

# **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	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
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.	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. 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										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	There should be a neutral effect	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	
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.	O	O	O	O	O	O	O	
	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	O	O	O	O	O	O	O	There are other measures which will affect this.
	Increase recycling	Difficult to see a direct linkage	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	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.

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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	
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.										
<b>Economic Indicators</b>										
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.

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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	
	Decrease vacant units in town centres?	Increased population in towns may 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	Opportunities to work locally will be maintained especially in towns.	+	+	+	+	?	?	+	People living and working in the same town or village will reduce the need to commute. Increased local jobs may reduce the need to commute
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 should be increased local jobs in towns and possibly larger villages.
	Reduce journey times between employment areas	This should be the case with local new sites and companies	+	+	+	+	?	?	+	Companies may able to meet needs and demand locally with other firms in the district.
	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.
	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 13 positive scores and one where the effect is uncertain.										

**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

**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	O	O	O	O	O	O	O	
	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	O	O	O	O	O	O	O	
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	O	O	O	O	O	O	O	
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	
Housing	Reduce homelessness	New housing will also provide affordable housing and lead to a reduction in homelessness	+	+	+	+	+	+	+	Larger schemes and exception sites in rural areas 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.
	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.	?	?	?	?	?	?	?	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 particularly around the towns. More villages will retain their character which people will like but more rural facilities will be under threat of closure.
	Increase green space	This is possible but will depend on other policies being implemented and is not guaranteed.	?	?	?	?	?	?	?	Developers often object to providing greenspace. 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, 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. In rural areas it may be more difficult to retain such groups.
	Improve ethnic relations	No direct link	O	O	O	O	O	O	O	

## 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	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	
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.	O	O	O	O	O	O	O	
	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	O	O	O	O	O	O	O	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	O	+	+	+	O	O	+	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.	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	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.										
<b>Economic Indicators</b>										
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.										
<b>Conclusions:</b> 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				
<b>Recommendations:</b> 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.										
<b>Key to Appraisal of Effects</b> 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	
Social Indicators										
Health	Health facilities	Development less concentrated near larger centres of population and higher levels of provision.	–	–	+	?	?	?	–	Increased population should help services improve as investment follows the population growth but the population will be widely dispersed. More dispersed population may make provision more difficult and expensive.
	Death rates	No direct link	○	○	○	○	○	○	○	
	Healthy lifestyles	Should allow more people to walk or cycle to work or school or to other facilities.	○	○	○	○	○	○	○	It is possible that more people will be near facilities so they can make the healthier choices more easily, but this is not certain. Spread of development may place people nearer or further away from services
Education	Improve Qualifications	Neutral	○	○	○	○	○	○	○	
Crime and anti-social activities	Will reduce crime	Uncertain	○	○	○	○	○	○	○	This depends on many other factors. May reduce crime in urban areas and increase crime in rural areas.
	Reduce fear of crime	Uncertain	○	○	○	○	○	○	○	See above
	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 could be able to access local services	?	?	?	?	?	?	?	Possibly more people will live nearer a greater variety of services in the larger villages but fewer in the towns, but this is far from certain.
	Accessibility of shopping facilities	More people could live near the higher order shopping centres in the district.	?	?	+	+	?	?	+	The increased population in the lager centres will help sustain the shops and keep them available for more people. This effect is not as strong as other options.
	Access child care	Neutral	○	○	○	○	○	○	○	There are likely to be more childcare facilities in the larger settlements but they are in high demand and can be expensive.
Employment	Unemployment	Difficult to see a direct link	?	?	?	?	?	?	?	
	Job opportunities	Potentially positive	?	?+	++	?	?	?	?+	More people dispersed near towns to access jobs as well as some larger villages.
	Improve earnings	Difficult to see a direct link	?	?	?	?	?	?	?	



## 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.	O	O	O	O	O	O	O	
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.	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	
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.	O	O	O	O	O	O	O	
	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	O	O	O	O	O	O	O	There are other measures which will affect this.
	Increase recycling	Neutral	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	Development will be designed to protect these sites and may contribute to there enhancement.
	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 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.	?	?	?	?	?	O	?	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	?	?	?	?	?	O	?	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.										
<b>Economic Indicators</b>										
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	Rating	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	There will be increased 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. The broader spread of development may give opportunities for reducing local commuting.
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; there would be the potential to secure growth in local jobs.
	Reduce journey times between employment areas	This should be the case with a spread of local new sites and companies	+	+	+	+	?	?	+	This should improve local economic effectiveness with new companies able to meet needs and demand locally from the new employment sites. There is therefore the potential to meet demand for a service, goods or a product from a local source.
	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. See above.
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. See above
	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.
	Make land available for business development	There will be new allocations, positive	+	+	+	+	?	?	+	This should be part of the planning process
Summary of appraisal against economic objectives There are 13 positive results for this section and no negative scores with one uncertain outcome.										

## 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	
<b>Conclusions:</b> 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 rang 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		
<b>Recommendations:</b> 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	
Social Indicators										
Health	Health facilities	Development near larger centres of population and higher levels of provision.	+	+	+	?	?	?	+	Increased population should help services improve in larger villages as investment follows the population growth this will be spread more thinly. It may mean that higher level services may not be provided in the local 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, this will now include some villages.
Education	Improve Qualifications	Uncertain	?	?	?	?	?	?	?	
Crime and anti-social activities	Will reduce crime	Uncertain	?	?	?	?	?	?	?	This depends on many other factors. Less concentration on urban areas may reduce crime.
	Reduce fear of crime	Uncertain	?	?	?	?	?	?	?	
	Reduce noise and odours	No direct link	O	O	O	O	O	O	O	Would spread noise over a larger area.
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
Access key services	Access key local services	More people should be able to access local services	+	+	+	+	?	?	+	More people will live near local services particularly in the larger villages.
	Accessibility of shopping facilities	Some people will live near the higher order shopping centres in the district.	+	+	+	?	?	?	+	The increased population will help sustain the shops and keep them available for more people. The towns will still provide higher order of services while the new rural development could help village shops.
	Access child care	Difficult to see a direct link	?	?	?	?	?	?	?	There are likely to be more childcare facilities 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	?	?	?	?	?	?	?	It may be difficult to balance the number of jobs in the key villages with the increased population because most jobs will still be in the towns.
	Improve earnings	Difficult to see a direct link	?	?	?	?	?	?	?	

## 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 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.	?	?	?	?	?	?	?	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.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	There should be a neutral effect	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	
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.	O	O	O	O	O	O	O	
	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	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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.	O	+	+	+	?	?	+	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.	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	Development will be designed to protect these sites and may contribute to there enhancement.
	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 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	O	O	O	O	O	O	O	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	?	?	?	?	?	O	?	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.										
<b>Economic Indicators</b>										
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	Rating	
	Decrease vacant units in town centres?	May be negative due to spread of population	O	-	-	-	?	?	-	Towns will continue to provide higher level services but more should be available in villages.
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	There will be increased 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. There will need to be more jobs in the larger villages.
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. Potentially neutral.	+	+	+	?	?	?	+	There should be increased local jobs, but it would be difficult to have larger local service centres as the population would be spread. Spread of development may make little difference overall, though.
	Reduce journey times between employment areas	This should be the case with local new sites and companies	?	?	?	?	?	?	?	This could 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 could 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.
	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 11 positive results and 1 negative result, with 2 uncertain outcomes.										

**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

<b>Conclusions:</b>						
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	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
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 lager 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 lager 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	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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.	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	Possible to build in a sustainable way from the outset.	+	+	+	O	O	O	+	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	O	O	O	O	O	O	O	There are other measures which will affect this.
	Increase recycling	New opportunities in the new settlement	O	+	+	O	O	O	+	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.	O	+	+	O	O	O	+	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.	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	Development will be designed to protect these sites and may contribute to there enhancement.
	Deliver targets of Suffolk Biodiversity Action Plan	Neutral	O	O	O	O	O	O	O	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.	?	?	?	?	?	O	?	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	?	?	?	?	?	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 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.										
<b>Economic Indicators</b>										
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 the 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.	O	O	O	O	O	O	O	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	+	?	O	
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	<b>0</b>	<b>0</b>	<b>0</b>	
3.Reduce crime and anti-social activity	<b>0</b>	<b>0</b>	<b>0</b>	
4.Reduce poverty and social exclusion	<b>0</b>	<b>0</b>	<b>0</b>	
5.Improve access to key services	<b>+</b>	<b>+</b>	<b>?</b>	Some services may loose and others may benefit
6.Offer everybody the opportunity for employment	<b>+</b>	<b>+</b>	—	Probably not sufficient potential for increased local employment in rural areas.
7.Meet housing requirements	<b>+</b>	<b>+</b>	<b>+</b>	
8.Improve community participation	<b>+</b>	<b>+</b>	<b>+</b>	
Environmental				
9.Water quality	<b>0</b>	<b>0</b>	<b>0</b>	
10.Air quality	<b>0</b>	<b>0</b>	<b>0</b>	
11.Soil resources and quality	-	-	-	Farm land will be lost
12.Use water and	<b>0</b>	<b>0</b>	<b>0</b>	

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	<b>0</b>	<b>0</b>	<b>0</b>	
5.Improve access to key services	<b>_/+</b>	<b>_/+</b>	<b>-</b>	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	<b>?</b>	<b>?</b>	<b>?</b>	New settlement may offer better potential for jobs, but only if it is of a significant size.
7.Meet housing requirements	<b>+</b>	<b>+</b>	<b>-</b>	New housing concentrated in the new settlement.
8.Improve community participation	<b>0</b>	<b>0</b>	<b>0</b>	
Environmental				
9.Water quality	<b>0</b>	<b>0</b>	<b>0</b>	
10.Air quality	<b>0</b>	<b>0</b>	<b>0</b>	
11.Soil resources and quality	<b>-</b>	<b>-</b>	<b>0</b>	Farm land will be lost, particularly for the new settlement.
12.Use water and mineral resources efficiently	<b>0</b>	<b>0</b>	<b>0</b>	Potential for more efficient construction methods in major new developments.
13.To reduce waste	<b>0</b>	<b>0</b>	<b>0</b>	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	O	O	O	O	O	O	O	
	Death rates	No direct link	O	O	O	O	O	O	O	
	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	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No direct link	O	O	O	O	O	O	O	
	Reduce fear of crime	No direct link	O	O	O	O	O	O	O	
	Reduce noise and odours	No direct link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
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	O	O	O	O	O	O	O	
	Job opportunities	Potentially negative	–	–	–	?	?	?	–	Rural jobs is unlikely to increase so overall more people would have less accessibility
	Improve earnings	No direct link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Potentially positive	O	O	O	O	O	O	O	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	
	Reduce no of unfit homes	No direct link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No direct link	O	O	O	O	O	O	O	Difficult to assess and may vary from site to site.
	Increase green space	No direct link	O	O	O	O	O	O	O	
	Engagement in decision making	No direct link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No direct link	O	O	O	O	O	O	O	
	Improve ethnic relations	No direct link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives The majority of scores in this section are no direct link with 17 with that rating and only 3 positive scores and 4 minor negative scores. This does not assess the majority of development elsewhere.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No direct link	O	O	O	O	O	O	O	
	Quality of air	No direct link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	Potentially negative	—	—	—	?	?	?	—	It is still likely that Greenfield land will be required.
	Loss agricultural land	Potentially negative	—	—	—	?	?	?	—	It is still likely that Greenfield land will be required.
	Soil quality	No direct link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No direct link	O	O	O	O	O	O	O	
	Sustainable use of water	No direct link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No direct link	O	O	O	O	O	O	O	
	Increase recycling	No direct link	O	O	O	O	O	O	O	

# 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	
Reduce effects of traffic	Effect traffic volumes	Potentially negative	–	–	–	?	?	?	–	It is likely that rural traffic will increase but urban traffic may reduce
	Reduce need for local travel	It will increase the need for local travel	–	–	–	?	?	?	–	People are likely to have to travel for jobs and services etc
	Increase car journeys	It will increase the need for local travel	–	–	–	?	?	?	–	This is certain to happen
Reduce contributions to climate change	Reducing energy consumption?	More energy will be used, particularly by the car	–	–	–	?	?	?	–	People are likely to have to travel for jobs and services etc
	Increase proportion of energy needs met by renewable sources?	Difficult to assess	O	O	O	O	O	O	O	There will be more car usage but there may be less used in other ways. For example burning locally sourced wood, if available. Less potential for large scale renewables.
Vulnerability to climatic events	Minimise risk of flooding	No direct link	O	O	O	O	O	O	O	
	Risk damage from storms	No direct link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	Potentially negative	–	–	–	?	?	?	–	Impact of increased population and loss of agricultural land.
Historical and archaeological importance	Protect designated historical sites	No direct link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No direct link	O	O	O	O	O	O	O	
	Protect designated geological sites	No direct link	O	O	O	O	O	O	O	

## 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	0	0	0	0	0	0	0	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.										
<b>Economic Indicators</b>										
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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	
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	O	O	O	O	O	O	O	
	Increase freight transported	No direct link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No direct link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No direct link	O	O	O	O	O	O	O	
	Encourage inward investment	No direct link	O	O	O	O	O	O	O	
	Make land available for business development	No direct link	O	O	O	O	O	O	O	
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.										
<b>Conclusions:</b>										
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	Rating	

**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	O	O	O	O	O	O	O	
	Death rates	No direct link	O	O	O	O	O	O	O	
	Healthy lifestyles	Possible that people may enjoy more walking in the countryside and fresh air	O	O	O	O	O	O	O	There are benefits to rural life.
Education	Improve Qualifications	No direct link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No direct link	O	O	O	O	O	O	O	
	Reduce fear of crime	No direct link	O	O	O	O	O	O	O	
	Reduce noise and odours	No direct link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
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	O	O	O	O	O	O	O	
	Job opportunities	Likely to be negative as there would be few local jobs	–	–	–	–	O	O	–	Large numbers of people will not have easy access to job opportunities
	Improve earnings	No direct link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Not directly	O	O	O	O	O	O	O	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	
	Increase range and affordability	Only slightly	+	+	+	?	?	?	+	Most housing delivered would be expensive but there would also be some affordable housing as well, but this would depend on policies and thresholds..
	Reduce no of unfit homes	No direct link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	It is likely that there could be more isolation for people because there are few jobs, facilities, or social contacts	–	–	–	?	?	?	–	This could create more isolated people and communities
	Increase green space	No direct link	O	O	O	O	O	O	O	
	Engagement in decision making	Difficult to get involved	–	–	–	?	?	?	–	
	Involvement in volunteer activities	Difficult to get involved	–	–	–	?	?	?	–	
	Improve ethnic relations	No direct link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	Few such facilities in villages	O	O	O	O	O	O	O	
Summary of appraisal against social objectives The majority of scores in this section are no direct link with 15 with this rating and only 2 positive scores. There are 7 negative scores. This does not assess the majority of development elsewhere.										
Environmental Indicators										
Water and air quality	Quality of water	No direct link	O	O	O	O	O	O	O	
	Quality of air	No direct link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	Potentially negative	–	–	–	?	?	?	–	Likely Greenfield land would be needed.
	Loss agricultural land	Agricultural land will be lost	–	–	–	?	?	?	–	Likely agricultural land would be needed.
	Soil quality	No direct link	O	O	O	O	O	O	O	

# 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	O	O	O	O	O	O	O	
	Sustainable use of water	No direct link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No direct link	O	O	O	O	O	O	O	
	Increase recycling	No direct link	O	O	O	O	O	O	O	
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	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	
	Risk damage from storms	No direct link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	O	O	O	O	O	O	O	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	Rating	
	Reverse decline in farmland birds	Land will be lost	–	–	–	?	?	?	–	Land will be lost and there will also be disturbance and noise from the new population.
Historical and archaeological importance	Protect designated historical sites	No direct link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No direct link	O	O	O	O	O	O	O	
	Protect designated geological sites	No direct link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	It is possible that underused sites will be developed	+	+	+	?	?	?	+	
	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 more urban or suburban in style and the landscape overall will begin to be harmed.
Summary of appraisal against environmental objectives The majority scores are neutral with 15 in that category, 1 positive and 8 negative scores relating to increased car usage and the effect on landscape and townscape.										
<b>Economic Indicators</b>										
Economic growth	Improve business development	No direct link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No direct link	O	O	O	O	O	O	O	
	Economic performance	No direct link	O	O	O	O	O	O	O	
	Rural diversification	No direct link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No direct link	O	O	O	O	O	O	O	

## 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	
	Decrease vacant units in town centres?	No direct link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	It is likely to increase commuting as most people will have to travel by car to work	--	--	--	?	?	?	--	Development would be located where there are few jobs so people will have to commute.
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	O	O	O	O	O	O	O	
	Increase freight transported	No direct link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No direct link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No direct link	O	O	O	O	O	O	O	
	Encourage inward investment	No direct link	O	O	O	O	O	O	O	
	Make land available for business development	No direct link	O	O	O	O	O	O	O	

**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	

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.										
--	--	--	--	--	--	--	--	--	--	--

<b>Conclusions:</b>										
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	O	O	O	O	O	O	O	
	Death rates	No direct link	O	O	O	O	O	O	O	
	Healthy lifestyles	Potentially positive as open air country life may be beneficial	O	O	O	O	O	O	O	Benefits of rural living
Education	Improve Qualifications	No direct link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No direct link	O	O	O	O	O	O	O	
	Reduce fear of crime	No direct link	O	O	O	O	O	O	O	
	Reduce noise and odours	No direct link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
Access key services	Access key local services	Negative as more people will be isolated from them	–	–	–	–	O	O	–	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	O	O	O	O	O	O	O	
	Job opportunities	Likely to be negative as there would be few local jobs	–	–	–	–	O	O	–	Large numbers of people will not have easy access to job opportunities
	Improve earnings	No direct link	O	O	O	O	O	O	O	
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	
	Increase range and affordability	Only slightly potentially positive	+	+	+	?	?	?	+	Most housing delivered would be expensive but there would also be some affordable housing as well.
	Reduce no of unfit homes	No direct link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	It is likely that there could be more isolation for people because there are few jobs, facilities, or social contacts	–	–	–	?	?	?	–	This could create more isolated people and communities. Large developments not often supported in villages.
	Increase green space	No direct link	O	O	O	O	O	O	O	
	Engagement in decision making	Difficult to get involved	–	–	–	?	?	?	–	
	Involvement in volunteer activities	Difficult to get involved	–	–	–	?	?	?	–	
	Improve ethnic relations	No direct link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives The majority of scores in this section are no direct link with 14 with this rating and only 3 positive scores. There are 5 negative scores and 2 major negative scores. This does not assess development elsewhere.										
Environmental Indicators										
Water and air quality	Quality of water	No direct link	O	O	O	O	O	O	O	
	Quality of air	No direct link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	Likely to be a lot of Greenfield development	O	O	O	O	O	O	O	Most development of this scale is likely to be Greenfield.
	Loss agricultural land	There is likely to be a loss	O	O	O	O	O	O	O	Likely to need agricultural land
	Soil quality	No direct link	O	O	O	O	O	O	O	

# 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	O	O	O	O	O	O	O	
	Sustainable use of water	No direct link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No direct link	O	O	O	O	O	O	O	
	Increase recycling	No direct link	O	O	O	O	O	O	O	
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	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	
	Risk damage from storms	No direct link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	
	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	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No direct link	O	O	O	O	O	O	O	
	Protect designated geological sites	No direct link	O	O	O	O	O	O	O	
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.
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.										
Economic Indicators										
Economic growth	Improve business development	No direct link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No direct link	O	O	O	O	O	O	O	
	Economic performance	No direct link	O	O	O	O	O	O	O	
	Rural diversification	No direct link	O	O	O	O	O	O	O	
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	Rating	
	Decrease vacant units in town centres?	No direct link	O	O	O	O	O	O	O	
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 likely to be located where there are few jobs so more people will have to commute.
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 to work	--	--	--	?	?	?	--	Development would be located where there are few jobs so more people will have to commute.
	Reduce journey times between employment areas	No direct link	O	O	O	O	O	O	O	
	Increase freight transported	No direct link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No direct link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No direct link	O	O	O	O	O	O	O	
	Encourage inward investment	No direct link	O	O	O	O	O	O	O	
	Make land available for business development	No direct link	O	O	O	O	O	O	O	

**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	O	–	–	O	O	O	–	With greater dispersal the level of access to services by public transport will decline
	Death rates	No direct link	O	O	O	O	O	O	O	
	Healthy lifestyles	Residents may have a healthier lifestyle	?	?	?	O	O	O	?	Access to the countryside may allow people to walk more in fresh air
Education	Improve Qualifications	No direct link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	It might shift crime to some villages	?	–	–	–	O	O	–	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	O	–	–	–	O	O	–	
	Reduce noise and odours	Rural areas will be more noisy	O	–	–	–	O	O	–	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	O	O	O	O	O	O	O	
Access key services	Access key local services	Might reduce access for more people	--	--	--	O	O	O	--	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	O	O	O	O	O	O	O	
	Job opportunities	New residents will have few local jobs	–	–	–	–	O	O	–	Few local jobs in rural areas.
	Improve earnings	No direct link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Not directly	O	O	O	O	O	O	O	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	
	Increase range and affordability	Only slightly	+	+	+	?	?	?	+	Most housing delivered would be expensive but there would also be some affordable housing as well.
	Reduce no of unfit homes	No direct link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	It is likely that there could be more isolation for people because there are few jobs, facilities, or social contacts	–	–	–	?	?	?	–	This could create more isolated people and communities
	Increase green space	No direct link	O	O	O	O	O	O	O	
	Engagement in decision making	Difficult to get involved	–	–	–	?	?	?	–	
	Involvement in volunteer activities	Difficult to get involved	–	–	–	?	?	?	–	
	Improve ethnic relations	No direct link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	More people will have poorer access	O	O	O	O	O	O	O	
Summary of appraisal against social objectives The majority of scores in this section are no direct link with 10 with this rating and only 2 positive scores. There are 8 negative scores and 3 major negative scores. This does not assess development elsewhere.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No direct link	O	O	O	O	O	O	O	
	Quality of air	No direct link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	O	O	O	O	O	O	O	This assumes that development will be within existing built up area boundaries.
	Loss agricultural land	Potential loss	–	–	–	O	O	O	–	Agricultural land will be lost
	Soil quality	No direct link	O	O	O	O	O	O	O	

# 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	O	O	O	O	O	O	O	
	Sustainable use of water	No direct link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No direct link	O	O	O	O	O	O	O	There is likely to be an increased cost of collecting household waste
	Increase recycling	No direct link	O	O	O	O	O	O	O	
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	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	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	O	O	O	O	O	O	O	
	Risk damage from storms	No direct link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	O	O	O	O	O	O	O	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	Rating	
	Reverse decline in farmland birds	No direct link	O	O	O	O	O	O	O	Provided there is no further encroachment into the countryside. There will be increased noise, dogs etc and disturbance and population in rural areas.
Historical and archaeological importance	Protect designated historical sites	No direct link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No direct link	O	O	O	O	O	O	O	
	Protect designated geological sites	No direct link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	It is possible that underused sites will be developed	+	+	+	?	?	?	+	
	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 or suburban in style and the landscape will begin to be significantly harmed.
Summary of appraisal against environmental objectives The majority of scores are neutral with 18 in that category, 1 positive and 3 negative scores and 2 major negative score, the effect on landscape and townscape and car usage..										
Economic Indicators										
Economic growth	Improve business development	No direct link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No direct link	O	O	O	O	O	O	O	
	Economic performance	No direct link	O	O	O	O	O	O	O	
	Rural diversification	No direct link	O	O	O	O	O	O	O	

# 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	
To revitalise town centres	Increase range of employment opportunities	No direct link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No direct link	O	O	O	O	O	O	O	
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, very negative	--	--	--	?	?	?	--	Development would be located where there are few jobs so almost all people will have to commute.
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 more people will have to commute.
	Reduce journey times between employment areas	No direct link	O	O	O	O	O	O	O	
	Increase freight transported	No direct link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No direct link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No direct link	O	O	O	O	O	O	O	Might support local builders over time.
	Encourage inward investment	No direct link	O	O	O	O	O	O	O	
	Make land available for business development	No direct link	O	O	O	O	O	O	O	



# 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	

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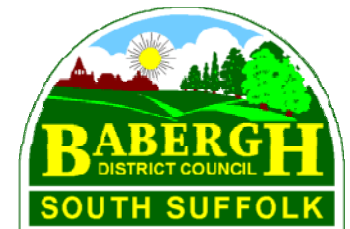
Conclusions:										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
Number	0	3	11		8		40		0	

**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				

# **Sustainability Appraisal**

## **Section 5: Housing**



## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 1: Target of less than 500 new affordable homes per 5-year period

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	O	O	O	O	O	O	O	
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No Direct Link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	+	+	+	+	+	Providing affordable housing to people in the district would reduce poverty in the district.
Access key services	Access key local services	No Direct Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Direct Link	O	O	O	O	O	O	O	
	Access child care	No Direct Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Direct Link	+	+	+	+	+	+	+	Providing affordable housing to people in the district will reduce homelessness in the district.
	Provide enough housing	Direct Link	+	+	+	+	+	+	+	Rural exception sites would increase the number of houses provided.

**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 1: Target of less than 500 new affordable homes per 5-year period**

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 range and affordability	Direct Link	+	+	+	+	+	+	+	This option will provide for 500 new affordable homes in a five year period
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	+	+	+	+	+	Improving affordability of housing will improve neighbourhood satisfaction.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+5	+5	+5	+5	+5	+5	+5	This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, providing sufficient housing, increasing the range and affordability of housing and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	Rural exception sites are likely to be on greenfield land. Mitigation could include careful site selection.

**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 1: Target of less than 500 new affordable homes per 5-year period**

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	
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	Rural exception sites are likely to be on agricultural land. Mitigation could include careful site selection.
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Direct Link	O	O	O	O	O	O	O	
	Increase in travel by sustainable modes	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 1: Target of less than 500 new affordable homes per 5-year period**

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	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	Direct Link	?/-	?/-	?/-	?/-	?/-	?/-	?/-	Difficult to predict effects as rural exception sites tend to be small sites.
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Direct Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives			-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	This option is likely to have negative impacts in terms of loss of greenfield land and agricultural land An unknown/ negative impact relates to loss of farmbirds
<b>Economic Indicators</b>										

**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 1: Target of less than 500 new affordable homes per 5-year period**

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	
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	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	Direct Link	+	+	+	+	+	+	+	Rural exception sites are likely to mean that people will live and work in closer proximity
	Improve accessibility to work	Direct Link	+	+	+	+	+	+	+	Rural exception sites are likely to mean that people will live and work in closer proximity
	Reduce journey times between employment areas and key transport interchanges	No Direct Link	0	0	0	0	0	0	0	
	Increase freight transported	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 1: Target of less than 500 new affordable homes per 5-year period

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 consumption of local goods	No Direct Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Direct Link	O	O	O	O	O	O	O	
	Encourage inward investment	No Direct Link	O	O	O	O	O	O	O	
	Make land available for business development	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives			+2	+2	+2	+2	+2	+2	+2	This option is likely to have positive impacts in terms of reducing commuting and improving accessibility to work

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	7	2	0	52	1 (?/-)

### Recommendations:

This option is likely to have several positive social, environmental and economic effects. Some negative environmental effects are predicted. Mitigation for the negative impacts would be to ensure careful site selection.

