	Rougham (RV24)	Wickhambrook (RV25)
			RV15a	RV16a	RV17a	RV18	RV19	RV20	RV20b	RV21	RV22a	RV23a	RV24a	RV25a
	townscapes													
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?												
20	To revitalise village centres	Is the site proposed for mixed-use development 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?												
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?												

Key:






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

Table 5.5 - Summary of Employment Sites Assessment

SA Objective	Indicator	RV4a - Barrow Business Park (KSC)	RV4b – Chedburgh (LSC)	RV4c – Clare Chilton Street (KSC)	RV4g- Ixworth, land off Bardwell (KSC)	RV4h - Risby Business Park (LSC)	RV4j - Shepherd's Grove, Stanton (KSC)
1	To improve health of the population overall and reduce health inequalities	Is it within 30 mins of a GP, dentist and hospital by public transport?					
		Will it lead to a direct loss of public open space or open access land?					
		Will it 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 mins of a school by public transport?					
		Is it within walkable/cyclable distances (800m and 2-5km)?					
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?					
		Will it reduce fear of crime?					
		Will it reduce noise and odour concerns?					
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?					
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?					
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?					
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?					
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?					
		Is the site proposed for mixed-use development with good accessibility to local facilities?					
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?					
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy?					

SA Objective		Indicator	RV4a - Barrow Business Park (KSC)	RV4b – Chedburgh (LSC)	RV4c – Clare Chilton Street (KSC)	RV4g- Ixworth, land off Bardwell (KSC)	RV4h - Risby Business Park (LSC)	RV4j - Shepherd's Grove, Stanton (KSC)
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	Green	Green	Green	Green	Green	Green
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?	Red	Green	Green	Green	Red	Orange
		Is the site proposed within an area with good access to mains water and wastewater networks and with existing capacity?	Orange	Red	Green	Green	Green	Green
		Is the site proposed within an AQMA?	Green	Green	Green	Green	Green	Green
10	To conserve soil resources and quality	Is the site proposed on Greenfield land?	Red	Green	Red	Red	Green	Green
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	Red	Green	Red	Red	Green	Green
		Will it lead to remediation of contaminated land?	Grey	Green	Grey	Grey	Grey	Green
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Green	Green	Green	Green	Green	Green
		Will it promote sustainable use of water?	Green	Green	Green	Green	Green	Green
		Will it maintain water availability for water dependant habitats?	Green	Green	Green	Green	Green	Green
12	To reduce waste	Will it reduce C&I waste?	Green	Green	Green	Green	Green	Green
		Will it increase C&I waste recovery and recycling?	Orange	Orange	Orange	Orange	Orange	Orange
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	Green	Orange	Green	Green	Orange	Orange
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	Green	Green	Green	Green	Green	Green
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	Green	Green	Green	Green	Green	Green

SA Objective	Indicator	RV4a - Barrow Business Park (KSC)	RV4b – Chedburgh (LSC)	RV4c – Clare Chilton Street (KSC)	RV4g- Ixworth, land off Bardwell (KSC)	RV4h - Risby Business Park (LSC)	RV4j - Shepherd's Grove, Stanton (KSC)
15	To reduce vulnerability to climatic events						
16	To conserve and enhance biodiversity and geodiversity						
	Is the site in proximity to a SPA, SAC or SSSI?						
	Is the site in proximity to a CWS, LNR or Ancient Woodland?						
	Are BAP habitats and species known to be on the site?						
	Would it lead to a loss of or damage to a designated geological site - 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?						
	Is the site in or adjacent to a Conservation Area?						
	Is the site in or adjacent to a Historic Park and Garden?						
	Is the site in or adjacent to a Scheduled Monument?						
	Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site?						
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes						
	Is the site in or adjacent to a Green Corridor?						
	Will the site development lead to coalescence of urban extensions with nearby villages?						
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area						
20	To revitalise village centres						
	Is the site proposed for mixed-use development 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?						

