

Sustainability Appraisal

Section 4: Spatial Strategy



Core Strategy Issues and Options: Spatial Strategy Option 1: Business as Usual

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Social Indicators										
Health	Health facilities	Most development concentrated near larger centres of population and higher levels of provision.	?	+	+	?	?	?	+	Increased population may help services improve as investment follows the population growth.
	Death rates	Uncertain	?	?	?	?	?	?	?	Likely to be the same as now.
	Healthy lifestyles	Should allow more people to walk or cycle to work or school or to other facilities.	+	+	+	?	?	?	+	More people will be near facilities so they can make the healthier choices more easily.
Education	Improve Qualifications	Most people will have access to a local school	+	+	+	?	?	?	+	
Crime and anti-social activities	Will reduce crime	Uncertain	?	?	?	?	?	?	?	This depends on many other factors.
	Reduce fear of crime	Uncertain	?	?	?	?	?	?	?	More development may make people feel unsure about their neighbourhood.
	Reduce noise and odours	No direct link	○	○	○	○	○	○	○	
Poverty and social exclusion	Reduce poverty	No direct link	○	○	○	○	○	○	○	
Access key services	Access key local services	More people should be able to access local services	+	+	+	?	?	?	+	More people will live nearer a greater variety of important services.
	Accessibility of shopping facilities	More people will live near the higher order shopping centres in the district.	+	+	+	?	?	?	+	The increased population in the larger centres will help sustain the shops and keep them available for more people.
	Access child care	Difficult to see a direct link	?	?	?	?	?	?	?	There are likely to be more childcare in the larger settlements but they are in high demand and can be expensive. Potentially positive though.
Employment	Unemployment	Difficult to see a direct link	?	?	?	?	?	?	?	
	Job opportunities	Allocated sites being developed should create more jobs.	+	+	+	?	?	?	+	Positive, development in towns and larger villages could offer better job opportunities
	Improve earnings	Difficult to see a direct link	?	?	?	?	?	?	?	More job opportunities may increase earnings.

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Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Housing	Reduce homelessness	New housing will also provide affordable housing and lead to a reduction in homelessness	+	+	+	+	+	?	+	Larger schemes and exception sites should provide more affordable housing.
	Provide enough housing	Provided housing is built more housing should be provided, subject to market conditions.	+	+	+	?	?	?	+	This option provides for new allocations of housing across the district.
	Increase range and affordability	From the two points above there should be a greater rang of housing and affordability.	+	+	+	+	+	?	+	There should be an increased range of housing as well as more affordable housing.
	Reduce no of unfit homes	No direct link.	○	○	○	○	○	○	○	
Community participation	Satisfaction of neighbourhood	Uncertain linkage.	?	?	?	?	?	?	?	More housing should lead to the improvement of facilities and more housing for people, but this will also mean the loss of countryside which people value. Some villages will change character which people will object to. Development is often resisted.
	Increase green space	This is possible but will depend on other policies being implemented and is not guaranteed.	?	?	?	?	?	?	?	There would be potential for significant green space in larger developments.
	Engagement in decision making	Difficult to see a direct linkage but proposals will be consulted on.	?	?	?	?	?	?	?	Some people will object to new development while others will be pleased it is taking place so there are likely to be people who are excluded.
	Involvement in volunteer activities	With larger population centres there should be greater opportunity to get involved in voluntary activities.	?	+	+	+	?	?	+	There should be more groups for people to join.
	Improve ethnic relations	Difficult to see a direct link	?	?	?	?	?	?	?	If people from all backgrounds are satisfied with there are then this should improve relations generally.

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Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Improve access to cultural facilities	New development is concentrated where more are provided.	+	+	+	+	+	?	+	Potentially positive, concentration of development may encourage access.
Summary of appraisal against social objectives There are 11 positive assessments but is often difficult to see a direct link so there are also 11 where the linkages are uncertain and 3 with no direct link										
Environmental Indicators										
Water and air quality	Quality of water	There should be a neutral effect	○	○	○	○	○	○	○	New development should have a neutral effect by controlling any adverse impact and improving areas where necessary.
	Quality of air	There is other legislation controlling this and linkages are complex.	○	○	○	○	○	○	○	It is difficult to see a direct linkage.
To conserve soil resources and quality	Minimise loss of Greenfield land	It is not possible to do a detailed analysis for this but this option will not necessarily lead to a particular advantage over others.	○	○	○	○	○	○	○	There will be a loss of agricultural land but the option is not necessarily the most efficient but is likely to be similar to other options.
	Loss agricultural land	There will be a loss of agricultural land.	-	-	-	?	?	?	-	There will be a loss of agricultural land but the option is not necessarily the most efficient and is likely to be similar to other options. It is accepted that there will be a loss of agricultural land to provide new housing and other development.
	Soil quality	No direct link	○	○	○	○	○	○	○	
Use of water and mineral resources	Sustainable use of minerals	Difficult to see a direct link but this will depend on the construction method used.	○	○	○	○	○	○	○	
	Sustainable use of water	Difficult to see a direct linkage	?	?	?	?	?	?	?	New housing should be more efficient, but there will be more people and it will need the existing housing stock to use water more sustainably.
Reduce waste	Reduce household waste	Difficult to see a direct linkage	○	○	○	○	○	○	○	There are other measures which will affect this.
	Increase recycling	Difficult to see a direct linkage	○	○	○	○	○	○	○	There are other measures which will affect this.

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Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Reduce effects of traffic	Effect traffic volumes	Difficult to assess. Potentially positive	?	?	+	?	?	?	?	In the long term people should be able and willing to make more sustainable choices with this strategy because employment and housing are closer together in more sustainable communities.
	Reduce need for local travel	Many people should be able to access more facilities locally	+	+	+	+	?	?	+	Some concentration may reduce the need to travel.
	Increase car journeys	The new pattern of development should help improve the situation, by reducing the need to travel.	+	+	+	+	?	?	+	There should be a better opportunity to make sustainable choices.
Reduce contributions to climate change	Reducing energy consumption?	This will depend on many other factors.	○	○	○	○	○	○	○	The existing stock of buildings and industry will dictate this largely as well as modes of travel so the new settlement pattern will only have a marginal effect. But this should be beneficial.
	Increase proportion of energy needs met by renewable sources?	This should be possible but will depend on other policies being implemented.	+	+	+	+	?	?	+	Potential for renewable schemes in larger urban developments but limited in smaller villages.
Vulnerability to climatic events	Minimise risk of flooding	This will depend on careful design not just general location of new development.	?	?	?	?	?	?	?	New development can increase the risk of flooding but this can be avoided by sound design an understanding the risks in the district.
	Risk damage from storms	No direct link.	○	○	○	○	○	○	○	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	○	○	○	○	○	○	○	Development will be designed to protect these sites and may contribute to there enhancement. Should have no impact they are protected.
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	○	○	○	○	○	○	○	Development will be designed to protect these sites and may contribute to the Biodiversity Action Plan but will depend on each site.
	Reverse decline in farmland birds	Farmland will be lost.	-	-	-	?	?	?	-	There will be loss of farmland and therefore habitats for farmland birds as well as disturbance.

Core Strategy Issues and Options: Spatial Strategy Option 1: Business as Usual

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment	
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating		
Historical and archaeological importance	Protect designated historical sites	Difficult to say.	?	?	?	?	?	?	O	?	There are some sites affected by the developments but this has to be assessed on an individual basis. The sites are protected and so should not be damaged.
	Protect designated archaeological sites	Difficult to say	?	?	?	?	?	?	O	?	There are some sites affected by the developments but this has to be assessed on an individual basis. The sites are protected and so should not be damaged.
	Protect designated geological sites	Difficult to say	?	?	?	?	?	?	?	?	There are a few sites in this district and so it is unlikely to affect them. The sites are protected and so should not be damaged.
Landscapes and townscapes	Reduce underused land	Part of the process of site selecting is to try and use underutilised sites first.	+	+	+	+	?	?	?	+	There has already been extensive consideration of sites in the district for alternative development such as SHLAA.
	Improve landscape/townscape	New development offers the opportunity for improvement.	+	+	+	+	?	?	?	+	New housing and other development should be well designed and landscaped. But will inevitably impact especially in villages and rural areas.
Summary of appraisal against environmental objectives There are 5 positive scores with just 2 negative scores. There are 12 where there is no direct link and 6 where the effect is uncertain.											
Economic Indicators											
Economic growth	Improve business development	New development will improve the chances of business improvement	+	+	+	+	?	?	?	+	New employment allocations will help as well as linkages with existing sites.
	Promote growth in key sectors	The general improvement in the economic opportunities will help specific sectors.	+	+	+	+	?	?	?	+	Such as tourism and IT based businesses.
	Economic performance	With new housing and employment sites there should be an improvement in conditions	+	+	+	+	?	?	?	+	The combination of new housing for all sections of the community and a range of new employment site and opportunities should help create conditions to improve economic performance.
	Rural diversification	Difficult to assess but in certain areas near to larger villages there will be chances for rural diversification.	+	+	+	+	?	?	?	+	New employment allocations will help ensure opportunities for economic development as well as housing to cater for all sections of the community.
To revitalise town centres	Increase range of employment opportunities	New sites will assist with this	+	+	+	+	?	?	?	+	A broad spread of developments may attract employment.