#### 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 H2 Affordable Housing Provision. Option 2: Target of 500 new affordable homes per 5-year period

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	O	O	O	O	O	O	O	
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No Direct Link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	+	+	++	++	+	Providing affordable housing to people in the district would reduce poverty in the district.
Access key services	Access key local services	No Direct Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Direct Link	O	O	O	O	O	O	O	
	Access child care	No Direct Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Direct Link	+	+	++	+	++	++	+	Providing affordable housing to people in the district will reduce homelessness in the district.
	Provide enough housing	Direct Link	+	+	+	+	+	+	+	Rural exception sites would increase the number of houses provided.

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 2: Target of 500 new affordable homes per 5-year period

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 range and affordability	Direct Link	+	+	++	+	++	++	+	This option will provide for 500 new affordable homes in a five year period
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	+	+	++	++	+	Improving affordability of housing will improve neighbourhood satisfaction.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+5	+5	++2 +3	+5	+++4 +1	+++4 +1	+5	This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, providing sufficient housing, increasing the range and affordability of housing and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	Rural exception sites are likely to be on greenfield land. Mitigation could include careful site selection.

**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 2: Target of 500 new affordable homes per 5-year period**

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	
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	Rural exception sites are likely to be on agricultural land. Mitigation could include careful site selection.
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Direct Link	O	O	O	O	O	O	O	
	Increase in travel by sustainable modes	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 2: Target of 500 new affordable homes per 5-year period

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	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	Direct Link	?/-	?/-	?/-	?/-	?/-	?/-	?/-	Difficult to predict effects as rural exception sites tend to be small sites.
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Direct Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives			-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	This option is likely to have negative impacts in terms of loss of greenfield land and agricultural land An unknown impact relates to loss of farmland birds

## Economic Indicators

**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 2: Target of 500 new affordable homes per 5-year period**

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	
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	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	Direct Link	+	+	+	+	+	+	+	Rural exception sites are likely to mean that people will live and work in closer proximity
	Improve accessibility to work	Direct Link	+	+	+	+	+	+	+	Rural exception sites are likely to mean that people will live and work in closer proximity
	Reduce journey times between employment areas and key transport interchanges	No Direct Link	0	0	0	0	0	0	0	
	Increase freight transported	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 2: Target of 500 new affordable homes per 5-year period

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 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			+2	+2	+2	+2	+2	+2	+2	This option is likely to have positive impacts in terms of reducing commuting and improving accessibility to work

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	7	2	0	52	1 (?/-)

### Recommendations:

This option is likely to have several positive social, environmental and economic effects. It is likely that this option will also have significant positive social impacts such as long term, cumulative and synergistic effects. Some negative environmental effects are predicted. Mitigation for the negative impacts would be careful site selection.

#### 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 H2 Affordable Housing Provision. Option 3: Target of 600 new affordable homes per 5-year period

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	O	O	O	O	O	O	O	
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No Direct Link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	++	+	++	++	+	Providing affordable housing to people in the district would reduce poverty in the district.
Access key services	Access key local services	No Direct Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Direct Link	O	O	O	O	O	O	O	
	Access child care	No Direct Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Direct Link	+	++	++	+	++	++	++	Providing affordable housing to people in the district will reduce homelessness in the district.
	Provide enough housing	Direct Link	+	+	+	+	+	+	+	Rural exception sites would increase the number of houses provided.

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 3: Target of 600 new affordable homes per 5-year period

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 range and affordability	Direct Link	+	++	++	+	++	++	++	This option will provide for 600 new affordable homes in a five year period
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	++	+	++	++	+	Improving affordability of housing will improve neighbourhood satisfaction.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+5	++2 +3	++4 +1	+5	++4 +1	++4 +1	++2 +3	This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, providing sufficient housing, increasing the range and affordability of housing and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	Rural exception sites are likely to be on Greenfield land. Mitigation could include looking at the availability of Brownfield land first.



## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 3: Target of 600 new affordable homes per 5-year period

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	
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	Rural exception sites are likely to be on agricultural land. Mitigation could include looking at the availability of Brownfield land first.
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Direct Link	O	O	O	O	O	O	O	
	Increase in travel by sustainable modes	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 3: Target of 600 new affordable homes per 5-year period

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	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	Direct Link	?/-	?/-	?/-	?/-	?/-	?/-	?/-	Difficult to predict effects as rural exception sites tend to be small sites.
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Direct Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives			-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	This option is likely to have negative impacts in terms of loss of greenfield land and agricultural land An unknown/ negative impact relates to loss of farmbirds

### Economic Indicators

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 3: Target of 600 new affordable homes per 5-year period

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	
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	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	Direct Link	+	+	+	+	+	+	+	Rural exception sites are likely to mean that people will live and work in closer proximity
	Improve accessibility to work	Direct Link	+	+	+	+	+	+	+	Rural exception sites are likely to mean that people will live and work in closer proximity
	Reduce journey times between employment areas and key transport interchanges	No Direct Link	0	0	0	0	0	0	0	
	Increase freight transported	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 3: Target of 600 new affordable homes per 5-year period

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 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			+2	+2	+2	+2	+2	+2	+2	This option is likely to have positive impacts in terms of reducing commuting and improving accessibility to work

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	2	5	2	0	52	1 (?/-)

### Recommendations:

This option is likely to have several positive social, environmental and economic effects. It is likely that this option will also have a number of significant positive social effects. Some negative environmental effects are predicted. Mitigation for the negative impacts would be careful site selection.

#### 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 H2 Affordable Housing Provision. Option 4: Target of 700 new affordable homes per 5-year period

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	O	O	O	O	O	O	O	
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No Direct Link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	++	++	+	++	++	++	Providing affordable housing to people in the district would reduce poverty in the district.
Access key services	Access key local services	No Direct Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Direct Link	O	O	O	O	O	O	O	
	Access child care	No Direct Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Direct Link	++	++	++	+	++	++	++	Providing affordable housing to people in the district will reduce homelessness in the district.
	Provide enough housing	Direct Link	+	+	+	+	+	+	+	Rural exception sites would increase the number of houses provided.

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 4: Target of 700 new affordable homes per 5-year period

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 range and affordability	Direct Link	++	++	++	+	++	++	++	This option will provide for 700 new affordable homes in a five year period
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	++	+	++	++	+	Improving affordability of housing will improve neighbourhood satisfaction.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			++2 +3	++3 +2	++4 +1	+5	++5	++5	++3 +2	This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, providing sufficient housing, increasing the range and affordability of housing and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	Rural exception sites are likely to be on greenfield land. Mitigation could include careful site selection.

**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 4: Target of 700 new affordable homes per 5-year period**

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	
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	Rural exception sites are likely to be on agricultural land. Mitigation could include careful site selection.
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Direct Link	O	O	O	O	O	O	O	
	Increase in travel by sustainable modes	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 4: Target of 700 new affordable homes per 5-year period

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	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	Direct Link	?/-	?/-	?/-	?/-	?/-	?/-	?/-	Difficult to predict effects as rural exception sites tend to be small in size.
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Direct Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives			-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	This option is likely to have negative impacts in terms of loss of greenfield land and agricultural land An unknown/ negative impact relates to loss of farmbirds

### Economic Indicators



**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 4: Target of 700 new affordable homes per 5-year period**

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	
Economic growth	Improve business development	No Direct Link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No Direct Link	O	O	O	O	O	O	O	
	Economic performance	No Direct Link	O	O	O	O	O	O	O	
	Rural diversification	No Direct Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Direct Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Direct Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	Direct Link	+	+	+	+	+	+	+	Rural exception sites are likely to mean that people will live and work in closer proximity
	Improve accessibility to work	Direct Link	+	+	+	+	+	+	+	Rural exception sites are likely to mean that people will live and work in closer proximity
	Reduce journey times between employment areas and key transport interchanges	No Direct Link	0	0	0	0	0	0	0	
	Increase freight transported	No Direct Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 4: Target of 700 new affordable homes per 5-year period

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 consumption of local goods	No Direct Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Direct Link	O	O	O	O	O	O	O	
	Encourage inward investment	No Direct Link	O	O	O	O	O	O	O	
	Make land available for business development	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives			+2	+2	+2	+2	+2	+2	+2	This option is likely to have positive impacts in terms of reducing commuting and improving accessibility to work

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	3	4	2	0	52	1 (?/-)

### Recommendations:

This option is likely to have several positive social, environmental and economic effects. It is likely that this option will also have a number of significant positive social effects. Some negative environmental effects are predicted. Mitigation for the negative impacts would be careful site selection.

#### 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 H2 Affordable Housing Provision. Option 5: Target of more than 700 new affordable homes per 5-year period

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	O	O	O	O	O	O	O	
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No Direct Link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	++	++	++	+	++	++	++	Providing affordable housing to people in the district would reduce poverty in the district.
Access key services	Access key local services	No Direct Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Direct Link	O	O	O	O	O	O	O	
	Access child care	No Direct Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Direct Link	++	++	++	+	++	++	++	Providing affordable housing to people in the district will reduce homelessness in the district.
	Provide enough housing	Direct Link	+	+	+	+	+	+	+	Rural exception sites would increase the number of houses provided.

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 5: Target of more than 700 new affordable homes per 5-year period

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 range and affordability	Direct Link	++	++	++	+	++	++	++	This option will provide for 700+ new affordable homes in a five year period
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	++	+	++	++	+	Improving affordability of housing will improve neighbourhood satisfaction.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+++ +2	+++ +2	+++ +1	+5	+++	+++	+++ +2	This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, providing sufficient housing, increasing the range and affordability of housing and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	Rural exception sites are likely to be on Greenfield land. Mitigation could include looking at the availability of Brownfield land first.

**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 5: Target of more than 700 new affordable homes per 5-year period**

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	
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	Rural exception sites are likely to be on agricultural land. Mitigation could include looking at the availability of Brownfield land first.
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Direct Link	O	O	O	O	O	O	O	
	Increase in travel by sustainable modes	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 5: Target of more than 700 new affordable homes per 5-year period**

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	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	Direct Link	?/-	?/-	?/-	?/-	?/-	?/-	?/-	Difficult to predict effects as rural exception sites tend to be small in size.
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Direct Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives			-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	-2 ?/-1	This option is likely to have negative impacts in terms of loss of greenfield land and agricultural land An unknown/negative impact relates to loss of farmland birds

**Economic Indicators**

**Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 5: Target of more than 700 new affordable homes per 5-year period**

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	
Economic growth	Improve business development	No Direct Link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No Direct Link	O	O	O	O	O	O	O	
	Economic performance	No Direct Link	O	O	O	O	O	O	O	
	Rural diversification	No Direct Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Direct Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Direct Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	Direct Link	+	+	+	+	+	+	+	Rural exception sites are likely to mean that people will live and work in closer proximity
	Improve accessibility to work	Direct Link	+	+	+	+	+	+	+	Rural exception sites are likely to mean that people will live and work in closer proximity
	Reduce journey times between employment areas and key transport interchanges	No Direct Link	0	0	0	0	0	0	0	
	Increase freight transported	No Direct Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 5: Target of more than 700 new affordable homes per 5-year period

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 consumption of local goods	No Direct Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Direct Link	O	O	O	O	O	O	O	
	Encourage inward investment	No Direct Link	O	O	O	O	O	O	O	
	Make land available for business development	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives			+2	+2	+2	+2	+2	+2	+2	This option is likely to have positive impacts in terms of reducing commuting and improving accessibility to work

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	3	4	2	0	52	1 (?/-)

### Recommendations:

This option is likely to have several positive social, environmental and economic effects. It is likely that this option will also have a number of significant positive social effects. Some negative environmental effects are predicted. Mitigation for the negative impacts would be careful site selection.



Core Strategy Issues and Options: Question H2 Affordable Housing Provision. Option 5: Target of more than 700 new affordable homes per 5-year period										
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	
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 H4 Affordable Housing Requirements: percentages. Option 1: Reduce the percentage affordable housing required to below 35%**

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	No Direct Link	0	0	0	0	0	0	0	
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	Direct Link	+	+	+	+	+	+	+	Providing affordable housing to people in the district would reduce poverty in the district.
Access key services	Access key local services	No Direct Link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No Direct Link	0	0	0	0	0	0	0	
	Access child care	No Direct Link	0	0	0	0	0	0	0	
Employment	Unemployment	No Direct Link	0	0	0	0	0	0	0	
	Job opportunities	No Direct Link	0	0	0	0	0	0	0	
	Improve earnings	No Direct Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	Direct Link	+	+	+	+	+	+	+	Providing affordable housing to people in the district will reduce homelessness in the district.
	Provide enough housing	No Direct Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 1: Reduce the percentage affordable housing required to below 35%**

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 range and affordability	Direct Link	+	+	+	+	+	+	+	Requiring below 35% affordable housing contributions would increase the range and affordability of housing within the district
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	+	+	+	+	+	Improving affordability of housing will improve neighbourhood satisfaction.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+4	+4	+4	+4	+4	+4	+4	This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, increasing the range and affordability of housing and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Direct Link	0	0	0	0	0	0	0	
	Loss agricultural land	No Direct Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 1: Reduce the percentage affordable housing required to below 35%**

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	
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Direct Link	O	O	O	O	O	O	O	
	Increase in travel by sustainable modes	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 1: Reduce the percentage affordable housing required to below 35%**

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	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	0	0	0	0	0	0	0	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No Direct Link	0	0	0	0	0	0	0	
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	No Direct Link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives			0	0	0	0	0	0	0	
<b>Economic Indicators</b>										
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	

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 1: Reduce the percentage affordable housing required to below 35%**

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	
	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	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Direct Link	0	0	0	0	0	0	0	
	Improve accessibility to work	No Direct Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas and key transport interchanges	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	

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 1: Reduce the percentage affordable housing required to below 35%**

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	
	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			0	0	0	0	0	0	0	
Conclusions:										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
Number	0	4	0		0		58		0	
Recommendations:										
This option is likely to have positive social effects. This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, increasing the range and affordability of housing and increasing neighbourhood satisfaction.										
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 H4 Affordable Housing Requirements: percentages. Option 2: Leave it at 35%**

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	O	O	O	O	O	O	O	
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No Direct Link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	++	+	++	++	+	Providing affordable housing to people in the district would reduce poverty in the district.
Access key services	Access key local services	No Direct Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Direct Link	O	O	O	O	O	O	O	
	Access child care	No Direct Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	



### Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 2: Leave it at 35%

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	Direct Link	+	++	++	+	++	++	++	Providing affordable housing to people in the district will reduce homelessness in the district.
	Provide enough housing	No Direct Link	0	0	0	0	0	0	0	
	Increase range and affordability	Direct Link	+	++	++	+	++	++	++	Requiring 35% affordable housing contributions would increase the range and affordability of housing within the district
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	++	+	++	++	+	Improving affordability of housing will improve neighbourhood satisfaction.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+4	++2 +2	++4	+4	++4	++4	++2 +2	This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, increasing the range and affordability of housing and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 2: Leave it at 35%**

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	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Direct Link	0	0	0	0	0	0	0	
	Loss agricultural land	No Direct Link	0	0	0	0	0	0	0	
	Soil quality	No Direct Link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	0	0	0	0	0	0	0	
	Sustainable use of water	No Direct Link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No Direct Link	0	0	0	0	0	0	0	
	Increase recycling	No Direct Link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	0	0	0	0	0	0	0	
	Reduce need for local travel	No Direct Link	0	0	0	0	0	0	0	
	Increase in travel by sustainable modes	No Direct Link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 2: Leave it at 35%**

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	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Direct Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Direct Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives			O	O	O	O	O	O	O	
<b>Economic Indicators</b>										
Economic growth	Improve business development	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 2: Leave it at 35%**

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	
	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	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Direct Link	0	0	0	0	0	0	0	
	Improve accessibility to work	No Direct Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas and key transport interchanges	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	

Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 2: Leave it at 35%											
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 investment	Encourage indigenous business	No Direct Link	O	O	O	O	O	O	O		
	Encourage inward investment	No Direct Link	O	O	O	O	O	O	O		
	Make land available for business development	No Direct Link	O	O	O	O	O	O	O		
Summary of appraisal against economic objectives			O	O	O	O	O	O	O		
Conclusions:											
Score	++ Major positive		+ Minor positive		- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect
Number	2		2		0		0		58		0
Recommendations:											
This option is likely to have positive and significant social effects. This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, increasing the range and affordability of housing and increasing neighbourhood satisfaction.											
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 H4 Affordable Housing Requirements: percentages. Option 3: Increase it above 40%										
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	O	O	O	O	O	O	O	
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No Direct Link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	++	++	+	++	++	++	Providing affordable housing to people in the district would reduce poverty in the district.
Access key services	Access key local services	No Direct Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Direct Link	O	O	O	O	O	O	O	
	Access child care	No Direct Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 3: Increase it above 40%**

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	Direct Link	++	++	++	+	++	++	++	Providing affordable housing to people in the district will reduce homelessness in the district.
	Provide enough housing	Direct Link	-	-	-	-	-	-	-	This option could impact on viability of affordable housing if affordable housing requirements are above 40%. This could then potentially impact on housing delivery in the district.
	Increase range and affordability	Direct Link	++	++	++	+	++	++	++	Requiring more than 40% affordable housing contributions would increase the range and affordability of housing within the district
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	++	+	++	++	+	Improving affordability of housing will improve neighbourhood satisfaction.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			++2 +2 -1	+++3 +1 -1	+++4 -1	+4 -1	+++4 -1	+++4 -1	+++3 +1 -1	This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, increasing the range and affordability of housing and increasing neighbourhood satisfaction. Negative effects include the impact on the delivery of housing within the district.

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 3: Increase it above 40%**

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	
Environmental Indicators										
Water and air quality	Quality of water	No Direct Link	O	O	O	O	O	O	O	
	Quality of air	No Direct Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Direct Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Direct Link	O	O	O	O	O	O	O	
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Direct Link	O	O	O	O	O	O	O	
	Increase in travel by sustainable modes	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	



**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 3: Increase it above 40%**

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 proportion of energy needs met by renewable sources?	No Direct Link	○	○	○	○	○	○	○	
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	○	○	○	○	○	○	○	
	Reverse decline in farmland birds	No Direct Link	○	○	○	○	○	○	○	
Historical and archaeological importance	Protect designated historical sites	No Direct Link	○	○	○	○	○	○	○	
	Protect designated archaeological sites	No Direct Link	○	○	○	○	○	○	○	
	Protect designated geological sites	No Direct Link	○	○	○	○	○	○	○	
Landscapes and townscapes	Reduce underused land	No Direct Link	○	○	○	○	○	○	○	
	Improve landscape/ townscape	No Direct Link	○	○	○	○	○	○	○	

**Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 3: Increase it above 40%**

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 environmental objectives			0	0	0	0	0	0	0	
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	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Direct Link	0	0	0	0	0	0	0	
	Improve accessibility to work	No Direct Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas and key transport interchanges	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 3: Increase it above 40%

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 freight transported	No Direct Link	O	O	O	O	O	O	O		
	Increase consumption of local goods	No Direct Link	O	O	O	O	O	O	O		
Increase investment	Encourage indigenous business	No Direct Link	O	O	O	O	O	O	O		
	Encourage inward investment	No Direct Link	O	O	O	O	O	O	O		
	Make land available for business development	No Direct Link	O	O	O	O	O	O	O		
Summary of appraisal against economic objectives			O	O	O	O	O	O	O		
Conclusions:											
Score	++ Major positive		+ Minor positive		- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect
Number	3		1		1		0		57		0
Recommendations:											
This option is likely to have positive and significant social effects. This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, increasing the range and affordability of housing and increasing neighbourhood satisfaction. Negative social effects include the impact on housing delivery. Mitigation could include looking at viability assessments for affordable housing requirements to ensure that this do not impact on housing delivery.											

Core Strategy Issues and Options: Question H4 Affordable Housing Requirements: percentages. Option 3: Increase it above 40%										
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	
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 H5 Affordable Housing Requirements: Site Development Thresholds. Option 1: Lower percentage of provision on developments falling below between 10-14 units and a further lower percentage for developments between 5-9 units										
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	O	O	O	O	O	O	O	
	Death rates	No Direct Link	O	O	O	O	O	O	O	

Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Site Development Thresholds. Option 1: Lower percentage of provision on developments falling below between 10-14 units and a further lower percentage for developments between 5-9 units										
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	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No Direct Link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	++	+	++	++	+	Providing affordable housing to people in the district would reduce poverty in the district.
Access key services	Access key local services	No Direct Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Direct Link	O	O	O	O	O	O	O	
	Access child care	No Direct Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Direct Link	+	+	++	+	++	++	+	Providing affordable housing to people in the district will reduce homelessness in the district.
	Provide enough housing	No Direct Link	0	0	0	0	0	0	0	

Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Site Development Thresholds. Option 1: Lower percentage of provision on developments falling below between 10-14 units and a further lower percentage for developments between 5-9 units										
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 range and affordability	Direct Link	+	+	++	+	++	++	+	Requiring affordable housing contributions on development falling below 10-14 and 5-9 units will increase the range and affordability of housing within the district. It is likely that this will have significant long term effects. Based on past trends a significant percentage of the applications received are for 5-9 units.
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	++	+	++	++	+	Improving affordability of housing will improve neighbourhood satisfaction.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+4	+4	++4	+4	++4	++4	+4	This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, providing sufficient housing, increasing the range and affordability of housing and increasing neighbourhood satisfaction.
Environmental Indicators										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Site Development Thresholds. Option 1: Lower percentage of provision on developments falling below between 10-14 units and a further lower percentage for developments between 5-9 units**

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	
	Quality of air	No Direct Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Direct Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Direct Link	O	O	O	O	O	O	O	
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Direct Link	O	O	O	O	O	O	O	
	Increase in travel by sustainable modes	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Site Development Thresholds. Option 1: Lower percentage of provision on developments falling below between 10-14 units and a further lower percentage for developments between 5-9 units**

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 proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Direct Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Direct Link	O	O	O	O	O	O	O	



Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Site Development Thresholds. Option 1: Lower percentage of provision on developments falling below between 10-14 units and a further lower percentage for developments between 5-9 units										
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 landscape/ townscape	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives			O	O	O	O	O	O	O	
Economic Indicators										
Economic growth	Improve business development	No Direct Link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No Direct Link	O	O	O	O	O	O	O	
	Economic performance	No Direct Link	O	O	O	O	O	O	O	
	Rural diversification	No Direct Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Direct Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Direct Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Direct Link	O	O	O	O	O	O	O	
	Improve accessibility to work	No Direct Link	O	O	O	O	O	O	O	

Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Site Development Thresholds. Option 1: Lower percentage of provision on developments falling below between 10-14 units and a further lower percentage for developments between 5-9 units										
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 journey times between employment areas and key transport interchanges	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			0	0	0	0	0	0	0	
<b>Conclusions:</b>										
Score	++ Major positive		+ Minor positive		- Minor negative		- - Major negative		0 Neutral effect	? Uncertain effect
Number	0		4		0		0		58	0

Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Site Development Thresholds. Option 1: Lower percentage of provision on developments falling below between 10-14 units and a further lower percentage for developments between 5-9 units										
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
<b>Recommendations:</b>  This option is likely to have positive and significant positive social effects. These effects include ducing poverty, reducing homelessness, providing sufficient housing, increasing the range and affordability of housing and increasing neighbourhood satisfaction.										
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 H5 Affordable Housing Requirements: Option 2: Standard percentage and lower thresholds

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	O	O	O	O	O	O	O	
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No Direct Link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	+	+	+	+	+	Providing affordable housing to people in the district would reduce poverty in the district.
Access key services	Access key local services	No Direct Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Direct Link	O	O	O	O	O	O	O	
	Access child care	No Direct Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	

### Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Option 2: Standard percentage and lower thresholds

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	Direct Link	+	+	+	+	+	+	+	Providing affordable housing to people in the district will reduce homelessness in the district.
	Provide enough housing	No Direct Link	0	0	0	0	0	0	0	
	Increase range and affordability	Direct Link	+	+	+	+	+	+	+	Requiring a standard percentage affordable housing contributions and lower thresholds on development will increase the range and affordability of housing within the district
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	+	+	+	+	+	Improving affordability of housing will improve neighbourhood satisfaction.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+4	+4	+4	+4	+4	+4	+4	This option is likely to have positive impacts in terms of reducing poverty, reducing homelessness, providing sufficient housing, increasing the range and affordability of housing and increasing neighbourhood satisfaction.

## Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Option 2: Standard percentage and lower thresholds

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	
Environmental Indicators										
Water and air quality	Quality of water	No Direct Link	O	O	O	O	O	O	O	
	Quality of air	No Direct Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Direct Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Direct Link	O	O	O	O	O	O	O	
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Direct Link	O	O	O	O	O	O	O	
	Increase in travel by sustainable modes	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Option 2: Standard percentage and lower thresholds

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 proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Direct Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Direct Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Direct Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Option 2: Standard percentage and lower thresholds

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 environmental objectives			0	0	0	0	0	0	0	
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	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Direct Link	0	0	0	0	0	0	0	
	Improve accessibility to work	No Direct Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas and key transport interchanges	No Direct Link	0	0	0	0	0	0	0	



## Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Option 2: Standard percentage and lower thresholds

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 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			0	0	0	0	0	0	0	
Conclusions:										
Score	++ Major positive		+ Minor positive		- Minor negative		- - Major negative		0 Neutral effect	? Uncertain effect
Number	0		4		0		0		58	0
Recommendations:										
This option is likely to have positive social effects, including reducing poverty, reducing homelessness, providing sufficient housing, increasing the range and affordability of housing and increasing neighbourhood satisfaction.										

Core Strategy Issues and Options: Question H5 Affordable Housing Requirements: Option 2: Standard percentage and lower thresholds										
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	
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 H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 1: Plan for provision through expansion of existing sites**

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	Indirect Link	-	-	-	-	-	-	-	The existing site is not well related to services and facilities.
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	Indirect Link	-	-	-	-	-	-	-	The existing site is not well related to services and facilities.
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would reduce poverty and social exclusion
Access key services	Access key local services	Direct Link	-	-	-	-	-	-	-	
	Accessibility of shopping facilities	Direct Link	-	-	-	-	-	-	-	
	Access child care	Direct Link	-	-	-	-	-	-	-	The existing site is not well related to services and facilities.
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would reduce homelessness
	Provide enough housing	Direct Link	+	+	+	+	+	+	+	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 1: Plan for provision through expansion of existing sites**

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 range and affordability	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would increase the range and affordability of housing
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	-	-	-	-	-	-	-	If all the pitches are provided in one location it is likely that this may not be preferred by the Gypsies, Travellers and Travelling Showpeople or the local population.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	Direct Link	-	-	-	-	-	-	-	The existing site is not well related to services and facilities.
Summary of appraisal against social objectives			-7 +4	-7 +4	-7 +4	-7 +4	-7 +4	-7 +4	-7 +4	Negative effects include satisfaction with neighbourhoods and access to services. Positive effects include reducing poverty, provision of sufficient housing, reducing homelessness and increasing affordability and range of housing.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	If all the Gypsy and Travellers Accommodation is provided by extending the existing site it is likely that this will lead to a loss of Greenfield land

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 1: Plan for provision through expansion of existing sites**

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	
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	If all the Gypsy and Travellers Accommodation is provided by extending the existing site it is likely that this will lead to a loss of Greenfield land
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	Direct Link	-	-	-	-	-	-	-	The existing site is not well related to services and facilities.
	Increase car journeys	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 1: Plan for provision through expansion of existing sites**

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	
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	Direct Link	?/-	?/-	?/-	?/-	?/-	?/-	?/-	Difficult to predict. Loss of small Greenfield site may not impact on the decline of farmbirds.
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	No Direct Link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	Direct Link	-	-	-	-	-	-	-	If all the Gypsy and Travellers Accommodation is provided by extending the existing site it is likely that this will have a negative impact on the landscape/ townscape at this location
Summary of appraisal against environmental objectives			-4 1?/-	-4 1?/-	-4 1?/-	-4 1?/-	-4 1?/-	-4 1?/-	-4 1?/-	Negative effects include loss of Greenfield land, loss of agricultural land, need for local travel and townscape/ landscape. Unknown/ negative effects include loss of farmbirds.