SA Objective		Indicator	RV4a - Barrow Business Park (KSC)	RV4b – Chedburgh (LSC)	RV4c – Clare Chilton Street (KSC)	RV4g- Ixworth, land off Bardwell (KSC)	RV4h - Risby Business Park (LSC)	RV4j - Shepherd's Grove, Stanton (KSC)
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?						

* The employment sites in KSC and LSC have also been included in the summary tables above for the KSC and LSC

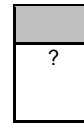
Key:



In conformity with the criterion

Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified

In conflict with the criterion



Not relevant to criterion / Neutral effects
Insufficient information is available

Table 5.6 – Summary of Sites Assessments - Special Operational Uses

SA Objective		Indicator	RV5 HMP Highpoint North and South	RV5 RAF Honington -	RV5 Barnham Camp
1	To improve health of the population overall and reduce health inequalities	Is it within 30 mins of a GP, dentist and hospital by public transport?			
		Will it lead to a direct loss of public open space or open access land?			
		Will it 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 mins of a school by public transport?			
		Is it within walkable/cyclable distances (800m and 2-5km)?			
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?			
		Will it reduce fear of crime?			
		Will it reduce noise and odour concerns?			
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?			
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?			
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?			
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?			
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?			
		Is the site proposed for mixed-use development with good accessibility to local facilities?			
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?			
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy?			

SA Objective		Indicator	RV5 HMP Highpoint North and South	RV5 RAF Honington -	RV5 Barnham Camp
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?			
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?			
		Is the site proposed within an area with good access to mains water and wastewater networks and with existing capacity?	?	?	?
		Is the site proposed within an AQMA?			
10	To conserve soil resources and quality	Is the site proposed on Greenfield land?			
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?			
		Will it lead to remediation of contaminated land?			
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?			
		Will it promote sustainable use of water?			
		Will it maintain water availability for water dependant habitats?			
12	To reduce waste	Will it reduce C&I waste?			
		Will it increase waste recovery and recycling?			
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?			
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?			
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?			

SA Objective		Indicator	RV5 HMP Highpoint North and South	RV5 RAF Honington -	RV5 Barnham Camp
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 SPA, SAC or SSSI?			
		Is the site in proximity to a CWS, LNR or Ancient Woodland?			
		Are BAP habitats and species known to be on the site?			
		Would it lead to a loss of or damage to a designated geological site - 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?			
		Is the site in or adjacent to a Conservation Area?			
		Is the site in or adjacent to a Historic Park and Garden?			
		Is the site in or adjacent to a Scheduled Monument?			
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site?			
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor?			
		Will the site development lead to coalescence of urban extensions with nearby villages?			
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?			
20	To revitalise village centres	Is the site proposed for mixed-use development 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?			

SA Objective		Indicator	RV5 HMP Highpoint North and South	RV5 RAF Honington -	RV5 Barnham Camp
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?			

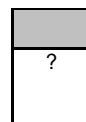
Key:



In conformity with the criterion

Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified

In conflict with the criterion



Not relevant to criterion / Neutral effects

Insufficient information is available

Table 5.7 – Summary of Sites Assessments – Leisure, recreation and tourism

SA Objective		Indicator	RV6 Ingham Park Farm
1	To improve health of the population overall and reduce health inequalities	Is it within 30 mins of a GP, dentist and hospital by public transport?	
		Will it lead to a direct loss of public open space or open access land?	
		Will it 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 mins of a school by public transport?	
		Is it within walkable/cyclable distances (800m and 2-5km)?	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	
		Will it reduce fear of crime?	
		Will it reduce noise and odour concerns?	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	
		Is it within 30 minutes of a	

SA Objective		Indicator	RV6 Ingham Park Farm
		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?	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	
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?	
		Is the site proposed within an area with good access to mains water and wastewater networks and with existing capacity?	?
		Is the site proposed within an AQMA?	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	
		Will it lead to remediation of contaminated land?	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	
		Will it promote sustainable use of water?	
		Will it maintain water availability for water dependant habitats?	
12	To reduce waste	Will it reduce C&I waste?	