Core Strategy Issues and Options: Spatial Strategy Option 1: Business as Usual

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	29	2	0	15	18

Recommendations: If this option is chosen then the identified negative effects will have to be dealt with.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

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

Core Strategy Issues and Options: Spatial Strategy Option 2: Maximum Urban Concentration

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Social Indicators										
Health	Health facilities	Development concentrated near larger centres of population and higher levels of provision.	+	+	+	?	?	?	+	Increased population should help services improve as investment follows the population growth, but only in the main towns of the district, this puts more rural facilities under threat.
	Death rates	No direct link	0	0	0	0	0	0	0	
	Healthy lifestyles	Should allow more people to walk or cycle to work or school or to other facilities.	+	+	+	+	?	?	+	More people will be near facilities so they can make the healthier choices more easily, but there may be fewer rural facilities.
Education	Improve Qualifications	No direct link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	Uncertain	?	?	?	?	?	?	?	This depends on many other factors. However urban crime is more common so may well increase?
	Reduce fear of crime	Uncertain	?	?	?	?	?	?	?	However urban crime is more common so may well increase fear of crime?
	Reduce noise and odours	No direct link	0	0	0	0	0	0	0	
Poverty and social exclusion	Reduce poverty	Potentially positive for towns	?	?	?	?	?	?	?	Better access to more jobs in towns, may increase poverty in villages.
Access key services	Access key local services	More people should be able to access local services	+	+	+	+	+	?	+	More people will live nearer a greater variety of important services in the main towns.
	Accessibility of shopping facilities	More people will live near the higher order shopping centres in the district.	+	+	+	+	+	?	+	The increased population in the larger centres will help sustain the shops and keep them available for more people particularly those in the towns.
	Access child care	Difficult to see a direct link	?	?	?	?	?	?	?	There are likely to be more childcare providers in the larger settlements but they are in high demand and can be expensive.
Employment	Unemployment	Difficult to see a direct link	?	?	?	?	?	?	?	
	Job opportunities	Difficult to see a direct link	+	+	+	?	?	?	+	There should be more jobs as new employment land will be allocated.
	Improve earnings	Difficult to see a direct link	+	+	+	?	?	?	+	Might attract business investment leading to higher earnings.

Core Strategy Issues and Options: Spatial Strategy Option 2: Maximum Urban Concentration

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Improve access to cultural facilities	New development is concentrated where more are provided.	+	+	++	+	+	?	+	Most facilities are located in or near main centres.
Summary of appraisal against social objectives There are 11 positive assessments but is often difficult to see a direct link so there are also 9 where the linkages are uncertain and 5 with no direct link										
Environmental Indicators										
Water and air quality	Quality of water	There should be a neutral effect	○	○	○	○	○	○	○	New development should have a neutral effect by controlling any adverse impact and improving areas where necessary.
	Quality of air	There is other legislation controlling this and linkages are complex.	○	○	○	○	○	○	○	Higher densities and increased car usage could reduce air quality, but people will have better chances to use the bus or cycle or walk.
To conserve soil resources and quality	Minimise loss of Greenfield land	It is not possible to do a detailed analysis for this but this option will not necessarily lead to a particular advantage over others.	○	○	○	○	○	○	○	There will be a loss of agricultural land but the option is not necessarily the most efficient but is likely to be similar to other options.
	Loss agricultural land	It is not possible to do a detailed analysis for this but this option will not necessarily lead to a particular advantage over others.	-	-	-	?	?	?	-	There will be a loss of agricultural land but the option is not necessarily the most efficient and is likely to be similar to other options. It is accepted that there will be a loss of agricultural land to provide new housing.
	Soil quality	No direct link	○	○	○	○	○	○	○	
Use of water and mineral resources	Sustainable use of minerals	Difficult to see a direct link but this will depend on the construction method used.	○	○	○	○	○	○	○	
	Sustainable use of water	Difficult to see a direct linkage	?	?	?	?	?	?	?	New housing should be more efficient, but there will be more people and it will need the existing housing stock to use water more sustainably.
Reduce waste	Reduce household waste	Difficult to see a direct linkage	○	○	○	○	○	○	○	There are other measures which will affect this.

Core Strategy Issues and Options: Spatial Strategy Option 2: Maximum Urban Concentration

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Increase recycling	Difficult to see a direct linkage	○	+	+	+	○	○	+	There are other measures which will affect this. Concentration of new development in fewer locations should make recycling easier.
Reduce effects of traffic	Effect traffic volumes	Difficult to assess	-	-	+?	?	?	?	?	In the long term people should be able and willing to make more sustainable choices with this strategy. If people insist on using their cars then it could get worse, but if more sustainable options are available and they are used then volumes should decline. More public transport options should be available plus options to walk or cycle and there may be potential for parking or traffic management.
	Reduce need for local travel	People should be able to access more facilities locally	+	+	+	+	?	?	+	These journeys should be by more sustainable means.
	Increase car journeys	The new pattern of development should help improve the situation	+	+	+	+	?	?	+	There should be a better opportunity to make sustainable choices in the towns but it is likely that rural services will decline further making the use of the car more likely for villages.
Reduce contributions to climate change	Reducing energy consumption?	This will depend on many other factors.	○	○	○	○	○	○	○	The existing stock of buildings and industry will dictate this largely as well as modes of travel so the new settlement pattern will only have a marginal effect. But this should be beneficial.
	Increase proportion of energy needs met by renewable sources?	This should be possible but will depend on other policies being implemented.	+	+	+	+	?	?	+	Potential for local energy generation schemes to be built into developments.
Vulnerability to climatic events	Minimise risk of flooding	This will depend on careful design not just general location of new development.	?	?	?	?	?	?	?	New development can increase the risk of flooding but this can be avoided by sound design and understanding the risks in the district.
	Risk damage from storms	No direct link.	○	○	○	○	○	○	○	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	○	○	○	○	○	○	○	Development will be designed to protect these sites and may contribute to there enhancement.

Core Strategy Issues and Options: Spatial Strategy Option 2: Maximum Urban Concentration

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	O	O	O	O	O	O	O	Development will be designed to protect these sites and may contribute to there enhancement.
	Reverse decline in farmland birds	Farmland will be lost.	-	-	-	?	?	?	-	There will be some loss of farmland and therefore habitats for farmland birds.
Historical and archaeological importance	Protect designated historical sites	The sites will be protected	?	?	?	?	?	O	?	There may be some sites affected by the developments but this has to be assessed on an individual basis and some may be enhanced.
	Protect designated archaeological sites	Difficult to say	?	?	?	?	?	O	?	There may be some sites affected by the developments but this has to be assessed on an individual basis and if they are worthy of protection then they will be protected.
	Protect designated geological sites	Difficult to say	?	?	?	?	?	?	?	There a few sites in this district and so it is unlikely to affect them.
Landscapes and townscapes	Reduce underused land	Part of the process of site selecting is to try and use underutilised sites first.	+	+	+	+	?	?	+	There has already been extensive consideration of sites in the district for alternative development such as SHLAA.
	Improve landscape/ townscape	New development offers the opportunity for improvement.	+	+	+	+	?	?	+	New housing and other development should be well designed and landscaped; there will be less pressure on the countryside for development in most of the district. However it may have a significant impact on setting of towns.
Summary of appraisal against environmental objectives There are 6 positive scores with just 2 negative scores. There are 10 where there is no direct link and 5 where the effect is uncertain.										
Economic Indicators										
Economic growth	Improve business development	New development will improve the chances of business improvement	+	+	+	+	?	?	+	New employment allocations will help as well as linkages with existing sites.
	Promote growth in key sectors	The general improvement in the economic opportunities will help specific sectors.	+	+	+	+	?	?	+	
	Economic performance	New housing and employment sites should stimulate growth.	+	+	+	+	?	?	+	The combination of new housing for al sections of the community and a range of new employment site and opportunities should help create conditions to improve economic performance.

Core Strategy Issues and Options: Spatial Strategy Option 2: Maximum Urban Concentration

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Rural diversification	It is likely to be discouraged in this option.	-	-	-	-	?	?	-	Development will be town focussed rather than rural
To revitalise town centres	Increase range of employment opportunities	New sites will assist with this	+	+	+	+	?	?	+	Many new developments will be a mix of housing and employment; the focus will now be on the towns.
	Decrease vacant units in town centres?	Increased population will help improve the situation	+	+	+	+	?	?	+	With new development concentrated around and in the towns it should help the towns' shops with potential to increase trade.
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	There will be increase opportunities to work locally and therefore increase the chance to work locally.	+	+	+	+	?	?	+	People living and working in the same town or village will reduce the need to commute, but there will be fewer rural opportunities and fewer new village houses.
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Mixed and balanced communities will improve people's chances to access work locally.	+	+	+	+	?	?	+	There will be increased local jobs, this will happen in the towns, but the opposite can be said for the rural areas.
	Reduce journey times between employment areas	This should be the case with local new sites and companies	+	+	+	+	?	?	+	This should improve local economic effectiveness with new companies able to meet needs and demand locally.
	Increase freight transported	Uncertain about this	?	?	?	?	?	?	?	
	Increase consumption of local goods	This should be possible provided they are available	+	+	+	+	?	?	+	This should be possible provided local firms are sensitive to the local market.
Increase investment	Encourage indigenous business	A variety of new sites and balanced communities help	+	+	+	+	?	?	+	There should be a variety of employment sites and the workforce to achieve this.
	Encourage inward investment	A variety of new sites and balanced communities help	+	+	+	+	?	?	+	There should be a variety of employment sites and the workforce to achieve this.