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 1: Plan for provision through expansion of existing sites**

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	
Economic Indicators										
Economic growth	Improve business development	No Direct Link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No Direct Link	O	O	O	O	O	O	O	
	Economic performance	No Direct Link	O	O	O	O	O	O	O	
	Rural diversification	No Direct Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Direct Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Direct Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	Direct Link	-	-	-	-	-	-	-	The existing site is not well related to services and facilities.
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Direct Link	-	-	-	-	-	-	-	The existing site is not well related to services and facilities.

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 1: Plan for provision through expansion of existing sites**

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 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			-2	-2	-2	-2	-2	-2	-2	Negative effects include reducing commuting and improving access to work
<b>Conclusions:</b>										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
Number	0	4	13		0		44		1 (?/-)	



**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 1: Plan for provision through expansion of existing sites**

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	
<p><b>Recommendations:</b> This option is likely to have a number of negative social, environmental and economic effects. It is also likely to have some positive social effects and one unknown/ negative environmental effect. Negative effects include loss of Greenfield land, loss of agricultural land, need for local travel, impact on townscape/ landscape, satisfaction with neighbourhoods, access to services, reducing commuting and improving access to work. Positive effects include reducing poverty, provision of sufficient housing, reducing homelessness and increasing affordability and range of housing. Unknown/ negative effects include loss of farmbirds.</p>									
<p>Key to Appraisal of Effects</p> <p>Will the policy make a positive or negative contribution to the appraisal objective?</p> <p>++ Major positive      + Minor positive      - Minor negative      - - Major negative      0 Neutral effect      ? Uncertain effect</p>									

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 2: Plan for provision through entirely new sites**

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	Indirect Link	?	?	?	?	?	?	?	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services.
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	Indirect Link	?	?	?	?	?	?	?	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services.
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would reduce poverty and social exclusion
Access key services	Access key local services	Direct Link	?	?	?	?	?	?	?	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services.
	Accessibility of shopping facilities	Direct Link	?	?	?	?	?	?	?	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services.

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 2: Plan for provision through entirely new sites**

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	
	Access child care	Direct Link	?	?	?	?	?	?	?	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services.
Employment	Unemployment	No Direct Link	0	0	0	0	0	0	0	
	Job opportunities	No Direct Link	0	0	0	0	0	0	0	
	Improve earnings	No Direct Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would reduce homelessness
	Provide enough housing	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would increase the provision of housing
	Increase range and affordability	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would increase the range and affordability of housing
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	?	?	?	?	?	?	?	Difficult to predict this.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	Direct Link	?	?	?	?	?	?	?	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services.

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 2: Plan for provision through entirely new sites**

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			?? +4	?? +4	?? +4	?? +4	?? +4	?? +4	?? +4	Unknown effects include satisfaction with neighbourhoods and access to services. Positive effects include reducing poverty, provision of sufficient housing, reducing homelessness and increasing affordability and range of housing.
Environmental Indicators										
Water and air quality	Quality of water	No Direct Link	O	O	O	O	O	O	O	
	Quality of air	No Direct Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	?	?	?	?	?	?	?	It depends where the sites are allocated.
	Loss agricultural land	Direct Link	?	?	?	?	?	?	?	It depends where the sites are allocated.
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	Direct Link	?	?	?	?	?	?	?	It depends where the sites are allocated.
	Increase car journeys	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 2: Plan for provision through entirely new sites**

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 contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	Possible Link	?	?	?	?	?	?	?	Difficult to predict this. It depends where the sites are allocated and scale of the sites.
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 2: Plan for provision through entirely new sites**

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	No Direct Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	Direct Link	?	?	?	?	?	?	?	It depends where the sites are allocated.
Summary of appraisal against environmental objectives			5?	5?	5?	5?	5?	5?	5?	Unknown effects include impacts on loss of Greenfield land, loss of agricultural land, need for local travel, impact on townscape/ landscape and include loss of farmland.
<b>Economic Indicators</b>										
Economic growth	Improve business development	No Direct Link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No Direct Link	O	O	O	O	O	O	O	
	Economic performance	No Direct Link	O	O	O	O	O	O	O	
	Rural diversification	No Direct Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Direct Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Direct Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	Direct Link	?	?	?	?	?	?	?	It depends where the sites are allocated.

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 2: Plan for provision through entirely new sites**

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	Direct Link	?	?	?	?	?	?	?	It depends where the sites are allocated.
	Reduce journey times between employment areas	No Direct Link	O	O	O	O	O	O	O	
	Increase freight transported	No Direct Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Direct Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Direct Link	O	O	O	O	O	O	O	
	Encourage inward investment	No Direct Link	O	O	O	O	O	O	O	
	Make land available for business development	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives			?2	?2	?2	?2	?2	?2	?2	Unknown effects include reducing commuting and improving access to work

## Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 2: Plan for provision through entirely new sites

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	

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	4	0	0	44	14

**Recommendations:** This option is likely to have a number of unknown social, environmental and economic effects. It is also likely to have some positive social effects. Unknown effects include loss of greenfield land, loss of agricultural land, loss of farmland, need for local travel, impact on townscape/ landscape, satisfaction with neighbourhoods, access to services, reducing commuting and improving access to work. The effects would depend on the location of the Gypsies, Travellers and Travelling Showpeople's accommodation. Positive effects include reducing poverty, provision of sufficient housing, reducing homelessness and increasing affordability and range of housing.

### 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 H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 3: Plan for provision through a combination of Option 1 and 2**

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	Indirect Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services. The existing site is not well related to services and facilities.
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	Indirect Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services. The existing site is not well related to services and facilities.
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would reduce poverty and social exclusion
Access key services	Access key local services	Direct Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services. The existing site is not well related to services and facilities.
	Accessibility of shopping facilities	Direct Link	?-	?-	?-	?-	?-	?-	?-	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 3: Plan for provision through a combination of Option 1 and 2**

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	
	Access child care	Direct Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services. The existing site is not well related to services and facilities.
Employment	Unemployment	No Direct Link	0	0	0	0	0	0	0	
	Job opportunities	No Direct Link	0	0	0	0	0	0	0	
	Improve earnings	No Direct Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would reduce homelessness
	Provide enough housing	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would increase the provision of housing
	Increase range and affordability	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would increase the range and affordability of housing
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	?-	?-	?-	?-	?-	?-	?-	Difficult to predict this. It depends where the sites are allocated to some degree. If the existing site is to accommodate a large number of pitches this may not be preferred by the Gypsies, Travellers and Travelling Showpeople or the local population.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 3: Plan for provision through a combination of Option 1 and 2**

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	Direct Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services. The existing site is not well related to services and facilities.
Summary of appraisal against social objectives			?-7 +4	?-7 +4	?-7 +4	?-7 +4	?-7 +4	?-7 +4	?-7 +4	Unknown/ negative effects include satisfaction with neighbourhoods and access to services. Positive effects include reducing poverty, provision of sufficient housing, reducing homelessness and increasing affordability and range of housing.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	O	O	O	O	O	O	O	
	Quality of air	No Direct Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated. Extending the existing site would result in the loss of Greenfield land.
	Loss agricultural land	Direct Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated. Extending the existing site would result in the loss of agricultural land.
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 3: Plan for provision through a combination of Option 1 and 2**

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	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	Direct Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated. The existing site is not well related to services and facilities.
	Increase car journeys	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	Possible Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated. If the existing site is extended then this would result in the loss of Greenfield land.

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 3: Plan for provision through a combination of Option 1 and 2**

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	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	No Direct Link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	Direct Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated. If the existing site is extended this could have a negative impact on the landscape.
Summary of appraisal against environmental objectives			5-?	5-?	5-?	5-?	5-?	5-?	5-?	Negative/ unknown effects include impacts on loss of Greenfield land, loss of agricultural land, need for local travel and townscape/ landscape and loss of farmbirds.
<b>Economic Indicators</b>										
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	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 3: Plan for provision through a combination of Option 1 and 2**

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	Will it reduce commuting	Direct Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services. The existing site is not well related to services and facilities.
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Direct Link	?-	?-	?-	?-	?-	?-	?-	It depends where the sites are allocated if Gypsies, Travellers and Travelling Showpeople would have better access to services. The existing site is not well related to services and facilities.
	Reduce journey times between employment areas	No Direct Link	O	O	O	O	O	O	O	
	Increase freight transported	No Direct Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Direct Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Direct Link	O	O	O	O	O	O	O	
	Encourage inward investment	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 3: Plan for provision through a combination of Option 1 and 2**

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	No Direct Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives			?-2	?-2	?-2	?-2	?-2	?-2	?-2	Unknown/ negative effects include reducing commuting and improving access to work
Conclusions:										
Score		++ Major positive	+ Minor positive		- Minor negative		- - Major negative		0 Neutral effect	? Uncertain effect
Number		0	4				0		0	14 (?/-)
<p><b>Recommendations:</b> This option is likely to have a number of unknown/ negative social, environmental and economic effects. It is also likely to have some positive social effects. Unknown/ negative effects include loss of greenfield land, loss of agricultural land, loss of farmbirds, need for local travel, impact on townscape/ landscape, satisfaction with neighbourhoods, access to services, reducing commuting and improving access to work. The effects would depend on the location of the Gypsies, Travellers and Travelling Showpeople's accommodation. Positive effects include reducing poverty, provision of sufficient housing, reducing homelessness and increasing affordability and range of housing.</p>										
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 H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 4: Plan for provision through rural exceptions site policies**

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	Indirect Link	-	-	-	-	-	-	-	If sites are allocated through rural exception site policies these sites are likely to be located in areas with little access to services and facilities
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	Indirect Link	-	-	-	-	-	-	-	If sites are allocated through rural exception site policies these sites are likely to be located in areas with little access to services and facilities
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would reduce poverty and social exclusion
Access key services	Access key local services	Direct Link	-	-	-	-	-	-	-	If sites are allocated through rural exception site policies these sites are likely to be located in areas with little access to services and facilities
	Accessibility of shopping facilities	Direct Link	-	-	-	-	-	-	-	If sites are allocated through rural exception site policies these sites are likely to be located in areas with little access to services and facilities
	Access child care	Direct Link	-	-	-	-	-	-	-	If sites are allocated through rural exception site policies these sites are likely to be located in areas with little access to services and facilities
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	



**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 4: Plan for provision through rural exceptions site policies**

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	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would reduce homelessness
	Provide enough housing	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would increase the provision of housing
	Increase range and affordability	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would increase the range and affordability of housing
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	?	?	?	?	?	?	?	Difficult to predict. To some degree it depends on location.
	Increase green space	No Direct Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Direct Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Direct Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Direct Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	Direct Link	-	-	-	-	-	-	-	If sites are allocated through rural exception site policies these sites are likely to be located in areas with little access to services and facilities

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 4: Plan for provision through rural exceptions site policies**

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			-6 +4 1?	-6 +4 1?	-6 +4 1?	-6 +4 1?	-6 +4 1?	-6 +4 1?	-6 +4 1?	Negative effects include access to services. Positive effects include reducing poverty, provision of sufficient housing, reducing homelessness and increasing affordability and range of housing. Unknown effects include neighbourhood satisfaction.
Environmental Indicators										
Water and air quality	Quality of water	No Direct Link	O	O	O	O	O	O	O	
	Quality of air	No Direct Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	If all the Gypsy and Travellers Accommodation is provided through rural exception sites it is likely that this will lead to a loss of greenfield land
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	If all the Gypsy and Travellers Accommodation is provided through rural exception sites it is likely that this will lead to a loss of agricultural land
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 4: Plan for provision through rural exceptions site policies**

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	Direct Link	-	-	-	-	-	-	-	If sites are allocated through rural exception site policies these sites are likely to be located in areas with little access to services and facilities
	Increase car journeys	No Direct Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	Direct Link	?/-	?/-	?/-	?/-	?/-	?/-	?/-	Difficult to predict effects as rural exception sites tend to be small sites.
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 4: Plan for provision through rural exceptions site policies**

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	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Direct Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	Direct Link	?	?	?	?	?	?	?	If allocations are made through rural exception sites it is not known what impact this will have on the townscape/ landscape – it depends on the sites allocations.
Summary of appraisal against environmental objectives			-3 1? 1?/-	-3 1? 1?/-	-3 1? 1?/-	-3 1? 1?/-	-3 1? 1?/-	-3 1? 1?/-	-3 1? 1?/-	Negative effects include impacts on loss of Greenfield land, loss of agricultural land and need for local travel. Unknown effects include loss of farmland and impacts on townscape/ landscape.
<b>Economic Indicators</b>										
Economic growth	Improve business development	No Direct Link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No Direct Link	O	O	O	O	O	O	O	
	Economic performance	No Direct Link	O	O	O	O	O	O	O	
	Rural diversification	No Direct Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Direct Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 4: Plan for provision through rural exceptions site policies**

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	Will it reduce commuting	Direct Link	+	+	+	+	+	+	+	If sites are allocated through rural exception site policies these sites are likely that people will live and work in closer proximity
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Direct Link	+	+	+	+	+	+	+	If sites are allocated through rural exception site policies these sites are likely that people will live and work in closer proximity
	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	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 4: Plan for provision through rural exceptions site policies**

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	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives			+2	+2	+2	+2	+2	+2	+2	Positive effects include reducing commuting and improving access to work
Conclusions:										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
Number	0	6	9		0		44		3 (1?/-)	
<p><b>Recommendations:</b> This option is likely to have a number of negative social and environmental effects. It is also likely to have some positive social and economic effects. Negative effects include loss of greenfield land, loss of agricultural land, need for local travel and access to services. Positive impacts include reducing poverty, provision of sufficient housing, reducing homelessness, increasing affordability and range of housing, reducing commuting to work and improving access to work. Unknown effects include impact on townscape/landscape, loss of farmbirds and neighbourhood satisfaction. To some degree the unknown effects would depend on the location of the Gypsies, Travellers and Travelling Showpeople's accommodation.</p>										
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 H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 5: Plan for provision through planned sites wherever major developments come through**

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	Indirect Link	+	+	+	+	+	+	+	If sites are allocated through planned sites wherever major developments come through sites are likely to be located in areas with good access to services and facilities.
	Death rates	No Direct Link	O	O	O	O	O	O	O	
	Healthy lifestyles	No Direct Link	O	O	O	O	O	O	O	
Education	Improve Qualifications	Indirect Link	+	+	+	+	+	+	+	If sites are allocated through planned sites wherever major developments come through sites are likely to be located in areas with good access to services and facilities.
Crime and anti-social activities	Will reduce crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Direct Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Direct Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would reduce poverty and social exclusion.
Access key services	Access key local services	Direct Link	+	+	+	+	+	+	+	If sites are allocated through planned sites wherever major developments come through sites are likely to be located in areas with good access to services and facilities.
	Accessibility of shopping facilities	Direct Link	+	+	+	+	+	+	+	If sites are allocated through planned sites wherever major developments come through sites are likely to be located in areas with good access to services and facilities.
	Access child care	Direct Link	+	+	+	+	+	+	+	If sites are allocated through planned sites wherever major developments come through sites are likely to be located in areas with good access to services and facilities.
Employment	Unemployment	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 5: Plan for provision through planned sites wherever major developments come through**

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	
	Job opportunities	No Direct Link	O	O	O	O	O	O	O	
	Improve earnings	No Direct Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would reduce homelessness.
	Provide enough housing	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would increase the provision of housing.
	Increase range and affordability	Direct Link	+	+	+	+	+	+	+	Provision of accommodation for Gypsies and Travellers would increase the range and affordability of housing.
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	?	?	?	?	?	?	?	Difficult to predict this.
	Increase green space	No Direct Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Direct Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Direct Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Direct Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	Direct Link	+	+	+	+	+	+	+	If sites are allocated through planned sites wherever major developments come through sites are likely to be located in areas with good access to services and facilities.
Summary of appraisal against social objectives			+10 1?	+10 1?	+10 1?	+10 1?	+10 1?	+10 1?	+10 1?	Positive effects include access to services, reducing poverty, provision of sufficient housing, reducing homelessness and increasing affordability and range of housing. Unknown effects include neighbourhood satisfaction.



**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 5: Plan for provision through planned sites wherever major developments come through**

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	
Environmental Indicators										
Water and air quality	Quality of water	No Direct Link	O	O	O	O	O	O	O	
	Quality of air	No Direct Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	Limited brownfield opportunities available within the district and likely that larger developments will occur on greenfield sites
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	Limited brownfield opportunities available within the district and likely that larger developments will occur on greenfield sites
	Soil quality	No Direct Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	O	O	O	O	O	O	O	
	Sustainable use of water	No Direct Link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Direct Link	O	O	O	O	O	O	O	
	Increase recycling	No Direct Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	O	O	O	O	O	O	O	
	Reduce need for local travel	Direct Link	+	+	+	+	+	+	+	If sites are allocated through planned sites wherever major developments come through sites are likely to be located in areas with good access to services and facilities.
	Increase car journeys	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 5: Plan for provision through planned sites wherever major developments come through**

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 contributions to climate change	Reducing energy consumption?	No Direct Link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Direct Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Direct Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	Direct Link	?/-	?/-	?/-	?/-	?/-	?/-	?/-	Difficult to predict but this could potentially have a negative impact.
Historical and archaeological importance	Protect designated historical sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Direct Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 5: Plan for provision through planned sites wherever major developments come through**

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	No Direct Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	Direct Link	?	?	?	?	?	?	?	If allocations are made through rural exception sites it is not known what impact this will have on the townscape/ landscape – it depends on the sites allocated.
Summary of appraisal against environmental objectives			-2 +1 1? 1?/-	-2 +1 1? 1?/-	-2 +1 1? 1?/-	-2 +1 1? 1?/-	-2 +1 1? 1?/-	-2 +1 1? 1?/-	-2 +1 1? 1?/-	Negative effects include impacts on loss of Greenfield land, loss of agricultural land. Positive effect includes lower need for local travel. Unknown effects include loss of farmland and impacts on townscape/ landscape.
<b>Economic Indicators</b>										
Economic growth	Improve business development	No Direct Link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No Direct Link	O	O	O	O	O	O	O	
	Economic performance	No Direct Link	O	O	O	O	O	O	O	
	Rural diversification	No Direct Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Direct Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Direct Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 5: Plan for provision through planned sites wherever major developments come through**

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	Will it reduce commuting	Direct Link	+	+	+	+	+	+	+	If sites are allocated through planned sites wherever major developments come through sites are likely to be located in areas with good access to services and facilities
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Direct Link	+	+	+	+	+	+	+	If sites are allocated through planned sites wherever major developments come through sites are likely to be located in areas with good access to services and facilities including employment
	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	

**Core Strategy Issues and Options: Question H8. Gypsies, Travellers and Travelling Showpeople's Accommodation. Option 5: Plan for provision through planned sites wherever major developments come through**

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	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives			+2	+2	+2	+2	+2	+2	+2	Positive effects include reducing commuting and improving access to work
Conclusions:										
Score	++ Major positive		+ Minor positive		- Minor negative		- - Major negative		0 Neutral effect	? Uncertain effect
Number	0		13		2		0		44	3 (1?/-)
Recommendations: This option is likely to have positive social, environmental and economic effects. It is also likely to have some negative and unknown social and environmental effects. Negative effects include loss of greenfield land and loss of agricultural land. Positive impacts include reducing poverty, provision of sufficient housing, reducing homelessness, increasing affordability and range of housing, access to services, reducing commuting to work and improving access to work. Unknown effects include impact on townscape/ landscape, loss of farmbirds and neighbourhood satisfaction. To some degree the unknown effects would depend on the location of the Gypsies, Travellers and Travelling Showpeople's accommodation.										
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										

# **Sustainability Appraisal**

## **Section 6: Economy and Employment**



## Core Strategy Issues and Options: Question EMP5. Option EMP1: Maintain current allocations and seek to gain increases in land availability

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	No Direct Link	0	0	0	0	0	0	0	
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	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce poverty and social exclusion
Access key services	Access key local services	Direct Link	+	+	+	+	+	+	+	Existing employment land in the district tends to be located at the larger villages and towns within the district. Increasing these sites at these locations will improve access to employment opportunities
	Accessibility of shopping facilities	No Direct Link	0	0	0	0	0	0	0	
	Access child care	No Direct Link	0	0	0	0	0	0	0	
Employment	Unemployment	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce unemployment
	Job opportunities	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will provide sufficient employment opportunities
	Improve earnings	Possible Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No Direct Link	0	0	0	0	0	0	0	
	Provide enough housing	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP1: Maintain current allocations and seek to gain increases in land availability

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 range and affordability	No Direct Link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will increase neighbourhood satisfaction
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+5	+5	+5	+5	+5	+5	+5	Positive effects include reducing poverty, access to services, reducing unemployment, provision of job opportunities and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	Increasing existing allocations is likely to lead to a loss of Greenfield land and agricultural land
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	Increasing existing allocations is likely to lead to a loss of Greenfield land and agricultural land
	Soil quality	No Direct Link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	0	0	0	0	0	0	0	



## Core Strategy Issues and Options: Question EMP5. Option EMP1: Maintain current allocations and seek to gain increases in land availability

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	
	Sustainable use of water	No Direct Link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No Direct Link	0	0	0	0	0	0	0	
	Increase recycling	No Direct Link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	0	0	0	0	0	0	0	
	Reduce need for local travel	Direct Link	+	+	+	+	+	+	+	Existing employment land in the district tends to be located at the larger villages and towns within the district. Increasing these sites at these locations will improve access to employment opportunities and this is likely to reduce the need for local travel
	Increase car journeys	No Direct Link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	0	0	0	0	0	0	0	
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP1: Maintain current allocations and seek to gain increases in land availability

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	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	No Direct Link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives			-2 +1	-2 +1	-2 +1	-2 +1	-2 +1	-2 +1	-2 +1	Negative effects include loss of Greenfield and agricultural land and positive effects include reducing the need for local travel
<b>Economic Indicators</b>										
Economic growth	Improve business development	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve business development
	Promote growth in key sectors	No Direct Link	0	0	0	0	0	0	0	
	Economic performance	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve economic performance
	Rural diversification	No Direct Link	0	0	0	0	0	0	0	
To revitalise town centres	Increase range of employment opportunities	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP1: Maintain current allocations and seek to gain increases in land availability

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	Will it reduce commuting	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce commuting
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve accessibility to work
	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	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will ensure that sufficient land are available for business development
Summary of appraisal against economic objectives			+5	+5	+5	+5	+5	+5	+5	Positive effects include improving business development and economic performance, reducing commuting, improve accessibility to work and making land available for business development

## Core Strategy Issues and Options: Question EMP5. Option EMP1: Maintain current allocations and seek to gain increases in land availability

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	

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	11	2	0	49	0

### Recommendations:

This option is likely to have several positive social, environmental and economic effects. Positive effects include reducing poverty, access to services, reducing unemployment, provision of job opportunities, reducing the need for local travel, improving business development and economic performance, reducing commuting, improve accessibility to work and making land available for business development and increasing neighbourhood satisfaction. The option is also likely to have negative environmental effects. Negative effects include loss of Greenfield and agricultural land. Mitigation could include careful site selection. It has to be noted that a rural district such as Babergh has a limited amount of brownfield land.

#### 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 EMP5. Option EMP2: Maintain current allocations and allocate new sites

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	No Direct Link	0	0	0	0	0	0	0	
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	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce poverty and social exclusion
Access key services	Access key local services	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
	Accessibility of shopping facilities	No Direct Link	0	0	0	0	0	0	0	
	Access child care	No Direct Link	0	0	0	0	0	0	0	
Employment	Unemployment	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce unemployment
	Job opportunities	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will provide sufficient employment opportunities
	Improve earnings	Possible Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No Direct Link	0	0	0	0	0	0	0	
	Provide enough housing	No Direct Link	0	0	0	0	0	0	0	
	Increase range and affordability	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP2: Maintain current allocations and allocate new sites

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 no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	?/+	?/+	?/+	?/+	?/+	?/+	?/+	Allocating sufficient employment land will increase neighbourhood satisfaction but to some degree it will also depend on the location of these sites.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+3 1?/ + 1?	+3 1?/ + 1?	+3 1?/ + 1?	+3 1?/ + 1?	+3 1?/ + 1?	+3 1?/ + 1?	+3 1?/ + 1?	Positive effects include reducing poverty, reducing unemployment and provision of job opportunities. Unknown effects include access to services and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	?/-	?/-	?/-	?/-	?/-	?/-	?/-	There is a limited amount of brownfield land available within the district. The effect would however depend on the location of new employment sites.
	Loss agricultural land	Direct Link	?/-	?/-	?/-	?/-	?/-	?/-	?/-	There is a limited amount of brownfield land available within the district. The effect would however depend on the location of new employment sites.
	Soil quality	No Direct Link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP2: Maintain current allocations and allocate new sites

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	
	Sustainable use of water	No Direct Link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No Direct Link	0	0	0	0	0	0	0	
	Increase recycling	No Direct Link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	0	0	0	0	0	0	0	
	Reduce need for local travel	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
	Increase car journeys	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	0	0	0	0	0	0	0	
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
Historical and archaeological importance	Protect designated historical sites	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP2: Maintain current allocations and allocate new sites

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	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	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
	Improve landscape/ townscape	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
Summary of appraisal against environmental objectives			?/-2 ?5	?/-2 ?5	?/-2 ?5	?/-2 ?5	?/-2 ?5	?/-2 ?5	?/-2 ?5	Unknown/ negative effects include loss of Greenfield and agricultural land and unknown effects include reducing the need for local travel, increasing sustainable modes of travel, using underused land and improving townscape/ landscape.
<b>Economic Indicators</b>										
Economic growth	Improve business development	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve business development
	Promote growth in key sectors	No Direct Link	0	0	0	0	0	0	0	
	Economic performance	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve economic performance
	Rural diversification	No Direct Link	0	0	0	0	0	0	0	
To revitalise town centres	Increase range of employment opportunities	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
	Decrease vacant units in town centres?	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites



## Core Strategy Issues and Options: Question EMP5. Option EMP2: Maintain current allocations and allocate new sites

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	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
	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	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will ensure that sufficient land are available for business development
Summary of appraisal against economic objectives			+3 ?4	+3 ?4	+3 ?4	+3 ?4	+3 ?4	+3 ?4	+3 ?4	Positive effects include improving business development and economic performance and making land available for business development. Unknown effects include reducing commuting and improving accessibility to work, increasing the range of employment opportunities in town centres and reducing vacant units in town centres

## Core Strategy Issues and Options: Question EMP5. Option EMP2: Maintain current allocations and allocate new sites

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

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	6	0	0	40	13 (?/-2 ?/+1)

### Recommendations:

This option is likely to have positive and unknown social and economic effects. The option is also likely to have unknown social, environmental and economic effects as well as negative/ unknown environmental effects. Mitigation could include careful site selection. Positive effects include reducing poverty, reducing unemployment, provision of job opportunities, improving business development, improving economic performance and making land available for business development. Unknown effects include reducing commuting access to services, increasing neighbourhood satisfaction, improving accessibility to work, increasing the range of employment opportunities in town centres, reducing vacant units in town centres reducing the need for local travel, increasing sustainable modes of travel, using underused land and impact on townscape/ landscape. Unknown/ negative effects include loss of Greenfield and agricultural land.