SA Objective		Indicator	RV6 Ingham Park Farm
		Will it increase waste recovery and recycling?	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	
		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 SPA, SAC or SSSI?	
		Is the site in proximity to a CWS, LNR or Ancient Woodland?	
		Are BAP habitats and species known to be on the site?	
		Would it lead to a loss of or damage to a designated geological site - 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?	
		Is the site in or adjacent to a Conservation Area?	
		Is the site in or adjacent to a Historic Park and Garden?	
		Is the site in or adjacent to a Scheduled Monument?	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site?	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor?	
		Will the site development lead to coalescence of urban extensions with nearby villages?	

SA Objective		Indicator	RV6 Ingham Park Farm
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	
20	To revitalise village centres	Is the site proposed for mixed-use development 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?	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	

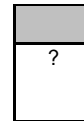
Key:



In conformity with the criterion

Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified

In conflict with the criterion



Not relevant to criterion / Neutral effects
Insufficient information is available

Cumulative Effects

- 5.205 Annex I of the SEA Directive requires that an assessment is made of the secondary, cumulative and synergistic effects of the Rural Vision 2031 Submission Draft document. The assessment should be considered in relation to the effects of the proposals within the SA document and those which may result from interaction with the effects of other plans and programmes. The effects identified may lead to significant positive or negative outcomes.
- 5.206 Secondary effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway.
- 5.207 Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan have a combined effect.
- 5.208 Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity.
- 5.209 However the definitions of secondary, cumulative and synergistic are not mutually exclusive; therefore the term cumulative is to be used and taken to incorporate all three. The table below outlines those receptors that could potentially experience significant cumulative effects based on current knowledge and methods of assessment.

Table 5.8 – Summary of Cumulative Effects

Effects	Causes	Significance
Cumulative effect of improving the health of St Edmundsbury's resident population.	The proposals within the document taken together with the Core Strategy policies seek to address aspects that contribute to improving health; encompassing high quality housing delivered in sustainable locations. An improvement should be seen in walking and cycling provisions, as well as recreational facilities and access to them. Enhancement of the natural environment and sustainable transport provision may also improve air quality and a sense of wellbeing.	Significant positive effects increasingly apparent over the medium to longer term.
Cumulative effect of improving levels and skills of the population overall.	The increased population in rural areas should help maintain or enhance education provision across the borough. Development in KSCs and LSCs in the majority of cases provides sufficiently good access to schools, in particular to primary schools. Where the existing bus service to upper schools is not satisfactory, the ways of improving it should be explored or special school buses should be provided.	A cumulative positive effect likely over the longer term as development and infrastructure is provided.
Cumulative effect of the overall improvement in the access to key services for the rural population.	The Core Strategy has directed the location of new development via the settlement hierarchy. Policy CS4 has been translated into the Rural Vision 2031 Submission Draft document, and therefore focuses rural development allocations within central and accessible locations with a degree of self-sufficiency in the main services provision. This results in an overall reduction in the need for residents and workers to travel to access key services.	Significant positive effects likely over the medium to longer term as development is delivered.