Core Strategy Issues and Options: Spatial Strategy Option 2: Maximum Urban Concentration

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Make land available for business development	There will be new allocations	+	+	+	+	?	?	+	This has been part of the planning process

Summary of appraisal against economic objectives
 There are 12 positive scores in this assessment with one negative score relating to rural diversification. There is also one uncertain outcome.

Conclusions: There are several positive scores to this option but there is only one major positive score where in the long term it is expected that cultural facilities will improve. To achieve the positive outcomes there will also need to be actions and other policies to ensure that development is as sustainable as possible. There are 3 identified negative outcomes which will have to be addressed, rural diversification, loss of farmland birds and sustainable use of water.

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	29	3	0	14	15

Recommendations: There are many advantages to this option but the rural areas will suffer as a result and there will need to be measures to reduce these adverse effects and a careful strategy developed to counter the relative rural decline and potential isolation in rural areas. In the towns sustainable transport modes will have to be developed and encouraged otherwise congestion and car usage could increase. There will also be a need to counter the loss of rural facilities and farmland birds as well as encouraging the wider more sustainable use of water.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

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

Core Strategy Issues and Options: Spatial Strategy Option 3: Equitable Dispersion

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Housing	Reduce homelessness	New housing will also provide affordable housing and lead to a reduction in homelessness	+	+	+	+	?	?	+	Larger schemes and exception sites should provide more affordable housing. The option will deliver the required housing.
	Provide enough housing		+	+	+	?	?	?	+	This option provides for new allocations of housing.
	Increase range and affordability	From the two points above there could be a greater range of housing and affordability.	+	+	+	+	+	?	+	Provided the market develops housing and other funding also provides affordable housing then there should be an increased range of housing as well as more affordable housing, but possibly less than other options.
	Reduce no of unfit homes	No direct link.	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Uncertain. Could potentially be negative.	?	-	?	?	?	?	?	More housing should lead to the improvement of facilities and more housing for people, but this will also mean the loss of countryside which people value. Some villages will change character which people will object to. Development is usually resisted in villages.
	Increase green space	This is possible but will depend on other policies being implemented and is not guaranteed.	?	?	?	?	?	?	?	Potential for green space in towns linked to larger developments.
	Engagement in decision making	Difficult to see a direct linkage but proposals will be consulted on.	?	?	?	?	?	?	?	Some people will object to new development while others will be pleased it is taking place so there are likely to be people who are excluded.
	Involvement in volunteer activities	With larger population centres there should be greater opportunity to get involved in voluntary activities.	?	+	+	+	?	?	+	There should be more groups for people to join.
	Improve ethnic relations	Difficult to see a direct link	?	?	?	?	?	?	?	If people from all backgrounds are satisfied with where they live then this should improve relations generally.
	Improve access to cultural facilities	Neutral.	0	0	0	0	0	0	0	This is likely to be less marked than other options but some villages could have more facilities or active groups. Some areas will gain and others loose.

Core Strategy Issues and Options: Spatial Strategy Option 3: Equitable Dispersion

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Summary of appraisal against social objectives There are 5 positive assessments but is often difficult to see a direct link so there are also 7 where the linkages are uncertain, one with uncertain but likely positive results and 10 with no direct link or neutral										
Environmental Indicators										
Water and air quality	Quality of water	There should be a neutral effect	○	○	○	○	○	○	○	New development should have a neutral effect by controlling any adverse impact and improving areas where necessary.
	Quality of air	There is other legislation controlling this and linkages are complex.	○	○	○	○	○	○	○	It is difficult to see a direct linkage.
To conserve soil resources and quality	Minimise loss of Greenfield land	It is not possible to do a detailed analysis for this but this option will not necessarily lead to a particular advantage over others.	○	○	○	○	○	○	○	There will be a loss of agricultural land but the option is not necessarily the most efficient and is likely to be similar to other options.
	Loss agricultural land	It is not possible to do a detailed analysis for this but this option will not necessarily lead to a particular advantage over others.	-	-	-	?	?	?	-	There will be a loss of agricultural land but the option is not necessarily the most efficient but is likely to be similar to other options. It is accepted that there will be a loss of agricultural land to provide new housing.
	Soil quality	No direct link	○	○	○	○	○	○	○	
Use of water and mineral resources	Sustainable use of minerals	Difficult to see a direct link but this will depend on the construction methods used.	○	○	○	○	○	○	○	
	Sustainable use of water	Difficult to see a direct linkage	?	?	?	?	?	?	?	New housing should be more efficient, but there will be more people and it will need the existing housing stock to use water more sustainably.
Reduce waste	Reduce household waste	Neutral	○	○	○	○	○	○	○	There are other measures which will affect this.
	Increase recycling	Neutral	○	○	○	○	○	○	○	There are other measures which will affect this.
Reduce effects of traffic	Effect traffic volumes	Difficult to assess	?	?	+	?	?	?	?	In the long term people should be able and willing to make more sustainable choices with this strategy, but in the interim it is possible that traffic volumes in urban areas may increase.

Core Strategy Issues and Options: Spatial Strategy Option 3: Equitable Dispersion

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Reduce need for local travel	People should be able to access more facilities locally	?	+	+	?	?	?	+	In the long term there should be a improved chances of access by more sustainable means, due to broader spread of development.
	Increase car journeys	The new pattern of development should help improve the situation	?	+	+	?	?	?	+	There should be a better opportunity to make sustainable choices in the future.
Reduce contributions to climate change	Reducing energy consumption?	This will depend on many other factors.	○	○	○	○	○	○	○	The existing stock of buildings and industry will dictate this largely as well as modes of travel so the new settlement pattern will only have a marginal effect. But this should be beneficial.
	Increase proportion of energy needs met by renewable sources?	This should be possible but will depend on other policies being implemented.	+	+	+	+	?	?	+	Potential for renewable energy schemes on lager developments but also possibly on smaller developments.
Vulnerability to climatic events	Minimise risk of flooding	This will depend on careful design not just general location of new development.	?	?	?	?	?	?	?	New development can increase the risk of flooding but this can be avoided by sound design an understanding the risks in the district.
	Risk damage from storms	No direct link.	○	○	○	○	○	○	○	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	○	○	○	○	○	○	○	Development will be designed to protect these sites and may contribute to there enhancement.
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	○	○	○	○	○	○	○	Development will be designed to protect these sites and may contribute to there enhancement but this will depend on each particular site.
	Reverse decline in farmland birds	Farmland will be lost.	–	–	–	?	?	?	–	There will be loss of farmland and therefore habitats for farmland birds.
Historical and archaeological importance	Protect designated historical sites	Difficult to say.	?	?	?	?	?	○	?	There are some sites affected by the developments but this has to be assessed on an individual basis.
	Protect designated archaeological sites	Difficult to say	?	?	?	?	?	○	?	There are some sites affected by the developments but this has to be assessed on an individual basis.

Core Strategy Issues and Options: Spatial Strategy Option 3: Equitable Dispersion

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Protect designated geological sites	Difficult to say	?	?	?	?	?	?	?	There a few sites in this district and so it is unlikely to affect them.
Landscapes and townscapes	Reduce underused land	Part of the process of site selecting is to try and use underutilised sites first.	+	+	+	+	?	?	+	There has already been extensive consideration of sites in the district for alternative development such as SHLAA.
	Improve landscape/townscape	New development offers the opportunity for improvement.	O	O	O	O	O	O	O	New housing and other development should be well designed and landscaped. Impact depends on the quality but may affect more sensitive areas more.
Summary of appraisal against environmental objectives There are 4 positive scores with just 2 negative scores. There are 12 where there is no direct link and 6 where the effect is uncertain.										
Economic Indicators										
Economic growth	Improve business development	New development will improve the chances of business improvement	+	+	+	+	?	?	+	New employment allocations will help as well as linkages with existing sites.
	Promote growth in key sectors	The general improvement in the economic opportunities will help specific sectors.	+	+	+	+	?	?	+	For example IT and tourism.
	Economic performance	With new housing and employment sites there should be an improvement in economic performance.	+	+	+	+	?	?	+	The combination of new housing for all sections of the community and a range of new employment sites and opportunities should help create conditions to improve economic performance.
	Rural diversification	Difficult to assess but in certain areas near to larger villages there will be chances for rural diversification.	+	+	+	+	?	?	+	New employment allocations will ensure opportunities for economic development as well as housing to cater for all sections of the community. This strategy could help rural diversification better than other strategies.
To revitalise town centres	Increase range of employment opportunities	New sites will assist with this	+	+	+	+	?	?	+	Many new developments will be a mix of housing and employment.
	Decrease vacant units in town centres?	Increased population will help improve the situation	?	+	+	+	?	?	+	With new development around and in the towns it should help the towns' shops with potential to increase trade. The towns will still act as higher order shopping centres for people. In rural areas.

Core Strategy Issues and Options: Spatial Strategy Option 3: Equitable Dispersion

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions: This option offers the chance to improve rural diversification and possibly improve town centre facilities (but not to the extent of other options) and could benefit a wide range of people. There is unlikely to be sufficient increase in population in rural areas to lead to a large increase in new facilities but existing ones may be safeguarded.