#### 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 EMP5. Option EMP3: Maintain existing sites and allocate at local centres and more rural locations

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	No Direct Link	0	0	0	0	0	0	0	
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	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce poverty and social exclusion
Access key services	Access key local services	Direct Link	-	-	-	-	-	-	-	Allocating sites at smaller centres and rural locations could reduce the access to employment facilities in larger villages and towns
	Accessibility of shopping facilities	No Direct Link	0	0	0	0	0	0	0	
	Access child care	No Direct Link	0	0	0	0	0	0	0	
Employment	Unemployment	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce unemployment
	Job opportunities	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will provide sufficient employment opportunities
	Improve earnings	Possible Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP3: Maintain existing sites and allocate at local centres and more rural locations

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	
	Provide enough housing	No Direct Link	0	0	0	0	0	0	0	
	Increase range and affordability	No Direct Link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will increase neighbourhood satisfaction
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+4 -1	+4 -1	+4 -1	+4 -1	+4 -1	+4 -1	+4 -1	Positive effects include reducing poverty reducing unemployment, provision of job opportunities and increasing neighbourhood satisfaction. Negative effects include access to services.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	Locating employment facilities in rural areas is likely to lead to a loss of Greenfield land
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	Locating employment facilities in rural areas is likely to lead to a loss of agricultural land
	Soil quality	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP3: Maintain existing sites and allocate at local centres and more rural locations

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	0	0	0	0	0	0	0	
	Sustainable use of water	No Direct Link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No Direct Link	0	0	0	0	0	0	0	
	Increase recycling	No Direct Link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	0	0	0	0	0	0	0	
	Reduce need for local travel	Direct Link	+	+	+	+	+	+	+	Allocating sites in rural areas could lead to a reduced need for travel in these areas but this is likely to lead to a need for travel in the larger population concentrations within the district
	Increase car journeys	No Direct Link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	0	0	0	0	0	0	0	
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP3: Maintain existing sites and allocate at local centres and more rural locations

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	No Direct Link	0	0	0	0	0	0	0	
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	No Direct Link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	Direct Link	?	?	?	?	?	?	?	Depends on where allocations are made.
Summary of appraisal against environmental objectives			-2 +1 ?1	-2 +1 ?1	-2 +1 ?1	-2 +1 ?1	-2 +1 ?1	-2 +1 ?1	-2 +1 ?1	Negative effects include loss of Greenfield land, loss of agricultural land. Positive effects include the need for local travel. Unknown effects include the impact on townscape/ landscape.
<b>Economic Indicators</b>										
Economic growth	Improve business development	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve business development
	Promote growth in key sectors	No Direct Link	0	0	0	0	0	0	0	
	Economic performance	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve economic performance
	Rural diversification	No Direct Link	+	+	+	+	+	+	+	Allocating sites in rural areas is likely to lead to rural diversification
To revitalise town centres	Increase range of employment opportunities	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP3: Maintain existing sites and allocate at local centres and more rural locations

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	Will it reduce commuting	Direct Link	-	-	-	-	-	-	-	Allocating sites in rural areas could lead to a reduced need for travel in these areas but this is likely to lead to a need for travel in the larger population concentrations within the district
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Direct Link	-	-	-	-	-	-	-	Allocating sites in rural areas could lead to a reduced need for travel in these areas but this is likely to lead to a need for travel in the larger population concentrations within the district
	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	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will ensure that sufficient land are available for business development
Summary of appraisal against economic objectives			+4 -2	+4 -2	+4 -2	+4 -2	+4 -2	+4 -2	+4 -2	Positive effects include improving business development and economic performance, rural diversification and making land available for business development. Negative impacts include commuting and accessibility to work.

## Core Strategy Issues and Options: Question EMP5. Option EMP3: Maintain existing sites and allocate at local centres and more rural locations

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	

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	9	5	0	47	1

### Recommendations:

This option is likely to have several positive social, environmental and economic effects. The option is also likely to have some negative social, environmental and economic effects. Mitigation could include careful site selection. Positive effects include reducing poverty reducing unemployment, provision of job opportunities, improving business development and economic performance, rural diversification and making land available for business development, reducing the need for local travel and increasing neighbourhood satisfaction. Negative effects include access to services, loss of greenfield land, loss of agricultural land, impact on commuting and accessibility to work.

#### 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 EMP5. Option EMP4: De-allocate some sites not already developed and allocate elsewhere

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	No Direct Link	0	0	0	0	0	0	0	
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	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce poverty and social exclusion
Access key services	Access key local services	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
	Accessibility of shopping facilities	No Direct Link	0	0	0	0	0	0	0	
	Access child care	No Direct Link	0	0	0	0	0	0	0	
Employment	Unemployment	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce unemployment
	Job opportunities	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will provide sufficient employment opportunities
	Improve earnings	Possible Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No Direct Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question EMP5. Option EMP4: De-allocate some sites not already developed and allocate elsewhere

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	
	Provide enough housing	No Direct Link	0	0	0	0	0	0	0	
	Increase range and affordability	No Direct Link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	?/+	?/+	?/+	?/+	?/+	?/+	?/+	Allocating sufficient employment land will increase neighbourhood satisfaction but to some degree it will also depend on the location of these sites.
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+4 1?/ + 1?	+4 1?/ + 1?	+4 1?/ + 1?	+4 1?/ + 1?	+4 1?/ + 1?	+4 1?/ + 1?	+4 1?/ + 1?	Positive effects include reducing poverty, reducing unemployment and provision of job opportunities. Unknown effects include access to services and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	?/-	?/-	?/-	?/-	++ ?/-	++ ?/-	?/-	There is a limited amount of brownfield land available within the district. The effect would however depend on the location of new employment sites.

## Core Strategy Issues and Options: Question EMP5. Option EMP4: De-allocate some sites not already developed and allocate elsewhere

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	
	Loss agricultural land	Direct Link	?/-	?/-	?/-	?/-	++ ?/-	++ ?/-	?/-	There is a limited amount of brownfield land available within the district. The effect would however depend on the location of new employment sites.
	Soil quality	No Direct Link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No Direct Link	0	0	0	0	0	0	0	
	Sustainable use of water	No Direct Link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No Direct Link	0	0	0	0	0	0	0	
	Increase recycling	No Direct Link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	0	0	0	0	0	0	0	
	Reduce need for local travel	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
	Increase car journeys	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	0	0	0	0	0	0	0	
	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	

## Core Strategy Issues and Options: Question EMP5. Option EMP4: De-allocate some sites not already developed and allocate elsewhere

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	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
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	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
	Improve landscape/ townscape	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
Summary of appraisal against environmental objectives			?/-2 ?5	?/-2 ?5	?/-2 ?5	?/-2 ?5	?/-2 ?5	?/-2 ?5	?/-2 ?5	Unknown/ negative effects include loss of Greenfield and agricultural land and unknown effects include reducing the need for local travel, increasing sustainable modes of travel, using underused land and improving townscape/ landscape.
<b>Economic Indicators</b>										
Economic growth	Improve business development	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve business development
	Promote growth in key sectors	No Direct Link	0	0	0	0	0	0	0	
	Economic performance	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve economic performance
	Rural diversification	No Direct Link	0	0	0	0	0	0	0	
To revitalise town centres	Increase range of employment opportunities	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites

## Core Strategy Issues and Options: Question EMP5. Option EMP4: De-allocate some sites not already developed and allocate elsewhere

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?	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Direct Link	?	?	?	?	?	?	?	This will depend on the location of new employment sites
	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	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will ensure that sufficient land are available for business development

## Core Strategy Issues and Options: Question EMP5. Option EMP4: De-allocate some sites not already developed and allocate elsewhere

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 economic objectives			+3 ?4	+3 ?4	+3 ?4	+3 ?4	+3 ?4	+3 ?4	+3 ?4	Positive effects include improving business development and economic performance and making land available for business development. Unknown effects include reducing commuting and improving accessibility to work, increasing the range of employment opportunities in town centres and reducing vacant units in town centres

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	6	0	0	40	13 (1?/+; 2?/-)

### Recommendations:

This option is likely to have positive and unknown social and economic effects. The option is also likely to have unknown social, environmental and economic effects as well as negative/ unknown environmental effects. Mitigation could include careful site selection. Positive effects include reducing poverty, reducing unemployment, provision of job opportunities, improving business development, improving economic performance and making land available for business development. Unknown effects include reducing commuting access to services, increasing neighbourhood satisfaction, improving accessibility to work, increasing the range of employment opportunities in town centres, reducing vacant units in town centres reducing the need for local travel, increasing sustainable modes of travel, using underused land and impact on townscape/ landscape. Unknown/ negative effects include loss of Greenfield and agricultural land. This option could have more significant cumulative and synergistic effects in terms of loss of Greenfield land and agricultural land.

#### 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 EMP5. Option EMP5: Concentrate on provision of new employment land in the same locations as residential development, or through mixed use developments**

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	No Direct Link	0	0	0	0	0	0	0	
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	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce poverty and social exclusion
Access key services	Access key local services	Direct Link	+	+	+	+	+	+	+	Provision of employment in the same locations as residential development or through mixed developments will increase the access to employment opportunities
	Accessibility of shopping facilities	No Direct Link	0	0	0	0	0	0	0	
	Access child care	No Direct Link	0	0	0	0	0	0	0	
Employment	Unemployment	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will reduce unemployment
	Job opportunities	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will provide sufficient employment opportunities
	Improve earnings	Possible Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No Direct Link	0	0	0	0	0	0	0	
	Provide enough housing	No Direct Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Question EMP5. Option EMP5: Concentrate on provision of new employment land in the same locations as residential development, or through mixed use developments**

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 range and affordability	No Direct Link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No Direct Link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will increase neighbourhood satisfaction
	Increase green space	No Direct Link	0	0	0	0	0	0	0	
	Engagement in decision making	No Direct Link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No Direct Link	0	0	0	0	0	0	0	
	Improve ethnic relations	No Direct Link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No Direct Link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			+5	+5	+5	+5	+5	+5	+5	Positive effects include reducing poverty, access to services, reducing unemployment, provision of job opportunities and increasing neighbourhood satisfaction.
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Direct Link	0	0	0	0	0	0	0	
	Quality of air	No Direct Link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	Direct Link	-	-	-	-	-	-	-	There is a limited amount of brownfield land available within the district and if these are in the same location as residential development or through mixed sites it is likely that this will lead to a loss of Greenfield land
	Loss agricultural land	Direct Link	-	-	-	-	-	-	-	There is a limited amount of brownfield land available within the district and if these are in the same location as residential development or through mixed sites it is likely that this will lead to a loss of Greenfield land
	Soil quality	No Direct Link	0	0	0	0	0	0	0	



**Core Strategy Issues and Options: Question EMP5. Option EMP5: Concentrate on provision of new employment land in the same locations as residential development, or through mixed use developments**

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	0	0	0	0	0	0	0	
	Sustainable use of water	No Direct Link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No Direct Link	0	0	0	0	0	0	0	
	Increase recycling	No Direct Link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No Direct Link	0	0	0	0	0	0	0	
	Reduce need for local travel	Direct Link	+	+	+	+	+	+	+	Provision of employment in the same locations as residential development or through mixed developments will increase the access to employment opportunities and reduce the need for local travel
	Increase car journeys	No Direct Link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	No Direct Link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No Direct Link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	No Direct Link	0	0	0	0	0	0	0	
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No Direct Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Question EMP5. Option EMP5: Concentrate on provision of new employment land in the same locations as residential development, or through mixed use developments**

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	No Direct Link	0	0	0	0	0	0	0	
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	Direct Link	?	?	?	?	?	?	?	Depends on location of employment allocations
	Improve landscape/ townscape	Direct Link	?	?	?	?	?	?	?	Depends on location of employment allocations
Summary of appraisal against environmental objectives			-2 +1 ?2	-2 +1 ?2	-2 +1 ?2	-2 +1 ?2	-2 +1 ?2	-2 +1 ?2	-2 +1 ?2	Negative effects include loss of Greenfield and agricultural land and positive effects include reducing the need for local travel. Unknown effects include reducing underused land and impacts on townscape/ landscape.
<b>Economic Indicators</b>										
Economic growth	Improve business development	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve business development
	Promote growth in key sectors	No Direct Link	0	0	0	0	0	0	0	
	Economic performance	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will improve economic performance
	Rural diversification	No Direct Link	0	0	0	0	0	0	0	
To revitalise town centres	Increase range of employment opportunities	No Direct Link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No Direct Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Question EMP5. Option EMP5: Concentrate on provision of new employment land in the same locations as residential development, or through mixed use developments**

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	Will it reduce commuting	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land and at the same locations as residential development will reduce commuting
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land and at the same locations as residential development will reduce commuting and improve accessibility to work
	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	Direct Link	+	+	+	+	+	+	+	Allocating sufficient employment land will ensure that sufficient land are available for business development
Summary of appraisal against economic objectives			+5	+5	+5	+5	+5	+5	+5	Positive effects include improving business development and economic performance, reducing commuting, improve accessibility to work and making land available for business development

# Core Strategy Issues and Options: Question EMP5. Option EMP5: Concentrate on provision of new employment land in the same locations as residential development, or through mixed use developments

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	11	2	0	49	2

Recommendations:						
<p>This option is likely to have several positive social, environmental and economic effects. Positive effects include reducing poverty, access to services, reducing unemployment, provision of job opportunities, reducing the need for local travel, improving business development and economic performance, reducing commuting, improve accessibility to work and making land available for business development and increasing neighbourhood satisfaction. The option is also likely to have negative environmental effects. Negative effects include loss of Greenfield and agricultural land. Mitigation could include careful site selection. It has to be noted that a rural district such as Babergh has a limited amount of brownfield land.</p>						
<p>Key to Appraisal of Effects</p> <p>Will the policy make a positive or negative contribution to the appraisal objective?</p> <p>++ Major positive      + Minor positive      - Minor negative      - - Major negative      0 Neutral effect      ? Uncertain effect</p>						

# **Sustainability Appraisal**

## **Section 7: Built and Natural Environment**



**Core Strategy Issues and Options: NBE2- Option 1** Development which cannot be located in low flood risk areas (based on sequential test) should contribute towards mitigation of flood risk effects

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		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	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No predicted effects	0	0	0	0	0	0	0	Possible that some housing may not come forwards due to requirement to mitigate against any flood risk, but this is not expected to impact to any significant level (as only affecting development in higher flood risk area which would be expected to be minimum)
	Increase range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Improvements to be seen in the future.	0	0	0	+	+	+	+	Will be improved indirectly by ensuring that any future development that takes place in areas at higher risk of flooding will include mitigation measures
	Increase green space	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE2- Option 1** Development which cannot be located in low flood risk areas (based on sequential test) should contribute towards mitigation of flood risk effects

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives		Although there is a risk that housing may not be delivered due to additional costs, this would essentially still be a benefit as any housing coming forwards would be in areas at lower risk from flooding. People's satisfaction with their own neighbourhoods should improve due to lower incidence and lower risk from flooding.								
Environmental Indicators										
Water and air quality	Quality of water	Potential (indirect) improvements if flooding occurred and contributions towards mitigation took place	0	0	0	+	+	?	+	Investment in mitigation measures will reduce the risk of flooding events which can cause contamination of water
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No direct link	0	0	0	0	0	0	0	
	Reduce need for local travel	No direct link	0	0	0	0	0	0	0	
	Increase car journeys	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE2- Option 1** Development which cannot be located in low flood risk areas (based on sequential test) should contribute towards mitigation of flood risk effects

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Reduce contributions to climate change	Reducing energy consumption?	No direct link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	Improvement	++	++	++	0	+	?	++	Ensuring contributions for mitigation measures means that risk of flooding to new development will be reduced where development takes place in higher risk areas.
	Risk damage from storms	Improved	+	++	++	0	?	?	++	Where development takes place in higher risk areas, having mitigation measures in place will ensure reduced risk from rain/wind/surges etc
Conserve and enhance biodiversity	Maintain designated sites Does the policy or proposal have a significant impact on European designated sites, when considered on its own or with other plans or proposals?	No direct link	0	0	0	0	0	0	0	In Babergh, some of the most important sites are also at flood risk or near to areas at higher flood risk so there could be some impacts but it would depend on the type of development
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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 townscape	Reduce underused land	No direct link	0	0	0	0	0	0	0	
	Improve landscape/townscape	No direct link	0	0	0	0	0	0	0	



**Core Strategy Issues and Options: NBE2- Option 1** Development which cannot be located in low flood risk areas (based on sequential test) should contribute towards mitigation of flood risk effects

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Summary of appraisal against environmental objectives		Environmental benefits will be seen where development is prevented through either not being able to provide mitigation to reduce risk (so development doesn't go ahead), or by reducing risk where development does proceed.								
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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	0	0	0	0	0	0	0	
	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	

**Core Strategy Issues and Options: NBE2- Option 1** Development which cannot be located in low flood risk areas (based on sequential test) should contribute towards mitigation of flood risk effects

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	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 appraisal against economic objectives    No links to economic development

**Conclusions:** Ensuring that development in locations of higher flood risk provide mitigation will make development acceptable- any development resulting in a higher risk to development on site or elsewhere will not be allowed by higher policies- e.g. PPS25 etc. This option does not produce any negative effects.

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	2	2	0	0	58	0

**Recommendations:** A significant control on development is set out at national level relating to flood risk management and mitigation. However, for development that could go ahead in areas of higher flood risk, this option is more appropriate than not requiring contributions to mitigation- unless the alternative is not to allow development in higher risk areas (through the sequential test)

#### 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: NBE2- Option 2** Development which cannot be located in low flood risk areas (based on sequential test) does not need to contribute towards mitigation of flood risk effects

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		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	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No direct link	0	0	0	0	0	0	0	
	Increase range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE2- Option 2** Development which cannot be located in low flood risk areas (based on sequential test) does not need to contribute towards mitigation of flood risk effects

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Community participation	Satisfaction of neighbourhood	Possible negative effects	0	?	?	-	-	-	-	Satisfaction may be reduced by the fact that development which cannot be located in lower risk areas, if allowed to take place, may result in higher risk
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives		If development in higher risk areas is still allowed to be built, with no mitigation contributions, there is a chance that risk may be increased and therefore that satisfaction with the neighbourhood may reduce.								
Environmental Indicators										
Water and air quality	Quality of water		0	0	0	-	-	?	-	If there is increased flood risk with no requirement for mitigation contributions, there is a greater flood risk and that water could be contaminated.
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE2- Option 2** Development which cannot be located in low flood risk areas (based on sequential test) does not need to contribute towards mitigation of flood risk effects

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Reduce effects of traffic	Effect traffic volumes	No direct link	0	0	0	0	0	0	0	
	Reduce need for local travel	No direct link	0	0	0	0	0	0	0	
	Increase car journeys	No direct link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	No direct link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	Negative	-	--	--	-	--	?	--	Although limited development can take place in higher flood risk areas, if it goes ahead with no requirement to contribute to mitigation there could be a higher risk of that and local development being damaged by floods.
	Risk damage from storms	Negative	-	--	--	0	-	?	--	If there is no requirement for contributions to mitigation, development could also be more at risk to damage through rain, wind and sea surges experienced during storms.
Conserve and enhance biodiversity	Maintain designated sites Does the policy or proposal have a significant impact on European designated sites, when considered on its own or with other plans or proposals?	No direct link	0	0	0	0	0	0	0	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link								

**Core Strategy Issues and Options: NBE2- Option 2** Development which cannot be located in low flood risk areas (based on sequential test) does not need to contribute towards mitigation of flood risk effects

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Reverse decline in farmland birds	No direct link								
Historical and archaeological importance	Protect designated historical sites	No direct link								
	Protect designated archaeological sites	No direct link								
	Protect designated geological sites	No direct link								
Landscapes and townscapes	Reduce underused land	No direct link								
	Improve landscape/ townscape	No direct link								
Summary of appraisal against environmental objectives		If development goes ahead in areas at higher risk from flooding with no compulsory contributions to mitigation, there is an increased risk of flooding and associated damage.								
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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE2- Option 2** Development which cannot be located in low flood risk areas (based on sequential test) does not need to contribute towards mitigation of flood risk effects

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		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	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	0	0	0	0	0	0	0	
	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 appraisal against economic objectives

No links with economic development

**Conclusions:**

No positive effects as a result of this policy

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
0		0	2	2	58	

**Core Strategy Issues and Options: NBE2- Option 2** Development which cannot be located in low flood risk areas (based on sequential test) does not need to contribute towards mitigation of flood risk effects

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

**Recommendations:** If this policy is selected, the alternative to providing mitigation contributions is that development should not be allowed at all. If it is determined that it is not appropriate to require contribution to mitigation for development, then the other best alternative would be that development is not allowed in higher risk areas at all unless it can be proved that it will not adversely affect flood risk at the site or elsewhere- similar to controls in national policy.

#### 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: NBE3** Flood issues: options are all similar and details relate only to length into future that climate change predictions should consider. As a result, no benefit will be gained by carrying out SA on each option

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		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	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No direct link	0	0	0	0	0	0	0	
	Increase range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE3** Flood issues: options are all similar and details relate only to length into future that climate change predictions should consider. As a result, no benefit will be gained by carrying out SA on each option

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Community participation	Satisfaction of neighbourhood	Improvement	++	++	++	0	0	0	++	Considering climate change in development decisions will ensure minimal future risk to development (new and existing) which will in turn increase satisfaction
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			As this is a very specific policy option there are limited social objectives affected but generally satisfaction will improve by minimising the risks now and in the future from flooding.							

### Environmental Indicators

Water and air quality	Quality of water	Improvement	0	0	0	+	+	+	+	Considering changes in the future will reduce the risk to the water supply from floods and potential side effects including contamination.
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE3** Flood issues: options are all similar and details relate only to length into future that climate change predictions should consider. As a result, no benefit will be gained by carrying out SA on each option

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Reduce effects of traffic	Effect traffic volumes	No direct link	0	0	0	0	0	0	0	
	Reduce need for local travel	No direct link	0	0	0	0	0	0	0	
	Increase car journeys	No direct link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	No direct link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	Significant improvement	+	++	++	++	++	?	++	By considering future changes, existing and new development will be protected from increased risk of flooding in the future (through climate change)
	Risk damage from storms	Significant improvement	+	++	++	++	++	?	++	Climate change is likely to increase the frequency and severity of storms and so considering the effects of climate change in the future for developments will help reduce the risk.
Conserve and enhance biodiversity	Maintain designated sites Does the policy or proposal have a significant impact on European designated sites, when considered on its own or with other plans or proposals?	No direct link	0	0	0	0	0	0	0	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE3** Flood issues: options are all similar and details relate only to length into future that climate change predictions should consider. As a result, no benefit will be gained by carrying out SA on each option

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives		Climate change will bring increasing severity of adverse weather conditions and increased flood risk so it is sensible to consider the extent to which this will change in the future.								
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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE3** Flood issues: options are all similar and details relate only to length into future that climate change predictions should consider. As a result, no benefit will be gained by carrying out SA on each option

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		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	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	0	0	0	0	0	0	0	
	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 appraisal against economic objectives

No economic links

**Conclusions:** It is sensible to consider future impacts of climate change as this will affect future development

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
	3	1	0	0	58	0

**Core Strategy Issues and Options: NBE3** Flood issues: options are all similar and details relate only to length into future that climate change predictions should consider. As a result, no benefit will be gained by carrying out SA on each option

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

**Recommendations:**

Should definitely include considerations of climate change- the length of time to consider should be as far as is reasonably possible.

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: NBE4- Option 1** Development should be located away from sources of air pollution and encouraged in locations which minimise the use of the car

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		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	++	Encouraging development in locations which minimises the use of the car will include locations with good access to GPs so could have beneficial effects for this indicator.
	Death rates	Possible improvement	0	+	+	+	?	?	+	Minimising the exposure to air pollution and locating development where there is less need to use the car could result in healthier lifestyles and therefore lower death rates.
	Healthy lifestyles	Improvement	+	++	++	+	?	?	++	The improvements are due to the location of development in areas which will reduce the need of the use of the car and improve healthy lifestyles. Also, reduced exposure to pollutants will improve health (e.g. reduce respiratory complaints) and could result in improved healthy lifestyles
Education	Improve Qualifications	Minimal impact	0	0	0	+	0	0	0	Potential for improved access to opportunities through locating development in accessible locations but only expected to be minimal change to “business as usual”
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	Possible improvement	0	+	+	+	+	?	+	By minimising exposure of development to air pollution, and preventing it from worsening due to location of new development, there may well be fewer complaints due to improved air quality
Poverty and social exclusion	Reduce poverty	No direct link	0	0	0	0	0	0	0	
Access key services	Access key local services	Possible improvements	++	++	++	+	+	0	++	Possible improvement in new development by locating new development in accessible locations to minimise use of car
	Accessibility of shopping facilities	Improvement due to location of new development	++	++	++	+	+	0	++	Possible improvement in new development by locating new development in accessible locations to minimise use of car
	Access child care	No change expected	+	+	+	0	0	0	+	There are potential positive impacts by locating development in sustainable locations but expected to be smaller for childcare access than for shopping

**Core Strategy Issues and Options: NBE4- Option 1** Development should be located away from sources of air pollution and encouraged in locations which minimise the use of the car

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Employment	Unemployment	No significant link	0	0	0	0	0	0	0	Potential for small improvements in accessibility through locating new development in locations to minimise car but this will be expressed in other policies.
	Job opportunities	No link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No direct link	0	0	0	0	0	0	0	
	Increase range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Improvement	+	++	++	+	++	+	++	There is a high chance that residents will have increased satisfaction with their neighbourhoods due to improved air quality and improved health and improved access to services through location of development.
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives		Many of the social objectives are improved by locating development in places which result in lower use of the car. The air pollution reduction will also improve health and social quality by reducing the exposure to air pollution (and therefore reducing the risk of the resulting health/environmental impacts). This is a two fold process- improvements will be seen by both keeping development away from sources of air pollution and by minimising the use of the car there will be less additional pollution added.								
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	



**Core Strategy Issues and Options: NBE4- Option 1** Development should be located away from sources of air pollution and encouraged in locations which minimise the use of the car

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Quality of air		+	++	++	+	0	++	++	By the theory behind the option, there will be a significant improvement- lower exposure for developments by locating away from sources of pollution and reducing use of car and resultant emissions.
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	Improvement expected	++	++	++	0	0	0	++	By locating development in places which reduce the need to use the car, there will be a positive impact on traffic volumes.
	Reduce need for local travel	Significant improvement	+	++	++	?+	++	?	++	By ensuring accessible development locations, there should be a lower need to make local journeys in the car.
	Increase car journeys	Potential improvement	+	+	+	+	++	?	+	By locating development in places which minimise the need of the car, more journeys should take place using sustainable methods.
Reduce contributions to climate change	Reducing energy consumption?	Improvement expected	++	++	++	0	0	0	++	By reducing the need to travel by car and using sustainable methods of travel there is a reduced fuel demand
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE4- Option 1** Development should be located away from sources of air pollution and encouraged in locations which minimise the use of the car

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Risk damage from storms	No direct link	0	0	0	0	0	0	0	
Conserve and enhance biodiversity	Maintain designated sites Does the policy or proposal have a significant impact on European designated sites, when considered on its own or with other plans or proposals?	No direct link	0	0	0	0	0	0	0	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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	Possible indirect negative	0	0	0	-	-	-	-	Sites near pollution sources may be suitable for development in other ways but may not be considered due to their location
	Improve landscape/ townscape	Potential positive	0	0	0	+	+	+	+	Development away from sources of pollution will ensure both natural and built environment cleaner
Summary of appraisal against environmental objectives		Most of the advantages are related to the location of development enabling sustainable methods of transport and reducing need to travel at all, as well as the resultant lower use of fuel and energy and the associated improvements to air quality and environment								

**Core Strategy Issues and Options: NBE4- Option 1** Development should be located away from sources of air pollution and encouraged in locations which minimise the use of the car

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Economic Indicators										
Economic growth	Improve business development	Some positive some negative	?	?	?	?	?	?	?	Will have positive impact on “greener” businesses but potential negative on polluting industries.
	Promote growth in key sectors	No direct link	0	+	+	+	+	0	+	Likely to promote investment in “clean/green” industry- particularly for the most accessible locations.
	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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	Potential for improvement by supporting development in locations which will reduce the need for the private car but likely to be limited.
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Could be positive and negative for some sectors	?	?	?	?	?	?	?	By locating development in places where there is minimised use of personal car accessibility should be improved, however it could be harder to access “pollutant” industries so care will be needed when defining what level of pollution constitutes a source of pollution.
	Reduce journey times between employment areas	Potentially mixed outcomes	?	?	?	?	?	?	?	Could decrease for some but equally could increase for other, more “polluting” employment.
	Increase freight transported	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE4- Option 1** Development should be located away from sources of air pollution and encouraged in locations which minimise the use of the car

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	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 appraisal against economic objectives

Some positive and some negative- generally negative for those sectors which are deemed to be polluting, and positive for those greener, more environmentally friendly industries.