<p>Cumulative effect resulting in the opportunity to offer everybody rewarding and satisfying employment and reduce poverty and social exclusion.</p>	<p>Policy CS9 within the Core Strategy advocates a support for growth in the rural economy, with Rural Employment Areas in or near KSCs, LSCs and some other villages being protected and promoted. Policy RV4 within the Draft Rural Vision 2031 Submission Draft document proposes the designation of rural employment sites. Combined, these policies should offer an improvement in the number of opportunities available for people to access rewarding and satisfying employment in rural areas. This should help reduce poverty and social exclusion.</p>	<p>Significant positive effects likely over the medium to longer term as development is delivered.</p>
<p>Cumulative effects of meeting the housing requirements of all communities within the rural settlements of St Edmundsbury.</p>	<p>Cumulatively the national and regional housing targets, alongside policies within the Core Strategy and Rural Vision 2031 Submission Draft document will meet the delivery requirements of St Edmundsbury.</p>	<p>Significant positive effects developing over the medium and longer term as more development opportunities are realised.</p>
<p>Cumulative effect on water and air quality</p>	<p>An increase in population may lead to a net increase in overall traffic volumes and water usage, despite efforts to construct efficient new development in sustainable locations within the Borough.</p>	<p>Significant negative effects developing over the medium to longer term as more development occurs and is occupied.</p>
<p>Cumulative effect on the loss of greenfield land to development.</p>	<p>Core Strategy policies CS1 and CS14 interpret national policy and provide the local approach to sequential development. As a result, the proposed Rural Vision 2031 Submission Draft document favours development on PDL; this is also expressed within the phasing of sites. However, in order to meet housing delivery requirements it will be necessary to develop greenfield land within KSCs and LSCs. Greenfield land extensions are also planned for Bury St Edmunds and Haverhill.</p>	<p>Significant negative effects developing over the medium to longer term as more greenfield development is completed.</p>
<p>Cumulative effects on the environment and contributions to climate change.</p>	<p>Greenhouse gas emissions arise from a wide variety of sources including transport, construction, waste transfer and the general operation of buildings, albeit more energy efficient. Therefore, the cumulative effects of realising the proposals set out in the Rural Vision 2031 Submission Draft document is likely to result in an overall increase in contributions to climate change across the plan area. Mitigation measures of other policies in the Core Strategy and Development Management documents may help to temper these effects to some extent.</p>	<p>A negative effect becoming increasingly apparent over the medium to longer term.</p>
<p>Cumulative effects of rural economic growth and diversification.</p>	<p>The provisions for strategic economic growth within the Core Strategy and the proposal of employment sites across the rural area in KSCs and LSCs should help to encourage business and investment within the rural economy.</p>	<p>Significant positive effects likely over the longer term.</p>

6. Mitigation

- 6.1 The term mitigation encompasses any approach that is aimed at preventing, reducing or offsetting significant adverse environmental effects that have been identified. In practice, a range of measures applying one or more of these approaches is likely to be considered in mitigating any significant adverse effects predicted as a result of implementing the Rural Vision 2031. In addition, it is also important to consider measures aimed at enhancing positive effects. All such measures are generally referred to as mitigation measures.
- 6.2 However, the emphasis should be in the first instance on proactive avoidance of adverse effects. Only once alternative options or approaches to avoiding an effect have been examined should mitigation then examine ways of reducing the scale/importance of the effect.
- 6.3 Mitigation can take a wide range of forms, including:
- Suggested re-wording of some policies in order to improve the likelihood of positive effects and to minimise adverse effects;
 - Technical measures (such as setting guidelines) to be applied during the implementation stage;
 - The effective implementation of other relevant Core Policies within the Core Strategy;
 - Identifying issues to be addressed in project environmental impact assessments for certain projects or types of projects;
 - Contingency arrangements for dealing with possible adverse effects.
- 6.4 Mitigation measures for each Policy have been considered and recommendations on how to strengthen identified positive effects or minimise negative effects were identified for a number of policies in section 5. Most of the SA recommendations set out in the 2012 appraisal have been incorporated in the updated the Rural Vision 2031 Submission Draft document.