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	22	2	0	22	14

Recommendations:

There are 3 negative scores for this option which will require special measures to try and resolve, they cover sustainable use of water, loss of farmland birds and health facilities.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

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

Core Strategy Issues and Options: Spatial Strategy Option 4: Rural Development

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Housing	Reduce homelessness	New housing will also provide affordable housing and lead to a reduction in homelessness	+	+	+	+	?	?	+	Larger schemes and exception sites should provide more affordable housing. This option may not provide as much affordable housing as other options as some of the housing developments may be small scale and potentially be under thresholds.
	Provide enough housing	Provided housing is built more housing should be provided, subject to market conditions.	+	+	+	?	?	?	+	This option provides for new allocations of housing.
	Increase range and affordability	From the two points above there should be a greater rang of housing and affordability.	+	+	+	+	+	?	+	Provided the market develops housing and other funding also provides affordable housing then there should be an increased range of housing as well as more affordable housing.
	Reduce no of unfit homes	No direct link.	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	Uncertain linkage.	?	?	?	?	?	?	?	More housing should lead to the improvement of facilities and more housing for people, but this will also mean the loss of countryside which people value. Many villages will change character which people will object to; but more villages will have new development so they could appear more vibrant.
	Increase green space	This is possible but will depend on other policies being implemented and is not guaranteed.	?	?	?	?	?	?	?	Potential for networks of green space allied to developments.
	Engagement in decision making	Difficult to see a direct linkage but proposals will be consulted on.	?	?	?	?	?	?	?	Some people will object to new development while others will be pleased it is taking place so there are likely to be people who are excluded. It should be easier for people to feel part of their smaller communities and engage with decision making.
	Involvement in volunteer activities	There should be an opportunity to get involved in voluntary activities.	?	+	+	+	?	?	+	There should be more groups for people to join, but these are likely to be on a smaller scale than some of the options.
	Improve ethnic relations	Difficult to see a direct link	?	?	?	?	?	?	?	If people from all backgrounds are satisfied with there are then this should improve relations generally.

Core Strategy Issues and Options: Spatial Strategy Option 4: Rural Development

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Improve access to cultural facilities	More development will be away from the main cultural centres in the towns	-	-	-	-	-	?	-	There may be less usage of the cultural facilities in the towns but perhaps more opportunities in villages.
Summary of appraisal against social objectives There are 8 positive assessments but is often difficult to see a direct link so there are also 12 where the linkages are uncertain and 3 with no direct link. There is only one negative score for cultural facilities.										
Environmental Indicators										
Water and air quality	Quality of water	There should be a neutral effect	○	○	○	○	○	○	○	New development should have a neutral effect by controlling any adverse impact and improving areas where necessary.
	Quality of air	There is other legislation controlling this and linkages are complex.	○	○	○	○	○	○	○	It is difficult to see a direct linkage.
To conserve soil resources and quality	Minimise loss of Greenfield land	It is not possible to do a detailed analysis for this but this option will not necessarily lead to a particular advantage over others.	○	○	○	○	○	○	○	There will be a loss of agricultural land but the option is not necessarily the most efficient but is likely to be similar to other options.
	Loss agricultural land	It is not possible to do a detailed analysis for this but this option will not necessarily lead to a particular advantage over others.	-	-	-	?	?	?	-	There will be a loss of agricultural land but the option is not necessarily the most efficient but is likely to be similar to other options. It is accepted that there will be a loss of agricultural land to provide new housing. This option is also likely to have an adverse effect on the viability of more farms as agricultural businesses.
	Soil quality	No direct link	○	○	○	○	○	○	○	
Use of water and mineral resources	Sustainable use of minerals	Difficult to see a direct link but this will depend on the construction method used.	○	○	○	○	○	○	○	
	Sustainable use of water	Difficult to see a direct linkage	?	?	?	?	?	?	?	New housing should be more efficient, but there will be more people and it will need the existing housing stock to use water more sustainably.
Reduce waste	Reduce household waste	Difficult to see a direct linkage	○	○	○	○	○	○	○	There are other measures which will affect this.

Core Strategy Issues and Options: Spatial Strategy Option 4: Rural Development

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Increase recycling	Difficult to see a direct linkage	○	○	○	○	○	○	○	There are other measures which will affect this. It may increase collection costs.
Reduce effects of traffic	Effect traffic volumes	Difficult to assess	?	?	+	?	?	?	?	In the long term people could be able and willing to make more sustainable choices with this strategy.
	Reduce need for local travel	People should be able to access more facilities locally	+	+	?	?	?	?	+	This access should be by more sustainable means. Counter to this more people are likely to have to use a car to get to higher level services in the towns.
	Increase car journeys	The new pattern of development may help improve the situation	?	?	+	?	?	?	?	There may be a better opportunity to make sustainable choices, but the car may be needed more to get to higher level services.
Reduce contributions to climate change	Reducing energy consumption?	This will depend on many other factors.	○	○	○	○	○	○	○	The existing stock of buildings and industry will dictate this largely as well as modes of travel so the new settlement pattern will only have a marginal effect. But this should be beneficial.
	Increase proportion of energy needs met by renewable sources?	This should be possible but will depend on other policies being implemented.	○	+	+	+	?	?	+	Potentially less benefit from large scale district heating systems etc.
Vulnerability to climatic events	Minimise risk of flooding	This will depend on careful design not just general location of new development. More potential for negative impact.	?	?	?	?	?	?	?	New development can increase the risk of flooding but this can be avoided by sound design an understanding the risks in the district. Spreading development may increase flood potential.
	Risk damage from storms	No direct link.	○	○	○	○	○	○	○	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	○	○	○	○	○	○	○	Development will be designed to protect these sites and may contribute to there enhancement.
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	○	○	○	○	○	○	○	Development will be designed to protect these sites and may contribute to there enhancement.
	Reverse decline in farmland birds	Farmland will be lost.	-	-	-	?	?	?	-	There will be loss of farmland and therefore habitats for farmland birds as well as disturbance.

Core Strategy Issues and Options: Spatial Strategy Option 4: Rural Development

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Historical and archaeological importance	Protect designated historical sites	Should have no impact	○	○	○	○	○	○	○	There are some sites affected by the developments but this has to be assessed on an individual basis. Protected sites should not be developed.
	Protect designated archaeological sites	Difficult to say	?	?	?	?	?	○	?	There are some sites affected by the developments but this has to be assessed on an individual basis.
	Protect designated geological sites	Difficult to say	?	?	?	?	?	?	?	There are a few sites in this district and so it is unlikely to affect them.
Landscapes and townscapes	Reduce underused land	Part of the process of site selecting is to try and use underutilised sites first.	+	+	+	+	?	?	?	There has already been extensive consideration of sites in the district for alternative development such as SHLAA.
	Improve landscape/ townscape	New development offers the opportunity for improvement.	+	-	-	-	?	?	-	New housing and other development should be well designed and landscaped, but the rural character of the district would change with more development in rural areas which would have an adverse effect on the landscape. Development would need to be sensitively handled if it is not to cause harm.
Summary of appraisal against environmental objectives There are 3 positive scores with just 3 negative scores. There are 11 where there is no direct link and 8 where the effect is uncertain.										
Economic Indicators										
Economic growth	Improve business development	New development will improve the chances of business improvement	+	+	+	?	?	?	+	New employment allocations will help as well as linkages with existing sites.
	Promote growth in key sectors	The general improvement in the economic opportunities will help specific sectors.	+	+	+	?	?	?	+	For example tourism, IT based business and agriculture related business.
	Economic performance	With new housing and employment sites the effect should be generally positive.	+	+	+	?	?	?	+	The combination of new housing for all sections of the community and a range of new employment sites and opportunities might help create conditions to improve economic performance.
	Rural diversification	Overall it should be positive there will be chances for rural diversification.	+	+	+	+	?	?	+	New employment allocations will ensure opportunities for economic development as well as housing to cater for all sections of the community.
To revitalise town centres	Increase range of employment opportunities	Only relevant in larger villages	+	+	+	?	?	?	+	Many new developments will be a mix of housing and employment.

Core Strategy Issues and Options: Spatial Strategy Option 4: Rural Development

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	22	5	0	14	22

This approach will focus development in what have been regarded as unsustainable locations and so the issues raised by that will have to be addressed.

Recommendations: Strategies will have to be developed to deal with the negative scores if this is the chosen option. There would also have to be very careful consideration given to how this option would be developed as it is contrary to current national guidance.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

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

Core Strategy Issues and Options: Spatial Strategy Option 5: New Settlement

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Social Indicators										
Health	Health facilities	Development concentrated in one settlement	-	-	-	?	?	?	-	New provision will have to be made in the new settlement and it will not be near the higher level services in the towns depending on requirements it may reduce future investment in towns.
	Death rates	Uncertain	?	?	?	?	?	?	?	
	Healthy lifestyles	Should allow more people to walk or cycle to work or school or to other facilities.	+	+	+	+	?	?	+	More people will be near facilities so they can make the healthier choices more easily. The settlement can be planned from the outset to promote this.
Education	Improve Qualifications	Uncertain	?	?	?	?	?	?	?	
Crime and anti-social activities	Will reduce crime	Potentially positive	?	+	+	?	?	?	+	It can be planned from the outset to reduce crime
	Reduce fear of crime	Potentially positive	?	+	+	?	?	?	+	See above and this should help reduce the fear of crime, plus less development in towns.
	Reduce noise and odours	No direct link	0	0	0	0	0	0	0	
Poverty and social exclusion	Reduce poverty	No direct link	0	0	0	0	0	0	0	
Access key services	Access key local services	This could undermine services elsewhere	-	-	-	?	?	?	-	There would only be limited development elsewhere which could undermine services and there would only be limited services in the new settlement at least in the early stages. Key services would have to be planned in from the outset.
	Accessibility of shopping facilities	More people will live near the higher order shopping centres in the district.	+	+	+	+	?	?	+	The increased population in the larger centres will help sustain the shops and keep them available for more people. Local facilities may well prove attractive.
	Access child care	Difficult to see a direct link	?	?	?	?	?	?	?	There are likely to be more childcare in the larger settlements but they are in high demand and can be expensive and are unlikely to be in the new settlement initially. Could be planned in but would be difficult to implement.
Employment	Unemployment	Difficult to see a direct link	?	?	?	?	?	?	?	It could potentially be positive but would depend on the jobs available in the new settlement.
	Job opportunities	Difficult to see a direct link	?	?	?	?	?	?	?	There would be job opportunities in the new settlement but not necessarily to start with. See above.