#### Conclusions:

Benefits arise in many places where the benefits stem from the location of development in sustainable, accessible locations to reduce the need of the car and away from sources of pollution. This is beneficial for health and environment in new development, but existing development which is a source of pollution or near a source of pollution could potentially become less accessible and therefore suffer from the related problems this will introduce. Emphasis on the sustainable location will be reflected throughout the document.

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
	9	6	1	0	43	3

#### Recommendations:

The definition and “acceptable” levels of pollution would need to be carefully defined if this policy is used. The steer towards accessible sustainable locations will also be reflected in other policies.

#### 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: NBE4- Option 2** Development should only be allowed in areas where pollution is an issue where mitigation measures are put in place

Sustainability Objective	Sub Objective	Predicted Effects								Notes
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Health	Health facilities	No direct link	0	0	0	0	0	0	0	
	Death rates	No direct impact, although will not get worse	0	0	0	0	0	0	0	By following this option, the situation would not get worse.
	Healthy lifestyles	Improvement	+	+	+	+	?	?	+	Likely to result in overall improvement for areas that do get developed
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	Possible improvement	+	+	+	+	+	+	+	May also help area wider than just that in which the development takes place and so potentially will improve overall situation
Poverty and social exclusion	Reduce poverty	No direct link	0	0	0	0	0	0	0	
Access key services	Access key local services	No direct link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	Potential negative impact	-	-	-	-	?	?	-	If mitigation measures are required, it may mean that housing, particularly smaller developments, does not come forwards
	Increase range and affordability	Potential negative impact	-	-	-	-	?	?	-	As above, increased costs may result in affordable/lower cost housing not coming forwards

**Core Strategy Issues and Options: NBE4- Option 2** Development should only be allowed in areas where pollution is an issue where mitigation measures are put in place

Sustainability Objective	Sub Objective	Predicted Effects								Notes
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Possible improvement (particularly in areas where pollution is an issue)	+	+	+	+	?	?	+	Due to mitigation and prevention of development where it is no in place, people may be more satisfied
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives		Improvements will be seen in areas where there is a problem and development goes ahead. There could be a risk that the increased costs will result in less development coming forwards, and the situation will therefore not improve. There are relatively restricted impacts on social objectives as the option relates solely to air quality and pollution.								
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	
	Quality of air		+	++	++	+	0	0	++	By the theory behind the option, there will be a significant improvement- particularly where there is an issue with air quality
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE4- Option 2** Development should only be allowed in areas where pollution is an issue where mitigation measures are put in place

Sustainability Objective	Sub Objective	Predicted Effects								Notes
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	Likely to improve	0	+	+	+	+	+	+	Requiring air quality to improve (and refusing permission where development would make it worse) would be likely to encourage measures to be introduced that would reduce the need to travel, particularly using the personal car, and improving availability/accessibility of public transport.
	Reduce need for local travel		0	0	0	+	+	+	+	
	Increase car journeys by sustainable methods	Potential improvement	+	+	+	+	0	0	+	
Reduce contributions to climate change	Reducing energy consumption?	Potential improvement	0	0	0	+	+	+	+	Reduce the need to travel by car and therefore reducing energy requirements.
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	+	+	+	+	BY requiring energy that is not polluting- alternatives may be used.
Vulnerability to climatic events	Minimise risk of flooding	No direct link	0	0	0	0	0	0	0	
	Risk damage from storms	No direct link	0	0	0	0	0	0	0	
Conserve and enhance biodiversity	Maintain designated sites Does the policy or proposal have a significant impact on European designated sites, when considered on its own or with other plans or proposals?	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: NBE4- Option 2** Development should only be allowed in areas where pollution is an issue where mitigation measures are put in place

Sustainability Objective	Sub Objective	Predicted Effects								Notes
		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	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives			Overall encouragement of reducing pollutants and preventing development where it would adversely effect the air quality and mitigation measures are not in place would generally provide benefits to the environment							
Economic Indicators										
Economic growth	Improve business development	+ & -	?	?	?	?	?	?	?	There may be an adverse impact on the growth of industries/sectors with related emissions/pollutants. Conversely, there could be opportunities for those that embrace greener technologies.
	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	No direct link	0	0	0	0	0	0	0	



**Core Strategy Issues and Options: NBE4- Option 2** Development should only be allowed in areas where pollution is an issue where mitigation measures are put in place

Sustainability Objective	Sub Objective	Predicted Effects								Notes
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
	Improve accessibility to work	No direct link	0	0	0	0	0	0	0	
	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	Likely to encourage sustainable movement of freight but unclear whether this would be significant.
	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 appraisal against economic objectives		Limited effects- and those present depend on what type of business and whether it is able to be run in a “green” fashion.								
<b>Conclusions:</b>										
There are relatively limited effects as this option is fairly narrow- relating only to air quality and pollution.										
There will be positive effects for new development and the surrounding areas, but potentially negative effects for existing development, particularly those with pollution below the threshold for “requiring attention” what ever that is set at (e.g. using national standards).										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
	3	6	2		0		50		1	

**Core Strategy Issues and Options: NBE4- Option 2** Development should only be allowed in areas where pollution is an issue where mitigation measures are put in place

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

**Recommendations:**

The levels above which to apply the requirement to provide contributions would have to be set (e.g. higher than national). Consideration would have to be given to levels of contributions.

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: NBE4- Option 3 A specific policy should be developed to increase the air quality management to try to improve air quality in the district										
Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		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	+	+	+	+	A policy would be likely to encourage development located in accessible locations, and support improved public transport which would help access to health facilities.
	Death rates	Potential positive	0	+	+	+	+	0	+	A policy would aim to improve air quality for all members of community- potentially reducing respiratory problems as well as encouraging more active lifestyles generally
	Healthy lifestyles	Improvement	++	++	++	+	+	+	++	As one method of improving air quality, emphasis on methods of transport other than the car would be concentrated on- leading to lower exposures to the pollutants related to ti and also increased proportion of journeys possible by walking/cycling and public transport.
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	Should improve	++	++	++	+	?	?	++	A policy reducing air pollution will likely have the knock on effect of reducing odours
Poverty and social exclusion	Reduce poverty	No direct link	0	0	0	0	0	0	0	
Access key services	Access key local services	Potential improvements	?	?	?	+	+	+	+	Although indirect, any policy will encourage minimal use of cars and therefore improved access to services and facilities through walking/public transport.
	Accessibility of shopping facilities	Potential improvements	?	?	?	+	+	+	+	

<b>Core Strategy Issues and Options: NBE4- Option 3</b> A specific policy should be developed to increase the air quality management to try to improve air quality in the district										
Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Access child care	Potential improvements	?	?	?	+	+	+	+	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	Possible worsening of situation	-	-	-	-	-	-	-	There is a risk that housing will be more tightly constrained in terms of associated pollutants, and also require higher costs for mitigation so some may not come forwards
	Increase range and affordability	Potentially get worse	-	-	-	?	?	?	-	With higher costs (as above), particularly affordable or low cost housing may not come forwards.
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Improvement	+	+	+	?	?	?	+	Likely to improve, particularly for areas where there is a problem already as these would be a priority for an air quality management policy.
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives		There would be an improvement in terms of access to services and facilities by encouraging development in locations which reduces the need to use a car. The potential increase in cost to cover mitigation could result in lower development levels coming forwards.								

Core Strategy Issues and Options: NBE4- Option 3 A specific policy should be developed to increase the air quality management to try to improve air quality in the district										
Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	
	Quality of air	Improvement	++	++	++	++	++	?	++	By definition, a policy relating to improving air quality would aim to do it if implemented
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	Improvement	+	++	++	+	+	0	++	A policy would seek to reduce traffic to reduce emissions and improve air quality, particularly in problem areas
	Reduce need for local travel	Significant improvement	++	++	++	+	+	?	++	A policy would seek to reduce the need to use cars by ensuring available services and facilities locally
	Increase car journeys	Significant improvement	++	++	++	+	+	?	++	
Reduce contributions to climate change	Reducing energy consumption?	Improvement indirectly	?	?	?	+	+	+	+	An aim of a policy would include reducing energy consumption (e.g. fuels) therefore reducing associated emissions and pollutants

<b>Core Strategy Issues and Options: NBE4- Option 3</b> A specific policy should be developed to increase the air quality management to try to improve air quality in the district										
Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Increase proportion of energy needs met by renewable sources?	Indirect improvement	?	?	?	+	+	+	+	A policy could seek to use a cleaner alternative to providing energy- e.g. renewables.
Vulnerability to climatic events	Minimise risk of flooding	No direct link	0	0	0	0	0	0	0	
	Risk damage from storms	No direct link	0	0	0	0	0	0	0	
Conserve and enhance biodiversity	Maintain designated sites Does the policy or proposal have a significant impact on European designated sites, when considered on its own or with other plans or proposals?	No direct link	0	0	0	0	0	0	0	Development around sites of importance is tightly controlled already.
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
Historical and archaeological importance	Protect designated historical sites	No direct link	0	0	0	0	0	0	0	

Core Strategy Issues and Options: NBE4- Option 3 A specific policy should be developed to increase the air quality management to try to improve air quality in the district										
Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	Potential for improvement	0	+	+	0	?	?	+	By improving the air quality, the natural and built environments will see improvement.
Summary of appraisal against environmental objectives			Generally a policy aiming to improve the air quality will be beneficial for the environment							
Economic Indicators										
Economic growth	Improve business development	Could be positive or negative	?	?	?	?	?	?	?	Depending on the type of business/industry- traditional industries or businesses may suffer if they are classified as being a “pollutant”, but conversely, those businesses embracing “greener” methods may well thrive
	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	-	A policy such as this could prove detrimental to rural diversification as development could be considered to be contrary to sustainability aims.
To revitalise town centres	Increase range of employment opportunities	No direct link	0	0	0	0	0	0	0	

<b>Core Strategy Issues and Options: NBE4- Option 3</b> A specific policy should be developed to increase the air quality management to try to improve air quality in the district										
Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Potential improvement	0	0	0	+	+	+	+	A policy would likely encourage locating development in places where there is minimised use of personal car- so accessibility should be improved
	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	+	+	+	+	Any policy would aim to promote movement of freight by sustainable methods to reduce pollutants associated with lorries etc
	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	



**Core Strategy Issues and Options: NBE4- Option 3** A specific policy should be developed to increase the air quality management to try to improve air quality in the district

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	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 appraisal against economic objectives	Would need a supporting policy specifically on rural diversification to support rural economic growth. Policies would promote sustainable economic development but not specifically impact on most of these indicators as it would primarily be about air quality.
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**Conclusions:**  
It is difficult at this stage to give a definite appraisal of the effects of a policy as there are no specific details but mostly the effects would be positive.

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
	6	11	3	0	41	1

**Recommendations:**  
Could be linked with renewable energy policy or overall sustainable development/location policies.

**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

# **Sustainability Appraisal**

## **Section 8: Sustainability and Climate Change**



## Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 1, National Minimum

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	O	O	O	O	O	O	O	One part of the CSH does cover health and well being, but it is difficult to assess whether there would be measurable health benefits of this option. They are likely to arise for the higher CSH standards.
	Death rates	No direct link	O	O	O	?	O	O	O	
	Healthy lifestyles	No direct link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No direct link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No direct link	O	O	O	O	O	O	O	
	Reduce fear of crime	No direct link	O	O	O	O	O	O	O	
	Reduce noise and odours	No direct link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
Access key services	Access key local services	No direct link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No direct link	O	O	O	O	O	O	O	
	Access child care	No direct link	O	O	O	O	O	O	O	
Employment	Unemployment	No direct link	O	O	O	O	O	O	O	
	Job opportunities	No direct link	O	O	O	O	O	O	O	
	Improve earnings	No direct link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No direct link	O	O	O	O	O	O	O	
	Provide enough housing	No direct link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 1, National Minimum

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 range and affordability	Potentially neutral over time but negative in the short term	–	○	○	○	○	○	○	Upgrading specifications for buildings may increase costs until market sees it as the 'norm'
	Reduce no of unfit homes	No direct link	○	○	○	○	○	○	○	
Community participation	Satisfaction of neighbourhood	No direct link	○	○	○	○	○	○	○	
	Increase green space	No direct link	○	○	○	○	○	○	○	
	Engagement in decision making	No direct link	○	○	○	○	○	○	○	
	Involvement in volunteer activities	No direct link	○	○	○	○	○	○	○	
	Improve ethnic relations	No direct link	○	○	○	○	○	○	○	
	Improve access to cultural facilities	No direct link	○	○	○	○	○	○	○	
Summary of appraisal against social objectives There is no direct link and this will only apply to new homes so it would be difficult to estimate an effect on health which was directly the result of this option. The scores for neutral effect are 24.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No direct link	○	○	○	○	○	○	○	
	Quality of air	No direct link	○	○	○	○	○	○	○	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	○	○	○	○	○	○	○	
	Loss agricultural land	No direct link	○	○	○	○	○	○	○	
	Soil quality	No direct link	○	○	○	○	○	○	○	
Use of water and mineral resources	Sustainable use of minerals	This should happen	?	+	+	?	?	?	+	If implemented then there should be a more sustainable use of minerals from the outset but this would depend on each scheme.

## Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 1, National Minimum

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	
	Sustainable use of water	This should happen	+	+	+	?	?	?	+	The aim is to reduce use of water, but other schemes may be needed such as grey water recycling
Reduce waste	Reduce household waste	This would be part of the process	+	+	+	?	?	?	+	This is part of the assessment process. Standards would have to be met.
	Increase recycling	This would be part of the process	+	+	+	?	?	?	+	This is part of the assessment process. Standards would have to be met.
Reduce effects of traffic	Effect traffic volumes	No direct link	O	O	O	O	O	O	O	
	Reduce need for local travel	No direct link	O	O	O	O	O	O	O	
	Increase car journeys	No direct link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	Positive	+	+	+	?	?	?	+	This only relates to new homes which are a small part of the total stock. This is a requirement of CSH.
	Increase proportion of energy needs met by renewable sources?	Positive in the long run. There will be and increase in renewable energy production.	?	?	+	?	?	?	+	This only relates to new dwellings from 2016
Vulnerability to climatic events	Minimise risk of flooding	No direct link	O	O	O	O	O	O	O	
	Risk damage from storms	No direct link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No direct link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 1, National Minimum

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	No direct link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No direct link	O	O	O	O	O	O	O	
	Protect designated geological sites	No direct link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No direct link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives The majority of scores (18) are neutral, but there are 6 positive scores										
<b>Economic Indicators</b>										
Economic growth	Improve business development	No direct link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No direct link	O	O	O	O	O	O	O	
	Economic performance	No direct link	O	O	O	O	O	O	O	
	Rural diversification	No direct link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No direct link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No direct link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 1, National Minimum

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	Will it reduce commuting	No direct link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No direct link	O	O	O	O	O	O	O	
	Increase freight transported	No direct link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No direct link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No direct link	O	O	O	O	O	O	O	
	Encourage inward investment	No direct link	O	O	O	O	O	O	O	
	Make land available for business development	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives All the scores are neutral (14)										

Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 1, National Minimum

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	6	0	0	56	0

This option is very targeted and so the impacts are relatively narrow and not wide ranging.

Recommendations: None, other than it is important to tackle similar problems with the existing housing stock for a much greater impact.

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 SUS6: Code For Sustainable Homes : Option 2, Higher Standards introduced a year earlier

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	O	O	O	O	O	O	O	One part of the CSH does cover health and well being, but it is difficult to assess whether there would be measurable health benefits of this option. They are likely to arise for the higher CSH standards.
	Death rates	Potential positive	O	O	+	O	O	O	+	
	Healthy lifestyles	No direct link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No direct link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No direct link	O	O	O	O	O	O	O	
	Reduce fear of crime	No direct link	O	O	O	O	O	O	O	
	Reduce noise and odours	No direct link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
Access key services	Access key local services	No direct link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No direct link	O	O	O	O	O	O	O	
	Access child care	No direct link	O	O	O	O	O	O	O	
Employment	Unemployment	No direct link	O	O	O	O	O	O	O	
	Job opportunities	No direct link	O	O	O	O	O	O	O	
	Improve earnings	No direct link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No direct link	O	O	O	O	O	O	O	
	Provide enough housing	No direct link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 2, Higher Standards introduced a year earlier

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 range and affordability	No direct link	O	O	O	O	O	O	O	
	Reduce no of unfit homes	No direct link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No direct link	O	O	O	O	O	O	O	
	Increase green space	No direct link	O	O	O	O	O	O	O	
	Engagement in decision making	No direct link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No direct link	O	O	O	O	O	O	O	
	Improve ethnic relations	No direct link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There could be 1 positive effect as the result of this option. The scores for neutral effect are 23.										
Environmental Indicators										
Water and air quality	Quality of water	No direct link	O	O	O	O	O	O	O	
	Quality of air	No direct link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	O	O	O	O	O	O	O	
	Loss agricultural land	No direct link	O	O	O	O	O	O	O	
	Soil quality	No direct link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	This should happen	+	+	+	?	?	?	+	If implemented then there should be a more sustainable use of minerals from the outset but this would depend on each scheme. Materials used are part of the scoring system.

# Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 2, Higher Standards introduced a year earlier

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	
	Sustainable use of water	This should happen	?	+	+	?	?	?	+	The aim is to reduce use of water, but other schemes may be needed such as grey water recycling
Reduce waste	Reduce household waste	This would be part of the process	?	+	+	?	?	?	+	This is part of the assessment process. Standards would have to be met.
	Increase recycling	This would be part of the process	+	+	+	?	?	?	+	This is part of the assessment process. Standards would have to be met. Could be achieved sooner.
Reduce effects of traffic	Effect traffic volumes	No direct link	O	O	O	O	O	O	O	
	Reduce need for local travel	No direct link	O	O	O	O	O	O	O	
	Increase car journeys	No direct link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	This is a requirement of CSH	+	++	++	?	?	?	++	This only relates to new homes which are a small part of the total stock. Benefits would be achieved sooner.
	Increase proportion of energy needs met by renewable sources?	In the long run there will be and increase in renewable energy production. Positive.	?	?	+	?	?	?	+	This only relates to new dwellings from 2015
Vulnerability to climatic events	Minimise risk of flooding	No direct link	O	O	O	O	O	O	O	
	Risk damage from storms	No direct link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No direct link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 2, Higher Standards introduced a year earlier

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	No direct link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No direct link	O	O	O	O	O	O	O	
	Protect designated geological sites	No direct link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No direct link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives The majority of scores (18) are neutral, but there are 5 minor positive scores and 1 major positive										
Economic Indicators										
Economic growth	Improve business development	No direct link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No direct link	O	O	O	O	O	O	O	
	Economic performance	No direct link	O	O	O	O	O	O	O	
	Rural diversification	No direct link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No direct link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No direct link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 2, Higher Standards introduced a year earlier**

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	Will it reduce commuting	No direct link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No direct link	O	O	O	O	O	O	O	
	Increase freight transported	No direct link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No direct link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No direct link	O	O	O	O	O	O	O	
	Encourage inward investment	No direct link	O	O	O	O	O	O	O	
	Make land available for business development	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives All the scores are neutral (14)										

**Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 2, Higher Standards introduced a year earlier**

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	

**Conclusions:**

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	1	6	0	0	55	0

This option is very targeted and so the impacts are relatively narrow and not wide ranging. The assessment is the same as for the National Minimum option because this will only have a marginal effect.

Recommendations: None, other than it is important to tackle similar problems with the existing housing stock for a much greater impact.

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: SUS 7: Code For Sustainable Homes : Thresholds :Option 1, to apply to all new build, conversions, redevelopments and extensions in excess of 1 room**

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	O	O	O	O	O	O	O	One part of the CSH does cover health and well being, but it is difficult to assess whether there would be measurable health benefits of this option. They are likely to arise for the higher CSH standards.
	Death rates	No direct link	O	O	O	?	O	O	O	
	Healthy lifestyles	No direct link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No direct link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No direct link	O	O	O	O	O	O	O	
	Reduce fear of crime	No direct link	O	O	O	O	O	O	O	
	Reduce noise and odours	No direct link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
Access key services	Access key local services	No direct link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No direct link	O	O	O	O	O	O	O	
	Access child care	No direct link	O	O	O	O	O	O	O	
Employment	Unemployment	No direct link	O	O	O	O	O	O	O	
	Job opportunities	No direct link	O	O	O	O	O	O	O	
	Improve earnings	No direct link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No direct link	O	O	O	O	O	O	O	
	Provide enough housing	Potentially neutral over time but negative in the short term	–	O	O	O	O	O	O	Upgrading specifications for buildings may increase costs until market sees it as the ‘norm’

**Core Strategy Issues and Options: SUS 7: Code For Sustainable Homes : Thresholds :Option 1, to apply to all new build, conversions, redevelopments and extensions in excess of 1 room**

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 range and affordability	Potentially neutral over time but negative in the short term	–	○	○	○	○	○	○	Upgrading specifications for buildings may increase costs until market sees it as the 'norm'
	Reduce no of unfit homes	No direct link	○	○	○	○	○	○	○	
Community participation	Satisfaction of neighbourhood	No direct link	○	○	○	○	○	○	○	
	Increase green space	No direct link	○	○	○	○	○	○	○	
	Engagement in decision making	No direct link	○	○	○	○	○	○	○	
	Involvement in volunteer activities	No direct link	○	○	○	○	○	○	○	
	Improve ethnic relations	No direct link	○	○	○	○	○	○	○	
	Improve access to cultural facilities	No direct link	○	○	○	○	○	○	○	
Summary of appraisal against social objectives There is no direct link and this will only apply to new homes so it would be difficult to estimate an effect on health which was directly the result of this option. The scores for neutral effect are 24.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No direct link	○	○	○	○	○	○	○	
	Quality of air	No direct link	○	○	○	○	○	○	○	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	○	○	○	○	○	○	○	
	Loss agricultural land	No direct link	○	○	○	○	○	○	○	
	Soil quality	No direct link	○	○	○	○	○	○	○	



**Core Strategy Issues and Options: SUS 7: Code For Sustainable Homes : Thresholds :Option 1, to apply to all new build, conversions, redevelopments and extensions in excess of 1 room**

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	This should happen	++	++	++	?	?	?	++	If implemented then there should be a more sustainable use of minerals from the outset but this would depend on each scheme. This is part of the CSH assessment.
	Sustainable use of water	This should happen	++	++	++	?	?	?	++	The aim is to reduce use of water, but other schemes may be needed such as grey water recycling. This is part of the CSH assessment.
Reduce waste	Reduce household waste	This would be part of the process	++	++	++	?	?	?	++	This is part of the assessment process. Standards would have to be met. This is part of the CSH assessment.
	Increase recycling	This would be part of the process	++	++	++	?	?	?	++	This is part of the assessment process. Standards would have to be met.
Reduce effects of traffic	Effect traffic volumes	No direct link	O	O	O	O	O	O	O	
	Reduce need for local travel	No direct link	O	O	O	O	O	O	O	
	Increase car journeys	No direct link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	Should be very positive in the medium and long term	+	++	++	?	?	?	++	. This is a requirement of CSH
	Increase proportion of energy needs met by renewable sources?	In the long run there will be and increase in renewable energy production.	?	?	+	?	?	?	+	This only relates to new dwellings from 2016
Vulnerability to climatic events	Minimise risk of flooding	No direct link	O	O	O	O	O	O	O	
	Risk damage from storms	No direct link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: SUS 7: Code For Sustainable Homes : Thresholds :Option 1, to apply to all new build, conversions, redevelopments and extensions in excess of 1 room**

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	
	Reverse decline in farmland birds	No direct link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No direct link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No direct link	O	O	O	O	O	O	O	
	Protect designated geological sites	No direct link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No direct link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives The majority of scores (18) are neutral, but there are 5 major positive scores and one positive score.										
<b>Economic Indicators</b>										
Economic growth	Improve business development	No direct link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No direct link	O	O	O	O	O	O	O	
	Economic performance	No direct link	O	O	O	O	O	O	O	
	Rural diversification	No direct link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No direct link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: SUS 7: Code For Sustainable Homes : Thresholds :Option 1, to apply to all new build, conversions, redevelopments and extensions in excess of 1 room**

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?	No direct link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No direct link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No direct link	O	O	O	O	O	O	O	
	Increase freight transported	No direct link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No direct link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No direct link	O	O	O	O	O	O	O	
	Encourage inward investment	No direct link	O	O	O	O	O	O	O	
	Make land available for business development	No direct link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: SUS 7: Code For Sustainable Homes : Thresholds :Option 1, to apply to all new build, conversions, redevelopments and extensions in excess of 1 room**

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 All the scores are neutral (14)									

<b>Conclusions:</b>						
Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	5	1	0	0	56	0

This option is very targeted and so the impacts are relatively narrow and not wide ranging. The major positive scores are given because it also deals with existing housing stock in addition to new dwellings.