7. Monitoring

- 7.1 The SEA Directive expects that any significant effects arising from the implementation of a plan or programme to be monitored. The effects should be identified at an early stage in order for remedial action to be undertaken.
- 7.2 SA monitoring should encompass social, economic and environmental effects, involving the recognition of the relationship between the implementation of the Rural Site Vision 2031 and the recognised likely significant sustainability effects.
- 7.3 The guidance recommends that SA monitoring is incorporated into the council's existing monitoring arrangements. Under Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning Regulations 2004, councils are required to produce Annual Monitoring Reports (AMRs) in order to assess the implementation of their Local Plan. The integration of the monitoring of significant effects of the Rural Vision 2031 document into the AMR document is the most favoured option.
- 7.4 Potential indicators to be employed to monitor such effects are identified in Appendix F. The final framework of AMR monitoring indicators will need to take into consideration those proposed in all SA documents in order to produce a final list of those which will be most effective to monitor the effects of the Local Plan as a whole. The final set of indicators will need to be confirmed subject to consultation with statutory stakeholders.
- 7.5 Significant effects have been identified against all the SA objectives, whether direct, indirect or cumulative. The list below identifies whether after assessment these effects are considered positive, negative or both positive and negative.
- 1 - To improve the health of the population overall and reduce health inequalities (mainly positive effects, some mixed effects)
 - 2 - To maintain and improve levels of education and skills in the population overall (mainly positive effects, some mixed effects)
 - 3 - To reduce crime and anti-social activity (positive effects, some mixed effects)
 - 4 - To reduce poverty and social exclusion (positive effects)
 - 5 - To improve access to key services for all sectors of the population (mixed effects)
 - 6 - To offer everybody the opportunity for rewarding and satisfying employment (positive effects)
 - 7 - To meet the housing requirements of the whole community (positive effects)
 - 8 - To improve the quality of where people live and to encourage community participation (positive effects)
 - 9 - To improve water and air quality (mixed effects)
 - 10 - To conserve soil resources and quality (mixed effects)
 - 11 - To use water and mineral resources efficiently, and re-use and recycle where possible (mixed effects)
 - 12 - To reduce waste (mixed effects)
 - 13 - To reduce the effects of traffic on the environment (mainly positive effects, some mixed effects)
 - 14 - To reduce contributions to climate change (both positive and negative effects)
 - 15 - To reduce vulnerability to climatic events (both positive and negative effects)
 - 16 - To conserve and enhance biodiversity and geodiversity (both positive and negative effects)

17 - To conserve and where appropriate enhance areas of historical and archaeological importance (both positive and negative effects)

18 -To conserve and enhance the quality and local distinctiveness of landscapes and townscapes (positive effects)

19 - To achieve sustainable levels of prosperity and economic growth throughout the plan area (positive effects)

20 - To revitalise village centres (positive effects)

21 - To encourage efficient patterns of movement in support of economic growth (mixed effects)

22 - To encourage and accommodate both indigenous and inward investment (positive effects)

7.6 The monitoring programme will be confirmed at the time of adoption of the Rural Vision 2031. The programme may still evolve after consultation with the public and environmental professionals and the identification of additional data sources. There will need to be careful consideration of the practicalities of monitoring indicators, balancing effectiveness and achievability.