Core Strategy Issues and Options: Spatial Strategy Option 5: New Settlement

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Improve earnings	Difficult to see a direct link	?	?	?	?	?	?	?	
Housing	Reduce homelessness	New housing will also provide affordable housing and lead to a reduction in homelessness	+	+	+	+	+	?	+	Larger schemes and exception sites should provide more affordable housing. Affordable housing could be planned in from the start.
	Provide enough housing	Provided housing is built more housing should be provided, subject to market conditions.	+	+	+	?	?	?	+	This option provides for new allocations of housing. There will be a longer lead time for a new settlement before the first houses are built.
	Increase range and affordability	From the two points above there should be a greater range of housing and affordability.	+	+	+	+	+	?	+	Provided the market develops housing and other funding also provides affordable housing then there should be an increased range of housing as well as more affordable housing.
	Reduce no of unfit homes	No direct link.	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	Uncertain linkage.	?	?	?	?	?	?	?	New housing would be concentrated in one location which would have a striking impact there but it would take pressure from other settlements. There is also a likelihood of 'New Town Blues' as people move into a place with limited facilities and landscaping. There is also likely to be strong objection to the new settlement but there will be less development rural areas elsewhere in the district.
	Increase green space	Potentially positive in the new settlement.	?	+	+	O	O	O	+	Significant potential for green space to be planned in from the outset
	Engagement in decision making	Difficult to see a direct linkage but proposals will be consulted on.	?	?	?	?	?	?	?	Some people will object to new development while others will be pleased it is taking place so there are likely to be people who are excluded. It may be difficult to engage residents.
	Involvement in volunteer activities	For most places things will not change.	?	?	?	?	?	?	?	The new development will not have many opportunities for voluntary work at the outset.
	Improve ethnic relations	Difficult to see a direct link	?	?	?	?	?	?	?	If people from all backgrounds are satisfied with there are then this should improve relations generally.
	Improve access to cultural facilities	It is likely that people in the new settlement will feel isolated initially.	-	-	-	?	?	?	-	Otherwise no change likely. New settlement may offer potential for cultural activities – location scale crucial.

Core Strategy Issues and Options: Spatial Strategy Option 5: New Settlement

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Summary of appraisal against social objectives There are 8 positive assessments but it is often difficult to see a direct link so there are also 10 where the linkages are uncertain and 3 with no direct link. In this case there are 3 negative scores										
Environmental Indicators										
Water and air quality	Quality of water	There should be a neutral effect	○	○	○	○	○	○	○	New development should have a neutral effect by controlling any adverse impact and improving areas where necessary.
	Quality of air	There is other legislation controlling this and linkages are complex.	○	○	○	○	○	○	○	It is difficult to see a direct linkage.
To conserve soil resources and quality	Minimise loss of Greenfield land	It is not possible to do a detailed analysis for this but this option will not necessarily lead to a particular advantage over others.	○	○	○	○	○	○	○	There will be a significant loss of agricultural land in one location. There may be the advantage that farmland is lost in one location so the viability of fewer farms is affected overall.
	Loss agricultural land	It is not possible to do a detailed analysis for this but this option will not necessarily lead to a particular advantage over others.	-	-	-	?	?	?	-	There will be a loss of agricultural land but the option is not necessarily the most efficient but is likely to be similar to other options. It is accepted that there will be a loss of agricultural land to provide new housing. There may be the advantage that farmland is lost in one location so the viability of fewer farms is affected. It should have an adverse effect on the agricultural viability on the least number of farms.
	Soil quality	No direct link	○	○	○	○	○	○	○	
Use of water and mineral resources	Sustainable use of minerals	Possible to build in a sustainable way from the outset.	+	+	+	○	○	○	+	This could allow for the sustainable use of minerals.
	Sustainable use of water	Difficult to see a direct linkage	?	?	?	?	?	?	?	New housing would be more efficient, but there will be more people and it will need the existing housing stock to use water more sustainably.
Reduce waste	Reduce household waste	Difficult to see a direct linkage	○	○	○	○	○	○	○	There are other measures which will affect this.
	Increase recycling	New opportunities in the new settlement	○	+	+	○	○	○	+	Potential for recycling facilities to be built in from the start in the new development but it will take a while for them to have an effect.

Core Strategy Issues and Options: Spatial Strategy Option 5: New Settlement

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Reduce effects of traffic	Effect traffic volumes	Difficult to assess	?	-	+	?	?	?	?	In the long term people should be able and willing to make more sustainable choices with this strategy, but traffic in the vicinity of the new settlement will increase. Elsewhere it should not increase as the result of the new settlement.
	Reduce need for local travel	People should be able to access more facilities locally	+	+	+	+	?	?	+	Local services should be built in the new settlement therefore reducing the need to travel
	Increase car journeys	The new pattern of development should help improve the situation	+	+	+	+	?	?	+	There should be a better opportunity to make sustainable choices, but this will depend on the size/location and levels of public transport provided.
Reduce contributions to climate change	Reducing energy consumption?	This will depend on many other factors but it could be positive.	0	+	+	0	0	0	+	There may be the opportunity to build in an Eco Town style.
	Increase proportion of energy needs met by renewable sources?	This should be possible but will depend on other policies being implemented.	+	+	+	+	?	?	+	Potential for significant local renewables eg. Wind, solar district heating and waste recycling.
Vulnerability to climatic events	Minimise risk of flooding	This will depend on careful design not just general location of new development.	?	?	?	?	?	?	?	New development can increase the risk of flooding but this can be avoided by sound design an understanding the risks in the district.
	Risk damage from storms	No direct link.	0	0	0	0	0	0	0	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	0	0	0	0	0	0	0	Development will be designed to protect these sites and may contribute to there enhancement.
	Deliver targets of Suffolk Biodiversity Action Plan	Neutral	0	0	0	0	0	0	0	Development will be designed to protect these sites and may contribute to there enhancement. Large scale development likely to impact on local BAP targets but will protect other areas.
	Reverse decline in farmland birds	Farmland will be lost.	-	-	-	?	?	?	-	There will be loss of farmland and therefore habitats for farmland birds but will protect other areas. It could be neutral.
Historical and archaeological importance	Protect designated historical sites	Difficult to say.	?	?	?	?	?	0	?	There are likely to be some sites affected by the developments but this has to be assessed on an individual basis.

Core Strategy Issues and Options: Spatial Strategy Option 5: New Settlement

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment	
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating		
	Protect designated archaeological sites	Difficult to say	?	?	?	?	?	?	?	?	There may be some sites affected by the developments but this has to be assessed on an individual basis and if they are worthy of protection then they will be protected.
	Protect designated geological sites	Difficult to say	?	?	?	?	?	?	?	?	There a few sites in this district and so it is unlikely to affect them.
Landscapes and townscapes	Reduce underused land	Part of the process of site selecting is to try and use underutilised sites first.	+	+	+	+	?	?	?	+	There has already been extensive consideration of sites in the district for alternative development such as SHLAA.
	Improve landscape/townscape	New development offers the opportunity for improvement.	+	+	+	+	?	?	?	+	New settlement must be well designed and landscaped. It would enable the land around more villages to be protected.
Summary of appraisal against environmental objectives There are 8 positive scores with just 2 negative scores. There are 8 where there is no direct link and 6 where the effect is uncertain.											
Economic Indicators											
Economic growth	Improve business development	New development will improve the chances of business improvement	+	+	+	+	?	?	?	+	New employment allocations will help as well as linkages with existing sites. New settlement must include locations for business, plus maximise opportunities for live/work and home working.
	Promote growth in key sectors	The general improvement in the economic opportunities will help specific sectors.	+	+	+	+	?	?	?	+	For example IT, service industries and tourism
	Economic performance	With new housing and employment sites there should be an improvement in conditions	+	+	+	+	?	?	?	+	The combination of new housing for all sections of the community and a range of new employment sites and opportunities should help create conditions to improve economic performance. This may not be as beneficial when all the development is concentrated in one settlement unless large enough.
	Rural diversification	Difficult to assess but by concentrating development in one location this may adversely affect rural diversification elsewhere.	-	-	-	-	?	?	?	-	Development is concentrated in one location so this may divert development from elsewhere and not encourage a more general rural diversification.
To revitalise town centres	Increase range of employment opportunities	New sites will assist with this	?	?	?	?	?	?	?	?	With the new development concentrated in one location existing towns and other parts of the district may not benefit from this.

Core Strategy Issues and Options: Spatial Strategy Option 5: New Settlement

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Decrease vacant units in town centres?	Increased population will help improve the situation	+	+	+	+	?	?	+	With new development concentrated in one new settlement there will be a more limited benefit but the town centres will provide higher level services. The benefit may not be as high as other options.
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	There should still be increased opportunities to work locally and therefore increase the chance to work locally. But the new settlement is unlikely to be completely sustainable.	0	0	0	0	0	0	0	People living and working in the same town or village will reduce the need to commute but many people will still commute out from the new settlement. This will depend on the scale and mix of development and how many jobs will be in the settlement.
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Mixed and balanced communities will improve people's chances to access work locally.	+	+	+	+	?	?	+	There will be increased local jobs
	Reduce journey times between employment areas	This should be the case with local new sites and companies	+	+	+	+	?	?	+	This should improve local economic effectiveness with new companies able to meet needs and demand locally. With increased numbers of local companies it would improve the chances of finding a local company to provide a service, goods or products and so reduce the need for them to be imported from a long way off.
	Increase freight transported	Uncertain about this	?	?	?	?	?	?	?	
	Increase consumption of local goods	This should be possible provided they are available	+	+	+	+	?	?	+	This should be possible provided local firms are sensitive to the local market.
Increase investment	Encourage indigenous business	A variety of new sites and balanced communities help	+	+	+	+	?	?	+	There should be a variety of employment sites and the workforce to achieve this.
	Encourage inward investment	A variety of new sites and balanced communities help	+	+	+	+	?	?	+	There should be a variety of employment sites and the workforce to achieve this. There could be potential to sell the new settlement as a flagship scheme to attract investment.

Core Strategy Issues and Options: Spatial Strategy Option 5: New Settlement

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Make land available for business development	There will be new allocations as part of the settlement.	+	+	+	+	?	?	+	This would be part of the planning process from the outset.

Summary of appraisal against economic objectives
 There are 11 positive scores and one negative score with 2 uncertain results and one neutral

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	27	6	0	12	18

Recommendations: There are more negative scores with this option which will have to be addressed if this is preferred or it could be combined with parts of other options.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?
 ++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Spatial Strategy Options, Effects on the Towns and Rural Areas

Option 1 Business as Usual				
Sustainability Objective	Effect on the Towns	Effect on Key Service Centres	Effect on the Rural Areas	Comment
Social				
1. Improve health	+	+	+	There will still be good access to doctors for all areas under this option
2. Maintain/improve levels of education	+	+	+	There should still be access to a good network of schools
3. Reduce crime and anti-social activity	0	0	0	
4. Reduce poverty and social exclusion	0	0	0	
5. Improve access to key services	+	+	-	Minimising development in rural areas may result in local services being run down or lost
6. Offer everybody the opportunity for employment	++	+	-	Minimising development in rural areas may reduce potential for local job creation.
7. Meet housing requirements	+	+	+	There are a variety of allocations and policies to deliver new housing.
8. Improve community	+	+	+	By creating mixed and balanced communities, there

participation				should be a variety of facilities and opportunities for people to get involved in groups or organisations.
Environmental				
9.Water quality	0	0	0	
10.Air quality	0	0	0	
11.Soil resources and quality	-	-	-	Farm land will be lost
12.Use water and mineral resources efficiently	0	0	0	
13.To reduce waste	0	0	0	
14.To reduce the effects of traffic on the environment	+	+	-	People in rural areas will still need to travel for many higher level services
15.To reduce contributions to climate change	0	0	-	People in rural areas will still often need to commute by car.
16.To reduce vulnerability to climatic events	0	0	0	
17.Biodiversity and geodiversity	-	-	-	Farmland bird and other habitats may be lost.
18.Historical and archaeological conservation	0	0	0	
19. Landscape and townscape conservation.	0	-	-	In the long run the effect should be neutral but initially, there could be an adverse impact on the countryside and rural areas because landscaping would take time to grow.

Economic				
20.Sustainable levels of prosperity and economic growth	++	+	-	Minimising development in rural areas may reduce potential for local job creation.
21.To revitalise town centres	+	?	0	
22.Efficient patterns of movement	+	+	-	It is likely that car use will still be necessary in rural areas.
23.Indigenous and inward investment	+	+	?	Likely to lead to minimal investment in rural areas.

Option 2 Maximum Urban Concentration				
Sustainability Objective	Effect on the Towns	Effect on Key Service Centres	Effect on the Rural Areas	Comment
Social				
1. Improve health	+	+	-	Some rural health services may be lost
2.Maintain/improve levels of education	+	+	-	Some rural schools may be lost
3.Reduce crime and anti-social activity	-	?	+	Increased urban population could to lead to increased crime.
4.Reduce poverty and social exclusion	+	+	-	
5.Improve access to key services	++	+	-	Key services in rural areas could be lost.
6.Offer everybody the opportunity for employment	++	+	-	Potential for rural jobs would be reduced.

7.Meet housing requirements	++	+	-	Potential for rural housing would be lost especially affordable housing.
8.Improve community participation	+	+	-	It is likely that in rural areas there could be reduced opportunities to get involved in the local community.
Environmental				
9.Water quality	0	0	0	
10.Air quality	-	0	0	Potential for air quality problems in high density urban areas and where there are high traffic levels.
11.Soil resources and quality	--	-	0	Farm land will be lost
12.Use water and mineral resources efficiently	0	0	0	
13.To reduce waste	0	0	0	
14.To reduce the effects of traffic on the environment	-	+	-	People in rural areas will still need to travel for many higher level services and there may be potential for urban traffic congestion
15.To reduce contributions to climate change	0	0	-	
16.To reduce vulnerability to climatic events	0	0	0	

17. Biodiversity and geodiversity	--	-	+	Farmland bird and other habitats will be lost even in or near towns because this option will still mean development of Greenfield sites on the edge of the towns.
18. Historical and archaeological conservation	0	0	0	
19. Landscape and townscape conservation.	-	-	+	In the long run the effect should be neutral but initially, there will be an adverse impact on the countryside and rural areas.
Economic				
20. Sustainable levels of prosperity and economic growth	++	+	-	There could be a reduction in rural jobs
21. To revitalise town centres	++	?	0	Town centres will still have to provide higher level services.
22. Efficient patterns of movement	++	+	-	
23. Indigenous and inward investment	++	-	-	New investment may be attracted to the larger towns with local workforce and larger markets.

Option 3 Equitable Distribution				
Sustainability Objective	Effect on the Towns	Effect on Key Service Centres	Effect on the Rural Areas	Comment
Social				
1. Improve health	–	–	–	Future investment might be watered down and potential for better facilities reduced.
2.Maintain/improve levels of education	0	0	0	
3.Reduce crime and anti-social activity	0	0	0	
4.Reduce poverty and social exclusion	0	0	0	
5.Improve access to key services	+	+	?	Some services may loose and others may benefit
6.Offer everybody the opportunity for employment	+	+	–	Probably not sufficient potential for increased local employment in rural areas.
7.Meet housing requirements	+	+	+	
8.Improve community participation	+	+	+	
Environmental				
9.Water quality	0	0	0	
10.Air quality	0	0	0	
11.Soil resources and quality	-	-	-	Farm land will be lost
12.Use water and	0	0	0	

mineral resources efficiently				
13.To reduce waste	0	0	0	
14.To reduce the effects of traffic on the environment	+	+	-	People in rural areas will still need to travel for many higher level services
15.To reduce contributions to climate change	+	0	-	May increase co2 emissions in rural areas and offer the opportunity for the use of more renewable energy in towns.
16.To reduce vulnerability to climatic events	0	0	0	
17.Biodiversity and geodiversity	-	--	-	Farmland bird and other rural habitats will be lost and there will be increased disturbance
18.Historical and archaeological conservation	0	0	0	
19. Landscape and townscape conservation.	0	-	-	In the long run the effect should be neutral but initially, there could be an adverse impact on the countryside and rural areas particularly around key service centres. There is also potential to improve matters.
Economic				
20.Sustainable levels of prosperity	+	+	+	

and economic growth				
21.To revitalise town centres	+	?	0	
22.Efficient patterns of movement	+	+	?	
23.Indigenous and inward investment	+	+	?	

Option 4 Rural Development

Sustainability Objective	Effect on the Towns	Effect on Key Service Centres	Effect on the Rural Areas	Comment
Social				
1. Improve health	+	+	+	Investment in services may reduce for towns.
2.Maintain/improve levels of education	-	?	?	Investment in services may reduce for towns.
3.Reduce crime and anti-social activity	+	0	-	Crime may increase in villages
4.Reduce poverty and social exclusion	0	0	0	
5.Improve access to key services	-	+	+	May reduce availability in towns but potentially some improvements in larger villages.
6.Offer everybody the opportunity for employment	+	++	+	Key service centres would play an important role in this and would help more rural areas and villages. There is the potential to increase

				overall rural employment.
7.Meet housing requirements	+	+	++	More potential for affordable housing in villages linked to other developments.
8.Improve community participation	+	+	+	
Environmental				
9.Water quality	0	0	0	
10.Air quality	0	0	0	
11.Soil resources and quality	-	--	-	Farm land will be lost
12.Use water and mineral resources efficiently	0	0	0	
13.To reduce waste	0	0	0	
14.To reduce the effects of traffic on the environment	+	+	-	More people in rural areas will still need to travel for many higher level services
15.To reduce contributions to climate change	+	0	-	There may be an increased need to use the car in rural areas but also opportunities for renewable energy in the towns.
16.To reduce vulnerability to climatic events	0	0	0	
17.Biodiversity and geodiversity	-	--	-	Habitats will be lost and there will be increased disturbance
18.Historical and archaeological conservation	0	0	0	
19. Landscape	0	--	-	In the long run the effect

and townscape conservation.				should be neutral but initially, there will be an adverse impact on the countryside and rural areas particularly around key service centres. This is because landscaping takes several years to grow and get established.
Economic				
20.Sustainable levels of prosperity and economic growth	+	+	+	There would be potential for a wider spread of growth.
21.To revitalise town centres	-	+	0	Investment in towns may decline but also rise in key service centres.
22.Efficient patterns of movement	+	+	0/_	Potential for jobs to balance housing but overall unlikely.
23.Indigenous and inward investment	+	+	?	Probably less potential for major rural investments.