8. Conclusions

- 8.1 This document provides the sustainability appraisal in terms of social, economic and environmental factors which accompanies the Rural Vision 2031 Submission Draft document on consultation. It provides a summary of the baseline conditions and key issues which exist within the Borough. A comprehensive review of the key plans, programmes and strategies is also included, which seeks to consider the wider context within which the Rural Vision 2031 document and the accompanying Local Plan documents will function.
- 8.2 After developing an understanding of the plan area, the overall Rural Vision 2031 Submission Draft document was appraised against a set of sustainability objectives. These objectives have been used consistently throughout the assessment of the Local Plan in order to determine its sustainability.
- 8.3 The Rural Vision 2031 Submission Draft document contains generic policies which further the promotion of sustainable development already enshrined in the adopted St Edmundsbury Core Strategy. These policies set out the presumption in favour of sustainable development, address settlement boundaries, the provision of educational establishments, allotments and green infrastructure in the rural areas of St Edmundsbury and provide for Neighbourhood Plans and Neighbourhood Development Orders to be brought forward in rural areas according to the Localism Act.
- 8.4 Consideration has been given to each Key Service Centre and Local Service Centre settlements. Each site in each settlement has been separately appraised using a set sustainability framework. The policy allocating it has been equally assessed.
- 8.5 The results of this sustainability appraisal demonstrate that the rural area strategy and the individual proposed allocations included within the Rural Vision 2031 Submission Draft document are broadly compatible with St Edmundsbury's sustainability objectives. This compatibility has been enhanced during the last iteration of the document update, as most of the SA recommendations set out previously as a result of the 2012 appraisal have been taken on board by the Council.
- 8.6 In general, the proposed allocations have been located within those rural settlements which have the best access to services and facilities in order to minimise the dependence of the rural population upon the main towns and to provide support for rural services, improve the vitality of communities and to reduce traffic volumes generated from private journeys by car. Overall, the results show that the sites proposed in larger villages or those, which are located closer to the main towns, performed better than the sites proposed in smaller or more remote villages with a smaller range of local services and facilities.
- 8.7 All of the sites which incorporate a residential aspect of development meet the affordable housing threshold included in Policy CS5 of the adopted Core Strategy; this will have a significant positive impact in terms of meeting the housing needs of the whole community.
- 8.8 Where possible, PDL has been considered first for development as a result of the sequential approach. However, the availability of PDL is low, particularly within the rural areas. The majority of the allocations proposed in the Rural Vision 2031 Submission Draft document are, therefore, greenfield sites. A substantial amount of them represent best and most versatile agricultural land (Grade 1, 2 and 3a), the loss of which has negative sustainability implications. Mitigation measures will be required to ensure that the impact of these developments is minimal. The SA recommends that the loss of soil resources is mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality).
- 8.9 The proposed allocation in Clare will need to be carefully designed and built so as not to alter the character of the Conservation Area in this village. The site Development Brief for this allocation, however, shows how proposals for the site will be influenced and driven by the fundamental

qualities of Clare and will accord with sound design principles, Local Plan policy and relevant design guidance to result in a sensitive, high quality and fitting development. The development in Hopton must be sympathetic to the surrounding landscape to avoid negative effects, as to the west and north of the village lies a Special Landscape Area. This sensitivity is acknowledged in the site-specific policy supporting text and the policy stipulates that design and landscaping will be informed by a concept statement and masterplan for the site.

- 8.10 The proposed sites at Hopton, Ingham, Risby and military establishments at Barnham Camp and RAF Honington will require particular attention due to their proximity to the European ecological designations, i.e. Breckland Special Protection Area, Breckland Special Area of Conservation and Waveney-Little Ouse Valley Fens Special Protection Area. The HRA Screening concluded that no adverse effects upon the integrity of the European sites are likely.
- 8.11 Most allocations in Local Service Centres exhibit issues concerning the access to water supply and sewerage networks and/or the capacity of such networks and additional water infrastructure and/or treatment upgrades will be required to support the development of such sites. These issues are acknowledged in the relevant policies' supporting text and a reference to the Infrastructure Delivery Plan which accompanies the Rural Vision 2031 document is included.
- 8.12 In certain rural settlements, such as Barningham, Chedburgh, Hopton, Rougham and Wickhambrook, the enhancement of public transport provision would also be beneficial. However, it is recognised that it may not always be viable. The 2012 appraisal identified the sites, where issues with access, road safety and traffic volumes are known to exist (e.g. Stourmead Complex in Kedington). The Council has incorporated the requirement for transport/ road improvements in the relevant policies and their supporting text.
- 8.13 It is concluded that through the effective implication of policies included within the Local Plan, combined with national policies, the impact of built development can be reduced. This is particularly relevant in terms of sustainable design and the use of resources, the protection of local distinctiveness and identity, mitigation of potential negative effects placed on local ecological assets and ecosystem services such as provision of fresh water, clean air and regulation of climate.

9. References

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