Option 5 New Settlement				
Sustainability Objective	Effect on the Towns	Effect on Key Service Centres	Effect on the Rural Areas	Comment
Social				
1. Improve health	-	-	-	May reduce investment in services overall
2.Maintain/improve levels of education	?	?	?	May reduce investment in services overall
3.Reduce crime and anti-social	?	+	+	New development can be designed to reduce

activity				crime, and there would be less pressure for development in rural areas.
4.Reduce poverty and social exclusion	0	0	0	
5.Improve access to key services	_/+	_/+	-	New settlement may take up whole investment for services, there may be better services in the new settlement
6.Offer everybody the opportunity for employment	?	?	?	New settlement may offer better potential for jobs, but only if it is of a significant size.
7.Meet housing requirements	+	+	-	New housing concentrated in the new settlement.
8.Improve community participation	0	0	0	
Environmental				
9.Water quality	0	0	0	
10.Air quality	0	0	0	
11.Soil resources and quality	-	-	0	Farm land will be lost, particularly for the new settlement.
12.Use water and mineral resources efficiently	0	0	0	Potential for more efficient construction methods in major new developments.
13.To reduce waste	0	0	0	New settlement offers the opportunity to

				design in better waste management systems
14.To reduce the effects of traffic on the environment	+	+	-	People in rural areas will still need to travel for many higher level services
15.To reduce contributions to climate change	0	+	-	Overall new settlement should reduce impacts
16.To reduce vulnerability to climatic events	0	0	0	
17.Biodiversity and geodiversity	+	-	+	Habitats will be lost, but potential for habitat creation. It would take pressure of town and rural areas.
18.Historical and archaeological conservation	0	0	0	
19. Landscape and townscape conservation.	+	+	+	There should be less impact on the townscape or landscape of this proposal. Except where it is located.
Economic				
20.Sustainable levels of prosperity and economic growth	+	-	-	Rural would be potentially adversely affected
21.To revitalise town centres	+	?	0	Town centres will still have to provide higher level services. But less potential for new

				investment.
22.Efficient patterns of movement	+	?	-	Rural areas will not provide the level of services and people could have to travel further for them
23.Indigenous and inward investment	+	-	-	New settlement could take significant investment for jobs and companies

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 1, No change (up to 3 dwellings)

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Social Indicators										
Health	Health facilities	No direct link	0	0	0	0	0	0	0	
	Death rates	No direct link	0	0	0	0	0	0	0	
	Healthy lifestyles	Living in the countryside can be healthy	+	+	+	?	?	?	+	There are benefits to rural living, such as fresh air and easier access to the countryside
Education	Improve Qualifications	No direct link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	No direct link	0	0	0	0	0	0	0	
	Reduce fear of crime	No direct link	0	0	0	0	0	0	0	
	Reduce noise and odours	No direct link	0	0	0	0	0	0	0	
Poverty and social exclusion	Reduce poverty	No direct link	0	0	0	0	0	0	0	
Access key services	Access key local services	Potentially negative	-	-	-	?	?	?	-	This level of development unlikely to improve key local services.
	Accessibility of shopping facilities	Potentially negative	-	-	-	?	?	?	-	Rural shops are unlikely to increase so overall more people would have less accessibility.
	Access child care	No direct link	-	-	-	?	?	?	-	Rural childcare is unlikely to increase so overall more people would have less accessibility
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	Potentially negative	-	-	-	?	?	?	-	Rural jobs is unlikely to increase so overall more people would have less accessibility
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	Potentially positive	0	0	0	0	0	0	0	There may be more affordable housing delivered, but only if policy promotes it and not market housing.
	Provide enough housing	This will make a limited contribution to housing needed	+	+	+	?	?	?	+	There will be more housing delivered but it is likely to be expensive.
	Increase range and affordability	Only slightly	+	+	+	?	?	?	+	Most housing delivered would be expensive but there would also be some affordable housing as well.

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 1, No change (up to 3 dwellings)

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Landscapes and townscapes	Reduce underused land	It is possible that underused sites will be developed	+	+	+	?	?	?	+	Potential for Brownfield development in villages.
	Improve landscape/ townscape	Potentially positive or negative	○	○	○	○	○	○	○	This will depend on each application.
Summary of appraisal against environmental objectives The majority scores are neutral with 15 in that category, 1 positive and 6 negative scores relating to increased car usage.										
Economic Indicators										
Economic growth	Improve business development	No direct link	○	○	○	○	○	○	○	
	Promote growth in key sectors	No direct link	○	○	○	○	○	○	○	
	Economic performance	No direct link	○	○	○	○	○	○	○	
	Rural diversification	No direct link	○	○	○	○	○	○	○	
To revitalise town centres	Increase range of employment opportunities	No direct link	○	○	○	○	○	○	○	
	Decrease vacant units in town centres?	No direct link	○	○	○	○	○	○	○	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	It is likely to increase commuting as people will have to travel by car to work	-	-	-	?	?	?	-	Development would be located where there are few jobs so people will have to commute.

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 1, No change (up to 3 dwellings)

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	It is likely to increase commuting as people will have to travel by car to work	-	-	-	?	?	?	-	Development would be located where there are few jobs so people will have to commute.
	Reduce journey times between employment areas	No direct link	0	0	0	0	0	0	0	
	Increase freight transported	No direct link	0	0	0	0	0	0	0	
	Increase consumption of local goods	No direct link	0	0	0	0	0	0	0	
Increase investment	Encourage indigenous business	No direct link	0	0	0	0	0	0	0	
	Encourage inward investment	No direct link	0	0	0	0	0	0	0	
	Make land available for business development	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives										
There are 2 negative scores in this case relating to the need to commute and accessibility to work with the rest as no direct link with 12 scores.										

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	4	12	0	44	0

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 1, No change (up to 3 dwellings)

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

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

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 2, Development in Groups up to 5-6 dwellings

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Social Indicators										
Health	Health facilities	No direct link	○	○	○	○	○	○	○	
	Death rates	No direct link	○	○	○	○	○	○	○	
	Healthy lifestyles	Possible that people may enjoy more walking in the countryside and fresh air	○	○	○	○	○	○	○	There are benefits to rural life.
Education	Improve Qualifications	No direct link	○	○	○	○	○	○	○	
Crime and anti-social activities	Will reduce crime	No direct link	○	○	○	○	○	○	○	
	Reduce fear of crime	No direct link	○	○	○	○	○	○	○	
	Reduce noise and odours	No direct link	○	○	○	○	○	○	○	
Poverty and social exclusion	Reduce poverty	No direct link	○	○	○	○	○	○	○	
Access key services	Access key local services	Potentially negative, few services for residents	-	-	-	?	?	?	-	The villages will have few services and this level of development is unlikely to improve any local services.
	Accessibility of shopping facilities	The effect could be significant	-	-	-	?	?	?	-	Potentially you will have large numbers of people who do not have easy access to shops
	Access child care	More people may have poor access	-	-	-	?	?	?	-	Childcare is unlikely to increase so overall more people would have less accessibility to childcare.
Employment	Unemployment	No direct link	○	○	○	○	○	○	○	
	Job opportunities	Likely to be negative as there would be few local jobs	-	-	-	-	○	○	-	Large numbers of people will not have easy access to job opportunities
	Improve earnings	No direct link	○	○	○	○	○	○	○	
Housing	Reduce homelessness	Not directly	○	○	○	○	○	○	○	There may be more affordable housing delivered, only if policy promotes affordable housing and not market housing and will depend on thresholds.
	Provide enough housing	This will make a significant contribution to housing needed	+	+	+	?	?	?	+	There will be more housing delivered.

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 2, Development in Groups up to 5-6 dwellings

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Use of water and mineral resources	Sustainable use of minerals	No direct link	○	○	○	○	○	○	○	
	Sustainable use of water	No direct link	○	○	○	○	○	○	○	
Reduce waste	Reduce household waste	No direct link	○	○	○	○	○	○	○	
	Increase recycling	No direct link	○	○	○	○	○	○	○	
Reduce effects of traffic	Effect traffic volumes	Will increase car usage	–	–	–	?	?	?	–	There will be an increased need to commute by car for most people
	Reduce need for local travel	It will increase the need for local travel	–	–	–	?	?	?	–	Use of car will be required because of a lack of local services.
	Increase car journeys	It will increase the need for local travel	–	–	–	?	?	?	–	Use of car will be required because of a lack of local services and poor public transport
Reduce contributions to climate change	Reducing energy consumption?	Potential negative	–	–	–	?	?	?	–	There will be more car usage but there may be less used in other ways.
	Increase proportion of energy needs met by renewable sources?	Difficult to assess	○	○	○	○	○	○	○	There will be more car usage but there may be less used in other ways. For example burning locally sourced wood.
Vulnerability to climatic events	Minimise risk of flooding	No direct link	○	○	○	○	○	○	○	
	Risk damage from storms	No direct link	○	○	○	○	○	○	○	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	○	○	○	○	○	○	○	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	○	○	○	○	○	○	○	This option could put more pressure on species and sites

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 2, Development in Groups up to 5-6 dwellings

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Summary of appraisal against economic objectives
 There are 2 major negative scores in this case relating to the need to commute and accessibility to work with the rest as no direct link with 12 scores.

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	3	15	2	46	0

Recommendations: There are many important issues to be resolved before this option could be considered acceptable, these relate to the effect on landscape and character of settlements, sense of community as well as the need to use the car more.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

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

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 3, Development in Groups up to 10-12 dwellings

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Social Indicators										
Health	Health facilities	No direct link	○	○	○	○	○	○	○	
	Death rates	No direct link	○	○	○	○	○	○	○	
	Healthy lifestyles	Potentially positive as open air country life may be beneficial	○	○	○	○	○	○	○	Benefits of rural living
Education	Improve Qualifications	No direct link	○	○	○	○	○	○	○	
Crime and anti-social activities	Will reduce crime	No direct link	○	○	○	○	○	○	○	
	Reduce fear of crime	No direct link	○	○	○	○	○	○	○	
	Reduce noise and odours	No direct link	○	○	○	○	○	○	○	
Poverty and social exclusion	Reduce poverty	No direct link	○	○	○	○	○	○	○	
Access key services	Access key local services	Negative as more people will be isolated from them	-	-	-	-	○	○	-	The villages will have few services and significant numbers of people will not have access to key local services
	Accessibility of shopping facilities	The effect could be significant	--	--	--	?	?	?	--	Large numbers of people will not have easy access to shops
	Access child care	More people will have poor access	--	--	--	?	?	?	--	Large numbers of people will not have easy access to childcare
Employment	Unemployment	No direct link	○	○	○	○	○	○	○	
	Job opportunities	Likely to be negative as there would be few local jobs	-	-	-	-	○	○	-	Large numbers of people will not have easy access to job opportunities
	Improve earnings	No direct link	○	○	○	○	○	○	○	
Housing	Reduce homelessness	Potentially positive as more rural affordable housing could be provided	+	+	+	?	?	?	+	Potential for significant affordable housing across the district
	Provide enough housing	This will make a potentially positive contribution to housing needed	+	+	+	?	?	?	+	There will be more housing delivered across the district

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 3, Development in Groups up to 10-12 dwellings

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Use of water and mineral resources	Sustainable use of minerals	No direct link	○	○	○	○	○	○	○	
	Sustainable use of water	No direct link	○	○	○	○	○	○	○	
Reduce waste	Reduce household waste	No direct link	○	○	○	○	○	○	○	
	Increase recycling	No direct link	○	○	○	○	○	○	○	
Reduce effects of traffic	Effect traffic volumes	Likely to increase car usage	–	–	–	?	?	?	–	There will be an increased need to commute by car for a greater number of people
	Reduce need for local travel	It will increase the need for car use	–	–	–	?	?	?	–	People are likely to have to travel for a variety of services.
	Increase car journeys	It will increase the need for local travel	–	–	–	?	?	?	–	There will be need to access services and poor public transport in many areas.
Reduce contributions to climate change	Reducing energy consumption?	People will use more fuel in cars	–	–	–	–	?	?	–	There will be more car usage but people could grow more food themselves, but on balance it is likely that more energy will be consumed.
	Increase proportion of energy needs met by renewable sources?	Difficult to assess	○	○	○	○	○	○	○	There will be more car usage but there may be less used in other ways and potential for renewables particularly on larger schemes..
Vulnerability to climatic events	Minimise risk of flooding	No direct link	○	○	○	○	○	○	○	
	Risk damage from storms	No direct link	○	○	○	○	○	○	○	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	○	○	○	○	○	○	○	
	Deliver targets of Suffolk Biodiversity Action Plan	Potentially negative	–	–	–	–	?	?	–	This option could put more pressure on species and sites from development and disturbance

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 3, Development in Groups up to 10-12 dwellings

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Reverse decline in farmland birds	Potentially negative	-	-	-	-	?	?	-	Farm land and countryside will be lost and disturbance will increase.
Historical and archaeological importance	Protect designated historical sites	No direct link	0	0	0	0	0	0	0	
	Protect designated archaeological sites	No direct link	0	0	0	0	0	0	0	
	Protect designated geological sites	No direct link	0	0	0	0	0	0	0	
Landscapes and townscapes	Reduce underused land	It is possible that underused sites will be developed	+	+	+	?	?	?	+	It is unlikely that many sites will be available for the maximum number of dwellings.
	Improve landscape/townscape	With this level of development it is likely that the character of rural areas will change.	--	--	--	?	?	?	--	This will depend on each application and it could improve both or if badly designed have an adverse effect. On balance though because of the numbers of dwellings that could be developed and the lack of hedgerows in the countryside the nature of rural settlements will become increasingly more urban in style and the landscape will begin to be harmed.
<p>Summary of appraisal against environmental objectives The majority of scores are neutral with 16 in that category, 1 positive and 6 negative scores and 1 major negative score, the effect on landscape and townscape.</p>										
Economic Indicators										
Economic growth	Improve business development	No direct link	0	0	0	0	0	0	0	
	Promote growth in key sectors	No direct link	0	0	0	0	0	0	0	
	Economic performance	No direct link	0	0	0	0	0	0	0	
	Rural diversification	No direct link	0	0	0	0	0	0	0	
To revitalise town centres	Increase range of employment opportunities	Potentially negative	-	-	-	-	?	?	-	Unlikely to create local jobs at this scale.

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 3, Development in Groups up to 10-12 dwellings

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Summary of appraisal against economic objectives
 There are 2 major negative scores in this case relating to the need to commute and accessibility to work and one minor negative score, with the rest as no direct link with 11 scores.

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	4	11	5	41	0

Recommendations: There are now many major issues to be resolved before this option could be considered acceptable these relate to landscape, townscape and sense of community as well as the need to use the car more.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

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

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 4, Development in Groups up to 15 dwellings

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Social Indicators										
Health	Health facilities	May lead to poorer services	○	–	–	○	○	○	–	With greater dispersal the level of access to services by public transport will decline
	Death rates	No direct link	○	○	○	○	○	○	○	
	Healthy lifestyles	Residents may have a healthier lifestyle	?	?	?	○	○	○	?	Access to the countryside may allow people to walk more in fresh air
Education	Improve Qualifications	No direct link	○	○	○	○	○	○	○	
Crime and anti-social activities	Will reduce crime	It might shift crime to some villages	?	–	–	–	○	○	–	The rise in rural population may lead to more opportunities for crime.
	Reduce fear of crime	There may be an increase in fear of crime for some residents	○	–	–	–	○	○	–	
	Reduce noise and odours	Rural areas will be more noisy	○	–	–	–	○	○	–	There will be increased car usage and the noise of people going about their daily lives
Poverty and social exclusion	Reduce poverty	No direct link	○	○	○	○	○	○	○	
Access key services	Access key local services	Might reduce access for more people	–	–	–	○	○	○	–	The villages will have few services, but some may be maintained or improved.
	Accessibility of shopping facilities	The effect could be significant	–	–	–	?	?	?	–	Large numbers of people will not have easy access to shops
	Access child care	More people will have poor access	–	–	–	?	?	?	–	Large numbers of people will not have easy access to childcare
Employment	Unemployment	No direct link	○	○	○	○	○	○	○	
	Job opportunities	New residents will have few local jobs	–	–	–	–	○	○	–	Few local jobs in rural areas.
	Improve earnings	No direct link	○	○	○	○	○	○	○	
Housing	Reduce homelessness	Not directly	○	○	○	○	○	○	○	There may be more affordable housing delivered
	Provide enough housing	This will make a limited contribution to housing needed	+	+	+	?	?	?	+	There will be more housing delivered but it is likely to be expensive. Overall provision would be significant.

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 4, Development in Groups up to 15 dwellings

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Use of water and mineral resources	Sustainable use of minerals	No direct link	○	○	○	○	○	○	○	
	Sustainable use of water	No direct link	○	○	○	○	○	○	○	
Reduce waste	Reduce household waste	No direct link	○	○	○	○	○	○	○	There is likely to be an increased cost of collecting household waste
	Increase recycling	No direct link	○	○	○	○	○	○	○	
Reduce effects of traffic	Effect traffic volumes	Likely to increase car usage	–	–	–	?	?	?	–	There will be an increased need to commute by car for a greater number of people
	Reduce need for local travel	It will increase the need for local travel	–	–	–	?	?	?	–	People are likely to have to use their cars
	Increase car journeys	It will significantly increase the need for local travel	--	--	--	?	?	?	--	Poor public transport in rural areas
Reduce contributions to climate change	Reducing energy consumption?	Difficult to assess	○	○	○	○	○	○	○	There will be more car usage but there may be less used in other ways.
	Increase proportion of energy needs met by renewable sources?	Difficult to assess	○	○	○	○	○	○	○	There will be more car usage but there may be less used in other ways.
Vulnerability to climatic events	Minimise risk of flooding	No direct link	○	○	○	○	○	○	○	
	Risk damage from storms	No direct link	○	○	○	○	○	○	○	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	○	○	○	○	○	○	○	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	○	○	○	○	○	○	○	This option could put more pressure on species and sites

Core Strategy Issues and Options: Question SS4: Housing Development in Rural Areas: Option 4, Development in Groups up to 15 dwellings

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Summary of appraisal against economic objectives
 There are 2 major negative scores in this case, relating to the need to commute and accessibility to work with the rest as no direct link with 12 scores.

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	3	11	8	40	0

Recommendations: There are now many major issues to be resolved before this option could be considered acceptable these relate to landscape, townscape and sense of community as well as the need to use the car more.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

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