Recommendations: None, other than it is important to tackle similar problems with the existing housing stock for a much greater impact.

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 SUS7: Code For Sustainable Homes : Thresholds: Option 2: To apply to developments of 1 dwelling and above**

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	O	O	O	O	O	O	O	One part of the CSH does cover health and well being, but it is difficult to assess whether there would be measurable health benefits of this option. They are likely to arise for the higher CSH standards.
	Death rates	No direct link	O	O	O	?	O	O	O	
	Healthy lifestyles	No direct link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No direct link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No direct link	O	O	O	O	O	O	O	
	Reduce fear of crime	No direct link	O	O	O	O	O	O	O	
	Reduce noise and odours	No direct link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
Access key services	Access key local services	No direct link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No direct link	O	O	O	O	O	O	O	
	Access child care	No direct link	O	O	O	O	O	O	O	
Employment	Unemployment	No direct link	O	O	O	O	O	O	O	
	Job opportunities	No direct link	O	O	O	O	O	O	O	
	Improve earnings	No direct link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No direct link	O	O	O	O	O	O	O	
	Provide enough housing	No direct link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds: Option 2: To apply to developments of 1 dwelling and above**

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 range and affordability	No direct link	O	O	O	O	O	O	O	
	Reduce no of unfit homes	No direct link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No direct link	O	O	O	O	O	O	O	
	Increase green space	No direct link	O	O	O	O	O	O	O	
	Engagement in decision making	No direct link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No direct link	O	O	O	O	O	O	O	
	Improve ethnic relations	No direct link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There is no direct link and this will only apply to new homes so it would be difficult to estimate an effect on health which was directly the result of this option. The scores for neutral effect are 24.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No direct link	O	O	O	O	O	O	O	
	Quality of air	No direct link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	O	O	O	O	O	O	O	
	Loss agricultural land	No direct link	O	O	O	O	O	O	O	
	Soil quality	No direct link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds: Option 2: To apply to developments of 1 dwelling and above**

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	This should happen, potentially positive	+	+	+	?	?	?	+	If implemented then there should be a more sustainable use of minerals from the outset but this would depend on each scheme. This is part of the CSH assessment.
	Sustainable use of water	This should happen	+	+	+	?	?	?	+	The aim is to reduce use of water, but other schemes may be needed such as grey water recycling This is part of the CSH assessment
Reduce waste	Reduce household waste	This would be part of the process	+	+	+	?	?	?	+	This is part of the assessment process. Standards would have to be met. This is part of the CSH assessment. This could be achieved sooner in all new housing.
	Increase recycling	This would be part of the process	+	+	+	?	?	?	+	This is part of the assessment process. Standards would have to be met for all new housing and could be achieved sooner.
Reduce effects of traffic	Effect traffic volumes	No direct link	O	O	O	O	O	O	O	
	Reduce need for local travel	No direct link	O	O	O	O	O	O	O	
	Increase car journeys	No direct link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	This is a requirement of CSH	+	+	+	?	?	?	+	This only relates to new homes which are a small part of the total stock. Benefits all new housing and would be achieved sooner.
	Increase proportion of energy needs met by renewable sources?	In the long run there will be and increase in renewable energy production.	?	?	+	?	?	?	+	This only relates to new dwellings from 2016 But will relate to all new dwellings under this option.
Vulnerability to climatic events	Minimise risk of flooding	No direct link	O	O	O	O	O	O	O	
	Risk damage from storms	No direct link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds: Option 2: To apply to developments of 1 dwelling and above**

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	
	Reverse decline in farmland birds	No direct link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No direct link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No direct link	O	O	O	O	O	O	O	
	Protect designated geological sites	No direct link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No direct link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives The majority of scores (18) are neutral, but there are 6 positive scores										
<b>Economic Indicators</b>										
Economic growth	Improve business development	No direct link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No direct link	O	O	O	O	O	O	O	
	Economic performance	No direct link	O	O	O	O	O	O	O	
	Rural diversification	No direct link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No direct link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No direct link	O	O	O	O	O	O	O	



**Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds: Option 2: To apply to developments of 1 dwelling and above**

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	Will it reduce commuting	No direct link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No direct link	O	O	O	O	O	O	O	
	Increase freight transported	No direct link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No direct link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No direct link	O	O	O	O	O	O	O	
	Encourage inward investment	No direct link	O	O	O	O	O	O	O	
	Make land available for business development	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives All the scores are neutral (14)										

**Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds: Option 2: To apply to developments of 1 dwelling and above**

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	

**Conclusions:**

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	6	0	0	56	0

This option is very targeted and so the impacts are relatively narrow and not wide ranging.

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 SUS7: Code For Sustainable Homes : Thresholds :Option 3 : To apply to developments of 3 dwellings and above**

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	O	O	O	O	O	O	O	One part of the CSH does cover health and well being, but it is difficult to assess whether there would be measurable health benefits of this option. They are likely to arise for the higher CSH standards.
	Death rates	No direct link	O	O	O	?	O	O	O	
	Healthy lifestyles	No direct link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No direct link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No direct link	O	O	O	O	O	O	O	
	Reduce fear of crime	No direct link	O	O	O	O	O	O	O	
	Reduce noise and odours	No direct link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No direct link	O	O	O	O	O	O	O	
Access key services	Access key local services	No direct link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No direct link	O	O	O	O	O	O	O	
	Access child care	No direct link	O	O	O	O	O	O	O	
Employment	Unemployment	No direct link	O	O	O	O	O	O	O	
	Job opportunities	No direct link	O	O	O	O	O	O	O	
	Improve earnings	No direct link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No direct link	O	O	O	O	O	O	O	
	Provide enough housing	Potentially neutral over time but negative in the short term	–	O	O	O	O	O	O	Upgrading specifications for buildings may increase costs until market sees it as the ‘norm’

**Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds :Option 3 : To apply to developments of 3 dwellings and above**

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 range and affordability	Potentially neutral over time but negative in the short term	–	○	○	○	○	○	○	Upgrading specifications for buildings may increase costs until market sees it as the 'norm'
	Reduce no of unfit homes	No direct link	○	○	○	○	○	○	○	
Community participation	Satisfaction of neighbourhood	No direct link	○	○	○	○	○	○	○	
	Increase green space	No direct link	○	○	○	○	○	○	○	
	Engagement in decision making	No direct link	○	○	○	○	○	○	○	
	Involvement in volunteer activities	No direct link	○	○	○	○	○	○	○	
	Improve ethnic relations	No direct link	○	○	○	○	○	○	○	
	Improve access to cultural facilities	No direct link	○	○	○	○	○	○	○	
Summary of appraisal against social objectives There is no direct link and this will only apply to new homes so it would be difficult to estimate an effect on health which was directly the result of this option. The scores for neutral effect are 24.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No direct link	○	○	○	○	○	○	○	
	Quality of air	No direct link	○	○	○	○	○	○	○	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	○	○	○	○	○	○	○	
	Loss agricultural land	No direct link	○	○	○	○	○	○	○	
	Soil quality	No direct link	○	○	○	○	○	○	○	

**Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds :Option 3 : To apply to developments of 3 dwellings and above**

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	This should happen	+	+	+	?	?	?	+	If implemented then there should be a more sustainable use of minerals from the outset but this would depend on each scheme. Part of CSH assessment.
	Sustainable use of water	This should happen	+	+	+	?	?	?	+	The aim is to reduce use of water, but other schemes may be needed such as grey water recycling
Reduce waste	Reduce household waste	This would be part of the process	+	+	+	?	?	?	+	This is part of the assessment process. Standards would have to be met.
	Increase recycling	This would be part of the process	+	+	+	?	?	?	+	This is part of the assessment process. Standards would have to be met.
Reduce effects of traffic	Effect traffic volumes	No direct link	O	O	O	O	O	O	O	
	Reduce need for local travel	No direct link	O	O	O	O	O	O	O	
	Increase car journeys	No direct link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	This is a requirement of CSH	+	+	++	?	?	?	+	This only relates to new homes which are a small part of the total stock.
	Increase proportion of energy needs met by renewable sources?	In the long run there will be and increase in renewable energy production.	?	?	+	?	?	?	+	This only relates to new dwellings from 2016
Vulnerability to climatic events	Minimise risk of flooding	No direct link	O	O	O	O	O	O	O	
	Risk damage from storms	No direct link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds :Option 3 : To apply to developments of 3 dwellings and above**

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	No direct link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No direct link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No direct link	O	O	O	O	O	O	O	
	Protect designated geological sites	No direct link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No direct link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives The majority of scores (18) are neutral, but there are 6 positive scores										
<b>Economic Indicators</b>										
Economic growth	Improve business development	No direct link	O	O	O	O	O	O	O	
	Promote growth in key sectors	No direct link	O	O	O	O	O	O	O	
	Economic performance	No direct link	O	O	O	O	O	O	O	
	Rural diversification	No direct link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No direct link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No direct link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds :Option 3 : To apply to developments of 3 dwellings and above**

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	Will it reduce commuting	No direct link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No direct link	O	O	O	O	O	O	O	
	Increase freight transported	No direct link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No direct link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No direct link	O	O	O	O	O	O	O	
	Encourage inward investment	No direct link	O	O	O	O	O	O	O	
	Make land available for business development	No direct link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives All the scores are neutral (14)										

**Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds :Option 3 : To apply to developments of 3 dwellings and above**

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

**Conclusions:**

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	6	0	0	56	0

This option is very targeted and so the impacts are relatively narrow and not wide ranging.

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: Non-Residential Development : Sustainable Construction : SUS 8: Option 1 : National Minimum Standards (Building Regulations)

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	Neutral	O	O	O	O	O	O	O	
	Death rates	Neutral	O	O	O	O	O	O	O	
	Healthy lifestyles	Neutral	O	O	O	O	O	O	O	
Education	Improve Qualifications	No link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No Link	O	O	O	O	O	O	O	
Access key services	Access key local services	No Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Link	O	O	O	O	O	O	O	
	Access child care	No Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Link	O	O	O	O	O	O	O	
	Job opportunities	No Link	O	O	O	O	O	O	O	
	Improve earnings	No Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No Link	O	O	O	O	O	O	O	
	Provide enough housing	No Link	O	O	O	O	O	O	O	
	Increase range and affordability	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 1 : National Minimum Standards (Building Regulations)

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 23 neutral scores and one uncertain										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water		?	?	?	?	?	?	?	There is some information on minimising water use but the effect is not likely to be great as far as sustainable water use is concerned and the building regulations are changing.
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 1 : National Minimum Standards (Building Regulations)

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	No Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	
	Increase car journeys	No Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	Building regulations do cover this and when a new extension is built it is expected that there will be improvements to the existing building as well.	+	+	+	?	?	?	+	The commercial building regulations are more advanced on this than the domestic regulations, although they are complex in application and constantly changing.
	Increase proportion of energy needs met by renewable sources?	Possibly	+	+	+	?	?	?	+	To pass part of the new regulations it may be necessary to install a renewable energy source.
Vulnerability to climatic events	Minimise risk of flooding	No Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 1 : National Minimum Standards (Building Regulations)

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	No Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives There are 2 positive scores in this section with one uncertain effect and 21 with a neutral effect.										
<b>Economic Indicators</b>										
Economic growth	Improve business development	With more sustainable buildings this should help attract and retain industry.	+	+	+	?	?	?	+	
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	This will help industry be more efficient in using resources.	+	+	+	?	?	?	+	Industry will be spending less on energy and other resources and will have better buildings in which to operate.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 1 : National Minimum Standards (Building Regulations)

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	No Link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Link	O	O	O	O	O	O	O	
	Encourage inward investment	More environmentally friendly buildings will attract companies	+	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will also be cut.
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 3 positive scores and 10 neutral scores.										

<b>Conclusions:</b>						
Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	5	0	0	54	1

**Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 1 : National Minimum Standards (Building Regulations)**

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

**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: Non-Residential Development : Sustainable Construction : SUS 8 : Option 2 : BREEAM Good Standard

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	Neutral	0	0	0	0	0	0	0	
	Death rates	Neutral	0	0	0	0	0	0	0	
	Healthy lifestyles	Neutral	0	0	0	0	0	0	0	
Education	Improve Qualifications	No link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	No Link	0	0	0	0	0	0	0	
	Reduce fear of crime	No Link	0	0	0	0	0	0	0	
	Reduce noise and odours	No Link	0	0	0	0	0	0	0	
Poverty and social exclusion	Reduce poverty	No Link	0	0	0	0	0	0	0	
Access key services	Access key local services	No Link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No Link	0	0	0	0	0	0	0	
	Access child care	No Link	0	0	0	0	0	0	0	
Employment	Unemployment	No Link	0	0	0	0	0	0	0	
	Job opportunities	No Link	0	0	0	0	0	0	0	
	Improve earnings	No Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No Link	0	0	0	0	0	0	0	
	Provide enough housing	No Link	0	0	0	0	0	0	0	
	Increase range and affordability	No Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8 : Option 2 : BREEAM Good Standard

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 23 neutral scores and one uncertain scores										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water	There are standards for water use	+	+	+	?	?	?	+	This forms part of the BREEAM assessment and so should help
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	
	Increase recycling	No Link	O	O	O	O	O	O	O	



## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8 : Option 2 : BREEAM Good Standard

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	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	
	Increase car journeys	No Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	Yes this should have a positive impact	+	+	+	?	?	?	+	This is an important part of the BREEAM assessment process.
	Increase proportion of energy needs met by renewable sources?	This can be part of the assessment	+	+	+	?	?	?	+	This is part of the BREEAM assessment
Vulnerability to climatic events	Minimise risk of flooding	No Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	Not sure of the exact link but this could vary according to each case.	O	O	O	O	O	O	?	This could be part of the BREEAM assessment.
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8 : Option 2 : BREEAM Good Standard

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	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives There are 3 positive, 20 neutral and 1 uncertain scores										
<b>Economic Indicators</b>										
Economic growth	Improve business development	More environmentally friendly buildings will help this	-	+	+	?	?	?	+	Having a selection of good quality buildings will help this it is good for owners and tenants but expensive for developers
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	More environmentally friendly buildings will help this	-	+	+	?	?	?	+	Having a selection of good quality buildings will help this, they will cost less to run and have a reduced impact on the environment. But the initial capital costs will have a negative effect on costs.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8 : Option 2 : BREEAM Good Standard

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	No Link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Link	O	O	O	O	O	O	O	
	Encourage inward investment	More environmentally friendly buildings will attract companies	-	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will also be cut. But for the developers the cost of construction will be higher which could have an initial negative effect.
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 3 positive and 11 neutral scores.										

**Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8 : Option 2 : BREEAM Good Standard**

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	

<b>Conclusions:</b>						
Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	6	0	0	54	2

**Recommendations: None at this stage.**

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: Non-Residential Development : Sustainable Construction : SUS 8: Option 3 : BREEAM Very Good Standard

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	Neutral	O	O	O	O	O	O	O	
	Death rates	Neutral	O	O	O	O	O	O	O	
	Healthy lifestyles	Neutral	O	O	O	O	O	O	O	
Education	Improve Qualifications	No link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No Link	O	O	O	O	O	O	O	
Access key services	Access key local services	No Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Link	O	O	O	O	O	O	O	
	Access child care	No Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Link	O	O	O	O	O	O	O	
	Job opportunities	No Link	O	O	O	O	O	O	O	
	Improve earnings	No Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No Link	O	O	O	O	O	O	O	
	Provide enough housing	No Link	O	O	O	O	O	O	O	
	Increase range and affordability	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 3 : BREEAM Very Good Standard

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 24 neutral scores										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water									
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	
	Increase recycling	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 3 : BREEAM Very Good Standard

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	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	
	Increase car journeys	No Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	This should be the case with this option	+	++	++	?	?	?	++	There should be a higher standard than the previous option, reduction in energy use is central to the BREEAM system.
	Increase proportion of energy needs met by renewable sources?	This should be possible with this option	+	+	+	?	?	?	+	This forms part of the assessment.
Vulnerability to climatic events	Minimise risk of flooding	No Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	This does form part of the assessment and so should help	+	+	+	?	?	?	+	This will be on a case by case basis and does form part of the assessment so should have a positive impact.
	Deliver targets of Suffolk Biodiversity Action Plan	This does form part of the assessment and so should help	?	+	+	?	?	?	+	Ecology is one of the areas of assessment for BREEAM and some sites will benefit from this approach.
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 3 : BREEAM Very Good Standard

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	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives There is one strong positive score, 3 positive scores and 19 neutral scores.										
<b>Economic Indicators</b>										
Economic growth	Improve business development	The properties in this category should have several benefits for business	–	+	+	?	?	?	+	To achieve this score there will have to be several effects, such as saving energy costs, making it easy for people to get to work etc which will benefit the business. But there will be initial costs for the developer.
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	The properties in this category should have several benefits for business	–	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation. But there will be initial costs for the developer.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	This is possible	O	+	+	?	?	?	+	One of the assessment criterion relates to access to the building and scores more highly sustainable modes and therefore indirectly commuting. This should result in reduced car use.



## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 3 : BREEAM Very Good Standard

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	This is possible	O	+	+	?	?	?	+	One of the assessment criterion relates to access to the building and scores more highly sustainable modes and therefore indirectly accessibility to work. To score highly accessibility to buildings has to be good.
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	The properties in this category should have several benefits for business	—	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation, being in a location where people can get there easily by sustainable modes. But there are higher costs for developers
	Encourage inward investment	The properties in this category should have several benefits for business	—	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation. But for developers there is a higher initial cost which may deter the initial investment.
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 6 positive scores in this section, and 8 neutral scores										

Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 3 : BREEAM Very Good Standard

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	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	1	9	0	0	51	0

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: Non-Residential Development : Sustainable Construction : SUS 8: Option 4 : BREEAM Excellent Standard

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	Limited impact	0	0	0	0	0	0	0	
	Death rates	Limited impact	0	0	0	0	0	0	0	
	Healthy lifestyles	Limited impact	0	0	0	0	0	0	0	
Education	Improve Qualifications	No link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	No Link	0	0	0	0	0	0	0	
	Reduce fear of crime	No Link	0	0	0	0	0	0	0	
	Reduce noise and odours	No Link	0	0	0	0	0	0	0	
Poverty and social exclusion	Reduce poverty	No Link	0	0	0	0	0	0	0	
Access key services	Access key local services	No Link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No Link	0	0	0	0	0	0	0	
	Access child care	No Link	0	0	0	0	0	0	0	
Employment	Unemployment	No Link	0	0	0	0	0	0	0	
	Job opportunities	No Link	0	0	0	0	0	0	0	
	Improve earnings	No Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No Link	0	0	0	0	0	0	0	
	Provide enough housing	No Link	0	0	0	0	0	0	0	
	Increase range and affordability	No Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 4 : BREEAM Excellent Standard

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 24 neutral scores.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	This could be part of the assessment	+	+	+	?	?	?	+	To achieve this score will require some sustainable use of minerals
	Sustainable use of water	This would be part of the assessment	++	++	++	?	?	?	++	To achieve this score will require some sustainable use of
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 4 : BREEAM Excellent Standard

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	Use of recycled materials.	+	+	+	O	O	O	+	Recycled building materials could be used to help achieve a high score.
Reduce effects of traffic	Effect traffic volumes	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	This could be part of the assessment	+	+	+	?	?	?	+	This could contribute to the high score
	Increase car journeys	Part of the assessment relates to use of sustainable modes of transport	+	+	+	?	?	?	+	This indirectly would contribute to the high score needed.
Reduce contributions to climate change	Reducing energy consumption?	This would be expected	++	++	++	?	?	?	++	To achieve this high score this would be vital.
	Increase proportion of energy needs met by renewable sources?	This is highly likely to be part of this score	++	++	++	?	?	?	++	This would be expected
Vulnerability to climatic events	Minimise risk of flooding	No Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	Depending on the site this could be possible	+	+	+	?	?	?	+	This is likely to form part of this high score but would depend on the characteristics of the particular site.
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 4 : BREEAM Excellent Standard

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	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives There are 3 major positive results for this option, 5 positive scores and 16 neutral										
<b>Economic Indicators</b>										
Economic growth	Improve business development	The properties in this category should have several benefits for business	-	?	+	?	?	?	+	To achieve this score there will have to be several effects, such as saving energy costs, making it easy for people to get to work etc which will benefit the business. There will be a high initial capital cost which will fall on the developer but will benefit the user.
	Promote growth in key sectors	Promote innovation and design	O	+	+	O	O	O	+	By aiming for this standard there could be local improvements in construction techniques and design practices.
	Economic performance	The properties in this category should have several benefits for business	+	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 4 : BREEAM Excellent Standard

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	Will it reduce commuting	This is likely	+	+	+	?	?	?	+	One of the assessment criterion relates to access to the building and scores more highly sustainable modes and therefore indirectly commuting, this applies more strongly in this option.
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	Possible use of local materials	O	+	+	O	O	O	+	Use of local materials eg wood, clay, straw, tiles, bricks etc
Increase investment	Encourage indigenous business	The properties in this category should have several benefits for business	+	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation, being in a location where people can get there easily by sustainable modes. It will also help create a new building industry locally and may use traditional skills..
	Encourage inward investment	The properties in this category should have several benefits for business	—	?	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation. However there would be higher initial capital costs of the development which will fall on the developer but benefit the tenant and subsequent users

**Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 4 : BREEAM Excellent Standard**

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	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 0 major positive, 7 minor positive scores and 7 neutral scores.										
<b>Conclusions:</b> This option scores very highly but would place high demand on the building industry, for buildings which are beyond the standard of most modern buildings. There would need to be a major change in how the building industry operated to achieve such a high standard, although the building regulations are slowly changing in this direction.										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
Number	3	12	0		0		49		0	
<b>Recommendations: None.</b>										
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 SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 1 : All 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	
Social Indicators										
Health	Health facilities	Neutral	O	O	O	O	O	O	O	
	Death rates	Neutral	O	O	O	O	O	O	O	
	Healthy lifestyles	Neutral	O	O	O	O	O	O	O	
Education	Improve Qualifications	No link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No Link	O	O	O	O	O	O	O	
Access key services	Access key local services	No Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Link	O	O	O	O	O	O	O	
	Access child care	No Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Link	O	O	O	O	O	O	O	
	Job opportunities	No Link	O	O	O	O	O	O	O	
	Improve earnings	No Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No Link	O	O	O	O	O	O	O	
	Provide enough housing	No Link	O	O	O	O	O	O	O	
	Increase range and affordability	No Link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 1 : All 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	
	Reduce no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 24 neutral scores.										
Environmental Indicators										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	This could be part of the assessment	+	+	+	?	?	?	+	To achieve high scores under BREEAM will require some sustainable use of minerals
	Sustainable use of water	This would be part of the assessment	++	++	++	?	?	?	++	To achieve high scores under BREEAM will require some sustainable use of
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	
	Increase recycling	No Link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 1 : All 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	
Reduce effects of traffic	Effect traffic volumes	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	This could be part of the assessment	+	+	+	?	?	?	+	This could contribute to the high score under a BREEAM assessment
	Increase car journeys	Part of the assessment relates to use of sustainable modes of transport	+	+	+	?	?	?	+	This indirectly would contribute to a high score under a BREEAM assessment.
Reduce contributions to climate change	Reducing energy consumption?	This would be expected	++	++	++	?	?	?	++	To achieve a high score this would be vital under a BREEAM assessment.
	Increase proportion of energy needs met by renewable sources?	This is highly likely to happen with most buildings of any scale	+	++	++	?	?	?	++	This would be expected for a high score under a BREEAM assessment
Vulnerability to climatic events	Minimise risk of flooding	No Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	Depending on the site this could be possible	+	+	+	?	?	?	+	This is likely to form part of a high score but would depend on the characteristics of the particular site. Ecology forms part of BREEAM assessment.
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 1 : All 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	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives There are 3 major positive results for this option, 4 positive scores and 16 neutral										
<b>Economic Indicators</b>										
Economic growth	Improve business development	The properties should have several benefits for business	–	+	+	?	?	?	+	To achieve this there will have to be several effects, such as saving energy costs, making it easy for people to get to work etc which will benefit the business. There would be a high initial capital cost for the developer but would benefit the user.
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	Properties benefiting from this approach could have several benefits for business	–	+	+	?	?	?	+	These can assist economic performance, by cutting ongoing costs, creating a good place to work, creating the right image for the organisation. There would be a high initial capital cost for the developer but would benefit the user.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	This is likely	++	++	++	?	?	?	++	One of the assessment criterion relates to access to the building and scores more highly sustainable modes and therefore indirectly commuting, this applies more strongly in this option. This forms part of a BREEAM assessment.

# Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 1 : All 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	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	The properties in this category should have several benefits for business	+	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, creating the right image for the organisation, being in a location where people can get there easily by sustainable modes.
	Encourage inward investment	The properties in this option should have several benefits for business	–	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation. But there will be high initial capital costs.
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 1 major positive, 4 minor positive scores and 9 neutral scores.										

**Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 1 : All 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	

**Conclusions:** This option scores very highly but would place high demand on the building industry, for buildings which are beyond the standards of most modern buildings. There would need to be a major change in how the building industry operated to achieve such a high standard, although the building regulations are slowly changing in this direction.

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	4	8	0	0	49	0

**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 SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 2 : Development over 0.1 ha or 100 sq m

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	Neutral	?	?	?	?	?	?	?	
	Death rates	Neutral	0	0	0	0	0	0	0	
	Healthy lifestyles	Neutral	0	0	0	0	0	0	0	
Education	Improve Qualifications	No link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	No Link	0	0	0	0	0	0	0	
	Reduce fear of crime	No Link	0	0	0	0	0	0	0	
	Reduce noise and odours	No Link	0	0	0	0	0	0	0	
Poverty and social exclusion	Reduce poverty	No Link	0	0	0	0	0	0	0	
Access key services	Access key local services	No Link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No Link	0	0	0	0	0	0	0	
	Access child care	No Link	0	0	0	0	0	0	0	
Employment	Unemployment	No Link	0	0	0	0	0	0	0	
	Job opportunities	No Link	0	0	0	0	0	0	0	
	Improve earnings	No Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No Link	0	0	0	0	0	0	0	
	Provide enough housing	No Link	0	0	0	0	0	0	0	
	Increase range and affordability	No Link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 2 : Development over 0.1 ha or 100 sq m

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 23 neutral scores and one uncertain										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water									
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	
	Increase recycling	No Link	O	O	O	O	O	O	O	



**Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 2 : Development over 0.1 ha or 100 sq m**

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	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	
	Increase car journeys	No Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	This should be the case with this option	+	++	++	?	?	?	++	There should still be a significant reduction in energy consumption.
	Increase proportion of energy needs met by renewable sources?	This should be possible with this option	+	+	+	?	?	?	+	This forms part of the assessments.
Vulnerability to climatic events	Minimise risk of flooding	No Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	This does form part of the assessment and so should help	+	+	+	?	?	?	+	This will be on a case by case basis and does form part of the assessment so should have a positive impact.
	Deliver targets of Suffolk Biodiversity Action Plan	No Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 2 : Development over 0.1 ha or 100 sq m

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	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives There is one strong positive score, 2 positive scores and 19 neutral scores.										
<b>Economic Indicators</b>										
Economic growth	Improve business development	Properties should have several benefits for business	-	+	+	?	?	?	+	There are likely to be several effects, such as saving energy costs, making it easy for people to get to work etc which will benefit the business. There would be a high initial cost to the developer but benefits to the users.
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	There should be several benefits for business	-	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation. There would be an initial high capital cost.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	This is possible	O	+	+	?	?	?	+	One of the assessment criterion relates to access to the building and scores more highly sustainable modes and therefore indirectly commuting. This forms part of a BREEAM assessment.

**Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 2 : Development over 0.1 ha or 100 sq m**

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	This is possible	O	+	+	?	?	?	+	One of the assessment criterion relates to access to the building and scores more highly sustainable modes and therefore indirectly accessibility to work. This forms part of a BREEAM assessment.
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	There should be several benefits for business	—	+	+	?	?	?	+	These can assist economic performance, by cutting ongoing costs , creating a good place to work, setting the right image for the organisation, being in a location where people can get there easily by sustainable modes. There would be higher initial capital costs to the developer.
	Encourage inward investment	There should be several benefits for business	—	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation. There would be higher initial capital costs to the developer.
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 6 positive scores in this section, and 8 neutral scores										

Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 2 : Development over 0.1 ha or 100 sq m

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	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	1	8	0	0	50	1

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 SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 3 : Development over 1 ha or 1000 sq m**

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	Neutral	?	?	?	?	?	?	?	
	Death rates	Neutral	0	0	0	0	0	0	0	
	Healthy lifestyles	Neutral	0	0	0	0	0	0	0	
Education	Improve Qualifications	No link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	No Link	0	0	0	0	0	0	0	
	Reduce fear of crime	No Link	0	0	0	0	0	0	0	
	Reduce noise and odours	No Link	0	0	0	0	0	0	0	
Poverty and social exclusion	Reduce poverty	No Link	0	0	0	0	0	0	0	
Access key services	Access key local services	No Link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No Link	0	0	0	0	0	0	0	
	Access child care	No Link	0	0	0	0	0	0	0	
Employment	Unemployment	No Link	0	0	0	0	0	0	0	
	Job opportunities	No Link	0	0	0	0	0	0	0	
	Improve earnings	No Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No Link	0	0	0	0	0	0	0	
	Provide enough housing	No Link	0	0	0	0	0	0	0	
	Increase range and affordability	No Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 3 : Development over 1 ha or 1000 sq m**

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 23 neutral scores and one uncertain										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water	This is possible but many properties would not be covered	?	?	?	?	?	?	?	This would only apply to a limited number of developments
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	

### Core Strategy Issues and Options: question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 3 : Development over 1 ha or 1000 sq m

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	No Link	O	O	O	O	O	O	O	This is likely to happen on the fewer large developments but not elsewhere, There would be a positive result but not that often
Reduce effects of traffic	Effect traffic volumes	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	
	Increase car journeys	Possible reduction in car use.	?	?	?	?	?	?	?	There could be a limited effect or benefit but only for larger developments
Reduce contributions to climate change	Reducing energy consumption?	This would mainly apply to larger buildings although any new building would still be controlled by building regulations.	+	+	+	?	?	?	+	The commercial building regulations are more advanced on this than the domestic regulations, although they are complex in application and constantly changing.
	Increase proportion of energy needs met by renewable sources?	Possibly	+	+	+	?	?	?	+	To pass part of the new building regulations it may be necessary to install a renewable energy source, otherwise for larger properties a higher standard may apply. Potential benefits of economics of scale for use of renewables.
Vulnerability to climatic events	Minimise risk of flooding	No Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 3 : Development over 1 ha or 1000 sq m**

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	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	No Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives There are 2 positive scores in this section with two uncertain effect and 20 with a neutral effect.										
<b>Economic Indicators</b>										
Economic growth	Improve business development	With more sustainable buildings this could help attract and retain industry.	–	+	+	?	?	?	+	There would be higher initial capital costs but operating costs would be less.
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	This will help industry be more efficient in using resources.	–	+	+	?	?	?	+	Industry will be spending less on energy and other resources and will have better buildings in which to operate. There would be higher capital costs for the developer.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Link	O	O	O	O	O	O	O	



**Core Strategy Issues and Options: question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 3 : Development over 1 ha or 1000 sq m**

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	No Link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Link	O	O	O	O	O	O	O	
	Encourage inward investment	More environmentally friendly buildings will attract companies	–	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will also be cut. But development costs would be higher.
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 3 positive scores and 10 neutral scores.										

**Conclusions:**

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	5	0	0	53	2

**Core Strategy Issues and Options: question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 3 : Development over 1 ha or 1000 sq m**

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

**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 SUS10: Sustainable Construction : Renewable Energy Option 1 : No requirement

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 link	O	O	O	O	O	O	O	.
	Death rates	No link	O	O	O	O	O	O	O	
	Healthy lifestyles	No link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No Link	O	O	O	O	O	O	O	
Access key services	Access key local services	No Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Link	O	O	O	O	O	O	O	
	Access child care	No Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Link	O	O	O	O	O	O	O	
	Job opportunities	No Link	O	O	O	O	O	O	O	
	Improve earnings	No Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No Link	O	O	O	O	O	O	O	
	Provide enough housing	No Link	O	O	O	O	O	O	O	
	Increase range and affordability	No Link	O	O	O	O	O	O	O	
	Reduce no of unfit homes	No Link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 1 : No requirement

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	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 24 neutral scores.										
Environmental Indicators										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water	No link	O	O	O	O	O	O	O	.
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	
	Increase recycling	No Link	O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 1 : No requirement

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 car journeys	No Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No link	O	O	O	O	O	O	O	.
	Increase proportion of energy needs met by renewable sources?	Possibly	?	+	+	?	?	?	+	To pass part of the new building regulations it may be necessary to install a renewable energy source.
Vulnerability to climatic events	Minimise risk of flooding	No Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 1 : No requirement

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 landscape/ townscape	No Link	O	O	O	O	O	O	O	
Summary of appraisal against environmental objectives There are 1 positive score in this section with one uncertain effect and 22 with a neutral effect.										
<b>Economic Indicators</b>										
Economic growth	Improve business development	With more sustainable buildings this should help attract and retain industry.	?	+	+	?	?	?	+	
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	This will help industry be more efficient in using resources.	+	+	+	?	?	?	+	Industry will be spending less on energy and will have better buildings in which to operate.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 1 : No requirement

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	No Link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Link	O	O	O	O	O	O	O	
	Encourage inward investment	More environmentally friendly buildings will attract companies	+	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will be cut.
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 3 positive scores and 10 neutral scores.										

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	4	0	0	56	0

Although this is the no requirement option there will still be a possible building regulation requirement.

Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 1 : No requirement

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

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 SUS10: Sustainable Construction : Renewable Energy Option 2 : National or Regional requirement

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 link	O	O	O	O	O	O	O	.
	Death rates	No link	O	O	O	O	O	O	O	
	Healthy lifestyles	No link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No Link	O	O	O	O	O	O	O	
Access key services	Access key local services	No Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Link	O	O	O	O	O	O	O	
	Access child care	No Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Link	O	O	O	O	O	O	O	
	Job opportunities	No Link	O	O	O	O	O	O	O	
	Improve earnings	No Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No Link	O	O	O	O	O	O	O	
	Provide enough housing	No Link	O	O	O	O	O	O	O	
	Increase range and affordability	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 2 : National or Regional requirement

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 24 neutral scores.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water	No link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	
	Increase recycling	No Link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 2 : National or Regional requirement

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	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	
	Increase car journeys	No Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No link	O	O	O	O	O	O	O	.
	Increase proportion of energy needs met by renewable sources?	Possibly long strongly positive	?	+	++	?	?	?	+	To pass part of the new building regulations it may be necessary to install a renewable energy source as well as to meet the national or regional requirement.
Vulnerability to climatic events	Minimise risk of flooding	No Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 2 : National or Regional requirement

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	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	Potentially negative in certain locations.	–	–	–	O	O	O	–	There are many locations which are sensitive in the district with thousands of Listed Buildings, 2 AONB's
Summary of appraisal against environmental objectives There are 1 positive score in this section with one uncertain effect, on negative effect and 21 with a neutral effect.										
Economic Indicators										
Economic growth	Improve business development	With more sustainable buildings this should help attract and retain industry.	?	+	+	?	?	?	+	
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	This will help industry be more efficient in using resources.	–	+	+	?	?	?	+	Industry will be spending less on energy and will have better buildings in which to operate. There will be higher initial capital costs.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Link	O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 2 : National or Regional requirement

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	No Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No Link	0	0	0	0	0	0	0	
	Increase freight transported	No Link	0	0	0	0	0	0	0	
	Increase consumption of local goods	No Link	0	0	0	0	0	0	0	
Increase investment	Encourage indigenous business	No Link	0	0	0	0	0	0	0	
	Encourage inward investment	More environmentally friendly buildings will attract companies	–	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs may be cut. There would be higher initial capital costs.
	Make land available for business development	No Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives There are 3 positive scores and 10 neutral scores.										

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	4	1	0	55	0

With this option the major benefits will not occur until 2020.

Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 2 : National or Regional requirement

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	

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: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:  
Option 1 : No Requirement**

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 link	0	0	0	0	0	0	0	.
	Death rates	No link	0	0	0	0	0	0	0	
	Healthy lifestyles	No link	0	0	0	0	0	0	0	
Education	Improve Qualifications	No link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	No Link	0	0	0	0	0	0	0	
	Reduce fear of crime	No Link	0	0	0	0	0	0	0	
	Reduce noise and odours	No Link	0	0	0	0	0	0	0	
Poverty and social exclusion	Reduce poverty	No Link	0	0	0	0	0	0	0	
Access key services	Access key local services	No Link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No Link	0	0	0	0	0	0	0	
	Access child care	No Link	0	0	0	0	0	0	0	
Employment	Unemployment	No Link	0	0	0	0	0	0	0	
	Job opportunities	No Link	0	0	0	0	0	0	0	
	Improve earnings	No Link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No Link	0	0	0	0	0	0	0	
	Provide enough housing	No Link	0	0	0	0	0	0	0	
	Increase range and affordability	No Link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:**  
**Option 1 : No Requirement**

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 24 neutral scores.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water	No link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	
	Increase recycling	No Link	O	O	O	O	O	O	O	



**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:  
Option 1 : No Requirement**

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	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	
	Increase car journeys	No Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No link	O	O	O	O	O	O	O	.
	Increase proportion of energy needs met by renewable sources?	Negative impact	–	–	–	?	?	?	–	This effectively will reduce the potential to impact on climate change.
Vulnerability to climatic events	Minimise risk of flooding	Negative impact	–	–	–	?	?	?	–	This effectively will reduce the potential to impact on climate change.
	Risk damage from storms	Negative impact	–	–	–	?	?	?	–	This effectively will reduce the potential to impact on climate change.
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:**  
**Option 1 : No Requirement**

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	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	Potential benefit	O	O	+	O	O	O	?	Not building wind turbines will benefit the landscape and renewable energy proposals can harm the environment on existing buildings. This will help maintain the status quo.
Summary of appraisal against environmental objectives There are 3 negative scores in this section with one uncertain effect and 20 with a neutral effect.										
<b>Economic Indicators</b>										
Economic growth	Improve business development	With more sustainable buildings this should help attract and retain industry.	?	?	+	?	?	?	+	Even with 'no requirement' building regulations will still require renewable energy use to meet certain targets. Over time the requirements are getting more stringent. There will also be less of an initial capital cost.
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	This will help industry be more efficient in using resources.	?	?	+	?	?	?	+	Industry will be spending less on energy and will have better buildings in which to operate. There will also be less of an initial capital cost.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:  
Option 1 : No Requirement**

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	No Link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Link	O	O	O	O	O	O	O	
	Encourage inward investment	More environmentally friendly buildings will attract companies	+	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will be cut.
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 3 positive scores and 10 neutral scores.										
<b>Conclusions:</b>										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
Number	0	3	3		0		54		1	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:**  
**Option 1 : No Requirement**

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: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:  
Option 2 : At Least 25% Decentralised**

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 link	O	O	O	O	O	O	O	.
	Death rates	No link	O	O	O	O	O	O	O	
	Healthy lifestyles	No link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No Link	O	O	O	O	O	O	O	
Access key services	Access key local services	No Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Link	O	O	O	O	O	O	O	
	Access child care	No Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Link	O	O	O	O	O	O	O	
	Job opportunities	No Link	O	O	O	O	O	O	O	
	Improve earnings	No Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No Link	O	O	O	O	O	O	O	
	Provide enough housing	No Link	O	O	O	O	O	O	O	
	Increase range and affordability	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:  
Option 2 : At Least 25% Decentralised**

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 24 neutral scores.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water	No link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	
	Increase recycling	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:  
Option 2 : At Least 25% Decentralised**

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	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	
	Increase car journeys	No Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No link	O	O	O	O	O	O	O	This does not actually reduce consumption or seek to reduce it, but caters for existing levels of consumption by sustainable means.
	Increase proportion of energy needs met by renewable sources?	Potentially positive	?	+	++	?	?	?	+	To pass part of the new building regulations it may be necessary to install a renewable energy source as well as to meet the national or regional requirement. The 25% requirement would help reinforce this.
Vulnerability to climatic events	Minimise risk of flooding	Potential benefit	+	+	+	O	O	O	+	This should help reduce the climate change effects of existing means of generating power.
	Risk damage from storms	Potential benefit	+	+	+	O	O	O	+	This should help reduce the climate change effects of existing means of generating power.
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:  
Option 2 : At Least 25% Decentralised**

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	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	Potentially negative	–	–	–	O	O	O	–	Wind turbines and solar panels can potentially have a negative impact on townscape and the landscape.
Summary of appraisal against environmental objectives There are 3 positive scores in this section with one negative and 20 with a neutral effect.										
<b>Economic Indicators</b>										
Economic growth	Improve business development	With more sustainable buildings this should help attract and retain industry.	–	+	+	?	?	?	+	There will be higher initial capital costs.
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	This will help industry be more efficient in using resources.	–	+	+	?	?	?	+	Industry will be spending less on energy and will have better buildings in which to operate. There will be higher initial capital costs.
	Rural diversification	Potential benefit	+	+	+	?	?	?	+	There may be potential to use bio fuels.
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Link	O	O	O	O	O	O	O	



**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:  
Option 2 : At Least 25% Decentralised**

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	No Link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Link	O	O	O	O	O	O	O	
	Encourage inward investment	More environmentally friendly buildings will attract companies	–	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs may be cut. There will be higher initial capital costs.
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 4 positive scores and 10 neutral scores.										
<b>Conclusions:</b>										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
Number	0	7	1		0		54		0	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:  
Option 2 : At Least 25% Decentralised**

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: Sustainable Construction : Question SUS12: Renewable Energy Thresholds: Option 1 : Applies to All Developments

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 link	O	O	O	O	O	O	O	.
	Death rates	No link	O	O	O	O	O	O	O	
	Healthy lifestyles	No link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No Link	O	O	O	O	O	O	O	
Access key services	Access key local services	No Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Link	O	O	O	O	O	O	O	
	Access child care	No Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Link	O	O	O	O	O	O	O	
	Job opportunities	No Link	O	O	O	O	O	O	O	
	Improve earnings	No Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No Link	O	O	O	O	O	O	O	
	Provide enough housing	No Link	O	O	O	O	O	O	O	
	Increase range and affordability	No Link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Thresholds: Option 1 : Applies to All Developments

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 24 neutral scores.										
Environmental Indicators										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	Renewable energy options should lead to better air quality, but this is not a big issue in Babergh, with no local large power stations.
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water	No link	O	O	O	O	O	O	O	.

**Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Thresholds: Option 1 : Applies to All Developments**

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 waste	Reduce household waste	No Link	O	O	O	O	O	O	O	
	Increase recycling	Potential benefits long term	O	O	+	O	O	O	+	Use of recycled waste could be increased.
Reduce effects of traffic	Effect traffic volumes	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	
	Increase car journeys	No Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No link	O	O	O	O	O	O	O	.
	Increase proportion of energy needs met by renewable sources?	Significant benefits long term.	?	+	++	?	?	?	+	All new development would use renewables so proportion would increase over time.
Vulnerability to climatic events	Minimise risk of flooding	Potential benefit	+	+	+	O	O	O	+	Use of renewables for all development could help combat impacts of climate change
	Risk damage from storms	Potential benefit	+	+	+	O	O	O	+	Use of renewables for all development could help combat impacts of climate change
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	

# Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Thresholds: Option 1 : Applies to All Developments

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	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	Potential negative impact	–	–	–	O	O	O	–	There is potential for turbines and solar panels etc to have an adverse impact on the landscape and townscape.
Summary of appraisal against environmental objectives There are 4 positive scores in this section with one negative effect and 19 with a neutral effect.										
Economic Indicators										
Economic growth	Improve business development	With more sustainable buildings this should help attract and retain industry.	–	+	+	?	?	?	+	There will be higher initial capital costs.
	Promote growth in key sectors	Potential Benefit	+	+	+	?	?	?	+	Could help support energy and technology industries.
	Economic performance	This will help industry be more efficient in using resources.	–	+	+	?	?	?	+	Industry will be spending less on energy and will have better buildings in which to operate. There will be higher initial capital costs.
	Rural diversification	No Link	O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Thresholds: Option 1 : Applies to All Developments**

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	No Link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	Potential for energy technology companies	O	+	+	O	O	O	+	
	Encourage inward investment	More environmentally friendly buildings will attract companies	—	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will be cut. There will be higher initial capital costs
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 5 positive scores and 9 neutral scores.										
<b>Conclusions:</b>										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
Number	0	9	1		0		52		0	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Thresholds: Option 1 : Applies to All Developments**

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	

**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: Sustainable Construction : Question SUS12: Renewable Energy Threshold: Option 2 : Above 1 Dwelling or 100 sq m Non-residential floorspace.**

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 link	O	O	O	O	O	O	O	.
	Death rates	No link	O	O	O	O	O	O	O	
	Healthy lifestyles	No link	O	O	O	O	O	O	O	
Education	Improve Qualifications	No link	O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime	No Link	O	O	O	O	O	O	O	
	Reduce fear of crime	No Link	O	O	O	O	O	O	O	
	Reduce noise and odours	No Link	O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty	No Link	O	O	O	O	O	O	O	
Access key services	Access key local services	No Link	O	O	O	O	O	O	O	
	Accessibility of shopping facilities	No Link	O	O	O	O	O	O	O	
	Access child care	No Link	O	O	O	O	O	O	O	
Employment	Unemployment	No Link	O	O	O	O	O	O	O	
	Job opportunities	No Link	O	O	O	O	O	O	O	
	Improve earnings	No Link	O	O	O	O	O	O	O	
Housing	Reduce homelessness	No Link	O	O	O	O	O	O	O	
	Provide enough housing	No Link	O	O	O	O	O	O	O	
	Increase range and affordability	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Threshold: Option 2 : Above 1 Dwelling or 100 sq m Non-residential floorspace.**

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 no of unfit homes	No Link	O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood	No Link	O	O	O	O	O	O	O	
	Increase green space	No Link	O	O	O	O	O	O	O	
	Engagement in decision making	No Link	O	O	O	O	O	O	O	
	Involvement in volunteer activities	No Link	O	O	O	O	O	O	O	
	Improve ethnic relations	No Link	O	O	O	O	O	O	O	
	Improve access to cultural facilities	No Link	O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 24 neutral scores.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water	No Link	O	O	O	O	O	O	O	
	Quality of air	No Link	O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land	No Link	O	O	O	O	O	O	O	
	Loss agricultural land	No Link	O	O	O	O	O	O	O	
	Soil quality	No Link	O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals	No Link	O	O	O	O	O	O	O	
	Sustainable use of water	No link	O	O	O	O	O	O	O	
Reduce waste	Reduce household waste	No Link	O	O	O	O	O	O	O	
	Increase recycling	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Threshold: Option 2 : Above 1 Dwelling or 100 sq m Non-residential floorspace.**

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	No Link	O	O	O	O	O	O	O	
	Reduce need for local travel	No Link	O	O	O	O	O	O	O	
	Increase car journeys	No Link	O	O	O	O	O	O	O	
Reduce contributions to climate change	Reducing energy consumption?	No link	O	O	O	O	O	O	O	
	Increase proportion of energy needs met by renewable sources?	This will happen	?	+	++	?	?	?	+	
Vulnerability to climatic events	Minimise risk of flooding	No Link	O	O	O	O	O	O	O	
	Risk damage from storms	No Link	O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites	No Link	O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan	No Link	O	O	O	O	O	O	O	
	Reverse decline in farmland birds	No Link	O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites	No Link	O	O	O	O	O	O	O	
	Protect designated archaeological sites	No Link	O	O	O	O	O	O	O	
	Protect designated geological sites	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Threshold: Option 2 : Above 1 Dwelling or 100 sq m Non-residential floorspace.**

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	No Link	O	O	O	O	O	O	O	
	Improve landscape/ townscape	Potential negative impact	–	–	–	O	O	O	–	There is potential for turbines and solar panels etc to have an adverse impact on the landscape and townscape.
Summary of appraisal against environmental objectives There are 1 positive score in this section with one negative effect and 22 with a neutral effect.										
<b>Economic Indicators</b>										
Economic growth	Improve business development	With more sustainable buildings this should help attract and retain industry.	–	+	+	?	?	?	+	There will be higher initial capital costs.
	Promote growth in key sectors	No Link	O	O	O	O	O	O	O	
	Economic performance	This will help industry be more efficient in using resources.	–	+	+	?	?	?	+	Industry will be spending less on energy and will have better buildings in which to operate. There will be higher initial capital costs.
	Rural diversification	Potential benefit	O	O	+	O	O	O	+	There may be potential for energy generation in carefully selected sites
To revitalise town centres	Increase range of employment opportunities	No Link	O	O	O	O	O	O	O	
	Decrease vacant units in town centres?	No Link	O	O	O	O	O	O	O	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No Link	O	O	O	O	O	O	O	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Threshold: Option 2 : Above 1 Dwelling or 100 sq m Non-residential floorspace.**

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	No Link	O	O	O	O	O	O	O	
	Reduce journey times between employment areas	No Link	O	O	O	O	O	O	O	
	Increase freight transported	No Link	O	O	O	O	O	O	O	
	Increase consumption of local goods	No Link	O	O	O	O	O	O	O	
Increase investment	Encourage indigenous business	No Link	O	O	O	O	O	O	O	
	Encourage inward investment	More environmentally friendly buildings will attract companies	–	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will be cut. There will be higher initial capital costs.
	Make land available for business development	No Link	O	O	O	O	O	O	O	
Summary of appraisal against economic objectives There are 4 positive scores and 10 neutral scores.										
<b>Conclusions:</b>										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
Number	0	5	1		0		56		0	

**Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Threshold: Option 2 : Above 1 Dwelling or 100 sq m Non-residential floorspace.**

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

# **Sustainability Appraisal**

## **Section 9: Retail and Town Centres**



Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 1: Business as Usual, With defined retail hierarchy										
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		O	O	O	O	O	O	O	
	Death rates		O	O	O	O	O	O	O	
	Healthy lifestyles		O	O	O	O	O	O	O	
Education	Improve Qualifications		O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime		+	+	+	+	?	?	+	By ensuring there are occupied retail units in the centres there is less likely to be crime.
	Reduce fear of crime		+	+	+	+	?	?	+	By retaining and maintaining vital centres there should be a safer environment for to walk around, which should reduce the fear of crime.
	Reduce noise and odours		O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty		O	O	O	O	O	O	O	
Access key services	Access key local services		+	+	+	?	?	?	+	Services are to be retained in the town and local centres.
	Accessibility of shopping facilities		+	+	+	?	?	?	+	Retail services are to be retained in the town and local centres.
	Access child care		O	O	O	O	O	O	O	
Employment	Unemployment		+	+	+	?	?	?	+	By retaining employment in the centres it will help keep unemployment down.
	Job opportunities		+	+	+	?	?	?	+	This option will keep jobs in the centres.
	Improve earnings		?	?	?	?	?	?	?	Retail does provide jobs but many can be low paid.
Housing	Reduce homelessness		O	O	O	O	O	O	O	
	Provide enough housing		O	O	O	O	O	O	O	



Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 1: Business as Usual, With defined retail hierarchy										
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 range and affordability		O	O	O	O	O	O	O	
	Reduce no of unfit homes		O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood		+	+	+	?	?	?	+	Without shops in the towns or local centres there would be fewer people satisfied with their location.
	Increase green space		O	O	O	O	O	O	O	
	Engagement in decision making		O	O	O	O	O	O	O	
	Involvement in volunteer activities		O	O	O	O	O	O	O	
	Improve ethnic relations		O	O	O	O	O	O	O	
	Improve access to cultural facilities		O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 7 positive results with one uncertain and 16 neutral results.										
Environmental Indicators										
Water and air quality	Quality of water		O	O	O	O	O	O	O	
	Quality of air		O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land		O	O	O	O	O	O	O	
	Loss agricultural land		O	O	O	O	O	O	O	
	Soil quality		O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals		O	O	O	O	O	O	O	
	Sustainable use of water		O	O	O	O	O	O	O	

Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 1: Business as Usual, With defined retail hierarchy										
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 waste	Reduce household waste		O	O	O	O	O	O	O	
	Increase recycling		O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes		+	+	+	?	?	?	+	By retaining and enhancing local services it should reduce the need to use the car.
	Reduce need for local travel		+	+	+	+	?	?	+	People can walk down to their local shop rather than having to travel by car
	Increase car journeys		+	+	+	+	?	?	+	People can walk down to their local shop rather than having to travel by car
Reduce contributions to climate change	Reducing energy consumption?		+	+	+	+	?	?	+	People can walk down to their local shop or travel by bus or cycle rather than having to travel by car to other more distant locations.
	Increase proportion of energy needs met by renewable sources?		O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding		O	O	O	O	O	O	O	
	Risk damage from storms		O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites		O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan		O	O	O	O	O	O	O	
	Reverse decline in farmland birds		O	O	O	O	O	O	O	
Historical and archaeological importance	Protect designated historical sites		O	O	O	O	O	O	O	

Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 1: Business as Usual, With defined retail hierarchy										
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		O	O	O	O	O	O	O	
	Protect designated geological sites		O	O	O	O	O	O	O	
Landscapes and townscapes	Reduce underused land		+	+	+	+	?	?	+	By concentrating development in town and other centres it should help ensure that the units do not remain vacant for very long.
	Improve landscape/ townscape	It could help maintain the quality of building in the centres	+	+	+	O	O	O	+	Potential to enhance or maintain existing buildings in the centres by improving the commercial viability of the shop units.
Summary of appraisal against environmental objectives There are 6 positive results and 17 neutral										
Economic Indicators										
Economic growth	Improve business development		O	O	O	O	O	O	O	
	Promote growth in key sectors		O	O	O	O	O	O	O	
	Economic performance		O	O	O	O	O	O	O	
	Rural diversification		O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities		+	+	+	+	?	?	+	There would be a range of jobs the different centres
	Decrease vacant units in town centres?		+	+	+	+	?	?	+	By concentrating development in town and other centres it should help ensure that the units do not remain vacant for very long.
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting		+	+	+	+	?	?	+	There will be a variety of jobs available locally so this will reduce the need to commute further afield.

Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 1: Business as Usual, With defined retail hierarchy										
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		+	+	+	+	?	?	+	By retaining the jobs in the centres work will be available locally.
	Reduce journey times between employment areas		O	O	O	O	O	O	O	
	Increase freight transported		O	O	O	O	O	O	O	
	Increase consumption of local goods		+	+	+	+	?	?	+	There will be the opportunity for local goods to be sold in the shops in these centres.
Increase investment	Encourage indigenous business		+	+	+	+	?	?	+	There would be a variety of shop units available for people to expand from one unit to another.
	Encourage inward investment		+	+	+	+	?	?	+	Much of the retail and other floorspace in the centres is occupied by large organisations which do not necessarily have there headquarters hear.
	Make land available for business development		+	+	+	+	?	?	+	By safeguarding these centres there will be land to develop businesses in the centres.
Summary of appraisal against economic objectives There are 8 positive scores and 6 neutral scores.										
Conclusions:										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
Number		21					39		1	

**Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 1: Business as Usual, With defined retail hierarchy**

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	

**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: Retail and Town Centres: Question R2: Option 2 : Setting out plans to enhance vitality and viability of town centres and local centres.

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		O	O	O	O	O	O	O	
	Death rates		O	O	O	O	O	O	O	
	Healthy lifestyles		O	O	O	O	O	O	O	
Education	Improve Qualifications		O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime		+	+	+	+	?	?	+	By ensuring there are occupied retail units in the centres there is less likely to be crime.
	Reduce fear of crime		+	+	+	+	?	?	+	By retaining and maintaining vital centres there should be a safer environment for to walk around, which should reduce the fear of crime.
	Reduce noise and odours		O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty		O	O	O	O	O	O	O	
Access key services	Access key local services		+	+	++	?	?	?	+	Services are to be retained in the town and local centres. This option could see longer term benefits.
	Accessibility of shopping facilities		+	+	++	?	?	?	+	Retail services are to be retained in the town and local centres. This option could see longer term benefits.
	Access child care		O	O	O	O	O	O	O	
Employment	Unemployment		+	+	+	?	?	?	+	By retaining employment in the centres it will help keep unemployment down.
	Job opportunities		+	+	+	?	?	?	+	This option will keep jobs in the centres.
	Improve earnings		?	?	?	?	?	?	?	Retail does provide jobs but many can be low paid.
Housing	Reduce homelessness		O	O	O	O	O	O	O	
	Provide enough housing		O	O	O	O	O	O	O	
	Increase range and affordability		O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 2 : Setting out plans to enhance vitality and viability of town centres and local centres.

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 no of unfit homes		O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood		+	+	++	?	?	?	+	Without shops in the towns or local centres there would be fewer people satisfied with their location. This option could see longer term benefits.
	Increase green space		O	O	O	O	O	O	O	
	Engagement in decision making		O	O	O	O	O	O	O	
	Involvement in volunteer activities		O	O	O	O	O	O	O	
	Improve ethnic relations		O	O	O	O	O	O	O	
	Improve access to cultural facilities		O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 7 positive results with one uncertain and 16 neutral results.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water		O	O	O	O	O	O	O	
	Quality of air		O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land		O	O	O	O	O	O	O	
	Loss agricultural land		O	O	O	O	O	O	O	
	Soil quality		O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals		O	O	O	O	O	O	O	
	Sustainable use of water		O	O	O	O	O	O	O	
Reduce waste	Reduce household waste		O	O	O	O	O	O	O	
	Increase recycling		O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 2 : Setting out plans to enhance vitality and viability of town centres and local centres.

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		+	+	+	?	?	?	+	By retaining and enhancing local services it should reduce the need to use the car.
	Reduce need for local travel		+	+	+	+	?	?	+	People can walk down to their local shop rather than having to travel by car
	Increase car journeys		+	+	+	+	?	?	+	People can walk down to their local shop rather than having to travel by car
Reduce contributions to climate change	Reducing energy consumption?		+	+	+	+	?	?	+	People can walk down to their local shop or travel by bus or cycle rather than having to travel by car to other more distant locations.
	Increase proportion of energy needs met by renewable sources?		○	○	○	○	○	○	○	
Vulnerability to climatic events	Minimise risk of flooding		○	○	○	○	○	○	○	
	Risk damage from storms		○	○	○	○	○	○	○	
Conserve and enhance biodiversity	Maintain designated sites		○	○	○	○	○	○	○	
	Deliver targets of Suffolk Biodiversity Action Plan		○	○	○	○	○	○	○	
	Reverse decline in farmland birds		○	○	○	○	○	○	○	
Historical and archaeological importance	Protect designated historical sites		○	○	○	○	○	○	○	
	Protect designated archaeological sites		○	○	○	○	○	○	○	
	Protect designated geological sites		○	○	○	○	○	○	○	



## Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 2 : Setting out plans to enhance vitality and viability of town centres and local centres.

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		+	+	+	+	?	?	+	By concentrating development in town and other centres it should help ensure that the units do not remain vacant for very long.
	Improve landscape/ townscape	It could help maintain the quality of buildings in the centres	+	+	+	O	O	O	+	Potential to enhance or maintain existing buildings in the centres by improving the commercial viability of the shop units.
Summary of appraisal against environmental objectives There are 6 positive results and 17 neutral										
<b>Economic Indicators</b>										
Economic growth	Improve business development		O	O	O	O	O	O	O	
	Promote growth in key sectors		O	O	O	O	O	O	O	
	Economic performance		O	O	O	O	O	O	O	
	Rural diversification		O	O	O	O	O	O	O	
To revitalise town centres	Increase range of employment opportunities		+	+	+	+	?	?	+	There would be a range of jobs the different centres
	Decrease vacant units in town centres?		+	+	+	+	?	?	+	By concentrating development in town and other centres it should help ensure that the units do not remain vacant for very long.
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting		+	+	+	+	?	?	+	There will be a variety of jobs available locally so this will reduce the need to commute further afield.

## Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 2 : Setting out plans to enhance vitality and viability of town centres and local centres.

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		+	+	+	+	?	?	+	By retaining the jobs in the centres work will be available locally.
	Reduce journey times between employment areas		O	O	O	O	O	O	O	
	Increase freight transported		O	O	O	O	O	O	O	
	Increase consumption of local goods		+	+	+	+	?	?	+	There will be the opportunity for local goods to be sold in the shops in these centres.
Increase investment	Encourage indigenous business		+	+	+	+	?	?	+	There would be a variety of shop units available for people to expand from one unit to another.
	Encourage inward investment		+	+	+	+	?	?	+	Much of the retail and other floorspace in the centres is occupied by large organisations which do not necessarily have there headquarters hear.
	Make land available for business development		+	+	+	+	?	?	+	By safeguarding these centres there will be land to develop businesses in the centres.
Summary of appraisal against economic objectives There are 8 positive scores and 6 neutral scores.										

### Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number		21			39	1

This option can be very beneficial but it will depend on the resources available to make sure that it is implemented.

**Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 2 : Setting out plans to enhance vitality and viability of town centres and local centres.**

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	

**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: Retail and Town Centres: Question R2: Option 3 : Retail and management strategy for change and growth in Sudbury and Hadleigh only

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		O	O	O	O	O	O	O	
	Death rates		O	O	O	O	O	O	O	
	Healthy lifestyles		O	O	O	O	O	O	O	
Education	Improve Qualifications		O	O	O	O	O	O	O	
Crime and anti-social activities	Will reduce crime		+	+	+	+	?	?	+	By ensuring there are occupied retail units in the centres there is less likely to be crime. This element could form part of a strategy, design could try and minimise crime.
	Reduce fear of crime		+	+	+	+	?	?	+	By retaining and maintaining vital centres there should be a safer environment for to walk around, which should reduce the fear of crime. The retail strategy could by a variety of measures reduce the fear of crime.
	Reduce noise and odours		O	O	O	O	O	O	O	
Poverty and social exclusion	Reduce poverty		O	O	O	O	O	O	O	
Access key services	Access key local services		+	–	–	?	?	?	–	Services are to be retained in the town centres. By focusing on the town centres there could be an adverse impact on local centres.
	Accessibility of shopping facilities		+	+	?	?	?	?	+	If retail services are to be retained in the town centres, there will be increased accessibility to shopping in these centres. But local centres may be adversely affected. The long term effect may be neutral if there is a strong adverse effect on local centres.
	Access child care		O	O	O	O	O	O	O	
Employment	Unemployment		+	+	+	?	?	?	+	By retaining employment in the centres it will help keep unemployment down.
	Job opportunities		+	+	+	?	?	?	+	This option will keep jobs in the town centres but could lead to the loss of jobs elsewhere.
	Improve earnings		?	?	?	?	?	?	?	Retail does provide jobs but many can be low paid.

## Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 3 : Retail and management strategy for change and growth in Sudbury and Hadleigh only

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		O	O	O	O	O	O	O	
	Provide enough housing		O	O	O	O	O	O	O	
	Increase range and affordability		O	O	O	O	O	O	O	
	Reduce no of unfit homes		O	O	O	O	O	O	O	
Community participation	Satisfaction of neighbourhood		+	-	-	?	?	?	-	Without shops in the towns or local centres there would be fewer people satisfied with their location, if shops and services are lost in local centres then this could have a negative effect.
	Increase green space		O	O	O	O	O	O	O	
	Engagement in decision making		O	O	O	O	O	O	O	
	Involvement in volunteer activities		O	O	O	O	O	O	O	
	Improve ethnic relations		O	O	O	O	O	O	O	
	Improve access to cultural facilities		O	O	O	O	O	O	O	
Summary of appraisal against social objectives There are 5 positive results with one uncertain 2 negative scores and 15 neutral results.										
<b>Environmental Indicators</b>										
Water and air quality	Quality of water		O	O	O	O	O	O	O	
	Quality of air		O	O	O	O	O	O	O	
To conserve soil resources and quality	Minimise loss of Greenfield land		O	O	O	O	O	O	O	
	Loss agricultural land		O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 3 : Retail and management strategy for change and growth in Sudbury and Hadleigh only

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	
	Soil quality		O	O	O	O	O	O	O	
Use of water and mineral resources	Sustainable use of minerals		O	O	O	O	O	O	O	
	Sustainable use of water		O	O	O	O	O	O	O	
Reduce waste	Reduce household waste		O	O	O	O	O	O	O	
	Increase recycling		O	O	O	O	O	O	O	
Reduce effects of traffic	Effect traffic volumes									
	Reduce need for local travel		+	?	?	+	?	?	?	People can walk down to the town centres but they may loose other local centres.
	Increase car journeys		+	-	-	+	?	?	-	People can walk down to the town centres but they may loose other local centres.
Reduce contributions to climate change	Reducing energy consumption?		+	+	+	+	?	?	+	People can walk down to their local shop or travel by bus or cycle rather than having to travel by car to other more distant locations.
	Increase proportion of energy needs met by renewable sources?		O	O	O	O	O	O	O	
Vulnerability to climatic events	Minimise risk of flooding		O	O	O	O	O	O	O	
	Risk damage from storms		O	O	O	O	O	O	O	
Conserve and enhance biodiversity	Maintain designated sites		O	O	O	O	O	O	O	
	Deliver targets of Suffolk Biodiversity Action Plan		O	O	O	O	O	O	O	

## Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 3 : Retail and management strategy for change and growth in Sudbury and Hadleigh only

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		0	0	0	0	0	0	0	
Historical and archaeological importance	Protect designated historical sites		0	0	0	0	0	0	0	
	Protect designated archaeological sites		0	0	0	0	0	0	0	
	Protect designated geological sites		0	0	0	0	0	0	0	
Landscapes and townscapes	Reduce underused land		+	?	-	?	?	?	-	By concentrating development in town centres it should help ensure that the units do not remain vacant for very long, however if the development is only in the town centres there may be the opposite effect in the local centres where more units could become vacant.
	Improve landscape/ townscape	It could help maintain the quality of buildings in the centres	+	+	+	0	0	0	+	Potential to enhance or maintain existing buildings in the centres by improving the commercial viability of the shop units.
Summary of appraisal against environmental objectives There are 2 positive results, 2 negative results 1 uncertain and 18 neutral										
<b>Economic Indicators</b>										
Economic growth	Improve business development		0	0	0	0	0	0	0	
	Promote growth in key sectors		0	0	0	0	0	0	0	
	Economic performance		0	0	0	0	0	0	0	
	Rural diversification		0	0	0	0	0	0	0	
To revitalise town centres	Increase range of employment opportunities		+	+	+	+	?	?	+	There would be a range of jobs the town centres
	Decrease vacant units in town centres?		+	+	+	+	?	?	+	By concentrating development in town centres it should help ensure that the units do not remain vacant for very long.

## Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 3 : Retail and management strategy for change and growth in Sudbury and Hadleigh only

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	Will it reduce commuting		+	+	+	+	?	?	+	There will be a variety of jobs available locally so this will reduce the need to commute further afield.
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work		+	+	+	+	?	?	+	By retaining the jobs in the town centres work will be available locally.
	Reduce journey times between employment areas		O	O	O	O	O	O	O	
	Increase freight transported		O	O	O	O	O	O	O	
	Increase consumption of local goods		+	+	+	+	?	?	+	There will be the opportunity for local goods to be sold in the shops in these centres.
Increase investment	Encourage indigenous business		+	+	+	+	?	?	+	There would be a variety of shop units available for people to expand from one unit to another.
	Encourage inward investment		+	+	+	+	?	?	+	Much of the retail and other floorspace in the centres is occupied by large organisations which do not necessarily have there headquarters hear.
	Make land available for business development		+	+	+	+	?	?	+	By safeguarding these centres there will be land to develop businesses in the centres.
Summary of appraisal against economic objectives There are 8 positive scores and 6 neutral scores.										



**Core Strategy Issues and Options: Retail and Town Centres: Question R2: Option 3 : Retail and management strategy for change and growth in Sudbury and Hadleigh only**

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	

**Conclusions:**

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number		15	4		39	1

There are potential benefits for the town centres but there are also potential problems for the smaller centres.

**Recommendations:** The smaller none town centres cannot be ignored otherwise there could be substantial harmful effects of this proposal.

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	

# **Sustainability Appraisal**

## **Section 10: Social and Community Infrastructure**



## Core Strategy Issues and Options: SCI 2- Option 1/2- Green infrastructure should be addressed through the Core Strategy or a DPD

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		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	By providing green infrastructure, it is likely to promote a healthier lifestyle and increased opportunities to take part in activities.
	Death rates	No direct link	0	0	0	0	0	0	0	
	Healthy lifestyles	No direct link	0	0	0	+	+	?	+	
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	No direct link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No direct link	0	0	0	0	0	0	0	
	Increase range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Positive	+	+	+	0	0	0	+	A policy requiring increase/improved standards of open space etc may contribute to improved satisfaction levels.
	Increase green space	Improvement	++	++	++	0	0	0	++	Addressing green infrastructure in either CS or a DPD will lead to an improvement

## Core Strategy Issues and Options: SCI 2- Option 1/2- Green infrastructure should be addressed through the Core Strategy or a DPD

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives		Very specific policy which will impact on the specific topic but could also improve overall healthy living by offering opportunities to take part in outdoor activities.								
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No direct link	0	0	0	0	0	0	0	
	Reduce need for local travel	No direct link	0	0	0	0	0	0	0	
	Increase car journeys	No direct link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: SCI 2- Option 1/2- Green infrastructure should be addressed through the Core Strategy or a DPD

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	No direct link	0	0	0	0	0	0	0	
	Risk damage from storms	No direct link	0	0	0	0	0	0	0	
Conserve and enhance biodiversity	Maintain designated sites Does the policy or proposal have a significant impact on European designated sites, when considered on its own or with other plans or proposals?	No direct link	0	0	0	0	0	0	0	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	Improvement	+	+	+	0	0	0	+	By increasing management/quality of green infrastructure and maintaining.
Summary of appraisal against environmental objectives			Limited effects on environmental issues							
Economic Indicators										
Economic growth	Improve business development	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: SCI 2- Option 1/2- Green infrastructure should be addressed through the Core Strategy or a DPD

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment noting:	
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating		
	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	No direct link	0	0	0	0	0	0	0		
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0		
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No direct link	0	0	0	0	0	0	0		
	Improve accessibility to work	No direct link	0	0	0	0	0	0	0		
	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 appraisal against economic objectives			No direct links to economic growth								
Conclusions:											
A very limited range of impacts but inclusion of a policy would be a positive action											
Score	++ Major positive		+ Minor positive		- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect
	2		2		0		0		58		

**Core Strategy Issues and Options: SCI 2- Option 1/2-** Green infrastructure should be addressed through the Core Strategy or a DPD

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment noting:
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	
Recommendations: Include a policy in either CS or a DPD									
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: SCI3 Opt 1: All community facilities are of equal importance

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	Improvement	+	+	+	0	0	0	+	If all facilities are equal then access to health facilities will continue at the same levels or improve
	Death rates	No impact	0	0	0	0	0	0	0	
	Healthy lifestyles	Improvement	+	+	+	0	0	0	+	It is likely that if all facilities are of the same importance then an increase in health facilities, sporting facilities and open space will be seen. Also provision of local facilities may encourage people to walk/cycle above car journeys.
Education	Improve Qualifications	Maintain or slight improvement	0	0	0	+	+	+	+	As health- the level of access to education will be maintained or increase, and indirectly the qualifications may improve.
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	No change from current level as a direct result
	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	Improvement	+	+	+	?	?	?	+	With equal emphasis on all facilities and services, good access will be improved
	Accessibility of shopping facilities	Improvement	+	+	+	?	?	?	+	
	Access child care	Improvement	+	+	+	?	?	?	+	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No direct link	0	0	0	0	0	0	0	
	Increase range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Significant improvement	++	++	++	+	+	+	++	Likely to see general satisfaction improve with access to all facilities.
	Increase green space	Positive impacts	+	+	+	0	0	0	+	Access will be maintained or increased for development



## Core Strategy Issues and Options: SCI3 Opt 1: All community facilities are of equal importance

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	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	Positive impacts	+	+	+	0	0	0	+	Access will be maintained or increased for development
Summary of appraisal against social objectives			Access likely to improve to all services and facilities but not significantly in any particular field.							
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	Potential improvement	+	+	+	0	0	0	+	Likely to reduce need to drive locally by promoting access to all types of services and facilities
	Reduce need for local travel	Improvement likely	+	+	+	0	0	0	+	
	Increase journeys by methods other than personal car	Potential improvement	+	+	+	0	0	0	+	
Reduce contributions to climate change	Reducing energy consumption?	No direct link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: SCI3 Opt 1: All community facilities are of equal importance

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	
Vulnerability to climatic events	Minimise risk of flooding	No direct link	0	0	0	0	0	0	0	
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives			By providing access to all services and facilities, there should be improvements for the environment by reducing the need to use the car for journeys.							
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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: SCI3 Opt 1: All community facilities are of equal importance

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	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
	Improve accessibility to work	No direct link	0	0	0	0	0	0	0	
	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			No direct link to economic indicators. It may be there will be an indirect improvement for local businesses by encouraging the provision of local services.							
<b>Conclusions:</b> Overall- likely to see improvements in most areas, but no significant improvements										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
	1	11	0		0		50			
<b>Recommendations:</b> Could be more important to base things on needs rather than just maintain equal importance for all facilities- there is likely to be a greater need in some areas for specific facilities but this would need to be evidenced.										

Core Strategy Issues and Options: SCI3 Opt 1: All community facilities are of equal importance										
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
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: SCI3 Opt 2: Some community facilities are of greater importance than others

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	Significant improvement	++	++	++	0	0	0	++	Health facilities would be higher on the agenda than others so there will be investment into doctors
	Death rates	No direct link	0	0	0	0	0	0	0	
	Healthy lifestyles	No direct link	0	0	0	0	0	0	0	
Education	Improve Qualifications	Significant improvement	++	++	++	+	0	0	++	As with health, education is likely to be high on the agenda if there is to be a hierarchy and therefore this option would support improved education and indirectly, qualifications
Crime and anti-social activities	Will reduce crime	Potential links	0	0	0	-	-	-	-	Potentially if facilities such as youth clubs etc are not built then potential for crime rates to increase.
	Reduce fear of crime	Potential links	0	0	0	-	-	-	-	Potentially if facilities such as youth clubs etc are not built then the fear, if not the actual rates, of crime could increase.
	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	Both + and -	?	?	?	? both	? both	? both	?	Not all services and facilities will be improved
	Accessibility of shopping facilities	Likely to be negative	-	-	-	0	0	0	-	Access to shopping is likely to be further down on the hierarchy than other facilities
	Access child care	Likely to be negative	-	-	-	0	0	0	-	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No direct link	0	0	0	0	0	0	0	
	Increase range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Could be positive or negative	?	?	?	?	?	?	?	Depending on what sort of facilities/services are being discussed- some will improve, some will get worse.
	Increase green space	Negative	-	-	-	?	?	?	-	Likely that it will be reduced as green infrastructure likely to be further down the hierarchy than some services/facilities
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: SCI3 Opt 2: Some community facilities are of greater importance than others

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	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	Negative	-	-	-	?	?	?	-	Likely that it will be reduced as green infrastructure likely to be further down the hierarchy than some services/facilities
Summary of appraisal against social objectives			Generally mixed- could be negative or positive depending on what order is decided upon and what facilities have priority over others. Generally health and education likely to go up whilst others will go down.							
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	Unknown	?	?	?	-	-	-	-	Although some services will be improved, it may be that some are worsened which could result in higher traffic and greater need for local car journeys.
	Reduce need for local travel	Unknown	?	?	?	-	-	-	-	
	Increase journeys by methods other than personal car	Unknown	?	?	?	-	-	-	-	
Reduce contributions to climate change	Reducing energy consumption?	No direct link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: SCI3 Opt 2: Some community facilities are of greater importance than others

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	
Vulnerability to climatic events	Minimise risk of flooding	No direct link	0	0	0	0	0	0	0	
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives			By making some services and facilities more 'important' than others, access to those considered less important is likely to get worse which will have effects on the environment through the increased need to travel.							
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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: SCI3 Opt 2: Some community facilities are of greater importance than others

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	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	0	0	0	0	0	0	0	
	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										No direct links

### Conclusions:

By placing greater value on some services above others, some would improve and others would suffer.

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
	2	0	9	0	49	2

### Recommendations:

Care would be needed in deciding the hierarchy of services.



Core Strategy Issues and Options: SCI3 Opt 2: Some community facilities are of greater importance than others										
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
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: SCI4 Opt 1:** There is need for a threshold for the type and size of development that will contribute to the improvement of social and community infrastructure

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	Could have both positive and negative impacts	+ -	+ -	+ -	-	-	-	?	Depending on the thresholds imposed, smaller development will not be required to contribute and as a result in locations where most development is infill/smaller scale these may not provide contributions and so access to health may suffer. Larger developments may well be the source of contributions which will be positive for areas where there is large development proposed.
	Death rates	No direct link	0	0	0	0	0	0	0	
	Healthy lifestyles	No significant impacts expected for this objective	0	0	0	0	0	0	0	
Education	Improve Qualifications	Could have both positive and negative impacts	0	?	?	+/-	+/-	+/-	?	Schools will be similar to health facilities (above)
Crime and anti-social activities	Will reduce crime	No direct link	0	0	0	0	0	0	0	Larger developments will attract infrastructure which will ensure that facilities/ investment is provided. Smaller developments will be unlikely to attract the infrastructure but also unlikely to increase the need for it.
	Reduce fear of crime	Likely to have positive impact	0	0	0	0	0	0	0	As above for crime.
	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	Could be both	+ /-	+/-	+/-	?	-	-	?	Similar to health/education- larger development would provide improved access, whereas rural developments could make problem more acute if not required to contribute.
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	Mixed	+/-	+/-	+/-	?	-	?	?	Depending on the level at which the threshold is set- smaller developments above threshold may not come forwards due to increased costs, alternatively smaller developments under the threshold may come forward more readily.

**Core Strategy Issues and Options: SCI4 Opt 1:** There is need for a threshold for the type and size of development that will contribute to the improvement of social and community infrastructure

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 range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Mixed	?	?	?	?	?	?	?	As above justification- will depend on what development comes forward and what level the threshold is set at.
	Increase green space	Improvement	+	+	+	0	0	0	+	Green space is often an issue only in the larger developments in the larger settlements and so a policy such as this should improve access to green space.
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			Smaller developments not being required to make contributions does mean that they are likely to come forward, but there is a risk that if cumulative effects have adverse impacts that these are not dealt with satisfactorily. Depending on the thresholds imposed, smaller development will not be required to contribute and as a result in smaller locations where most development is infill/smaller these may not provide contributions. Larger developments may well be the source of contributions but rural areas may suffer as a result if the threshold is too high. If the threshold is too low, some development may not come forward due to increased costs.							
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: SCI4 Opt 1:** There is need for a threshold for the type and size of development that will contribute to the improvement of social and community infrastructure

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	No direct link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No direct link	0	0	0	0	0	0	0	
	Reduce need for local travel	No direct link	0	0	0	0	0	0	0	
	Increase journeys by methods other than personal car	No direct link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	No direct link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	No direct link	0	0	0	0	0	0	0	
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives										

**Core Strategy Issues and Options: SCI4 Opt 1:** There is need for a threshold for the type and size of development that will contribute to the improvement of social and community infrastructure

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	
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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	0	0	0	0	0	0	0	
	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	

**Core Strategy Issues and Options: SCI4 Opt 1:** There is need for a threshold for the type and size of development that will contribute to the improvement of social and community infrastructure

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	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives										
<b>Conclusions:</b> More detail is needed prior to deciding the final policy- as show by the larger proportion of unknown impacts on the objectives.										
Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	?	Uncertain effect			
0		1	1		0	55	5			
<b>Recommendations:</b> This could be a good policy but would need to be very carefully monitored as there could also be a risk that larger sites may be split into smaller ones to try to avoid contributions so this must be monitored (similar to thresholds with affordable housing currently) If the threshold is too low there is a risk that smaller developments will not come forwards If the threshold is too high we might miss out on contributions where they are needed Rural areas and smaller villages, where mostly infill and small development takes place, could potentially worsen their situation if small development goes forward (under the threshold) btu still adds to the demand on services and facilities without being required to contribute. The controls of the policy would need to be carefully considered and set out in details- e.g. 1 threshold for all district or different for village/town/countryside?										
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: SCI4 Opt 2:** There is no need for a threshold for the type and size of development that will contribute to the improvement of social and community infrastructure- should be dealt with on a case by case level through s106

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	Improvement	+	+	+	0	0	0	+	Even smaller developments may still contribute depending on the situation and other details and it is likely that levels of access will be maintained or improved
	Death rates	No direct link	0	0	0	0	0	0	0	
	Healthy lifestyles	No direct link	0	0	0	0	0	0	0	
Education	Improve Qualifications	Improvement indirectly	?	?	?	+	+	+	+	Contributions where needed will be required for schools, thus providing increased opportunities and hopefully increased qualifications
Crime and anti-social activities	Will reduce crime	No direct link	+	+	+	0	0	0	+	If the development is likely to contribute to crime risk then additional infrastructure will be required in turn to combat the potential problems
	Reduce fear of crime	No direct link	+	+	+	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	Improvement	++	++	++	?	?	?	++	By dealing with each development proposal individually, the contributions can be required where necessary.
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	Improvement	++	++	++	?	?	?	++	Similar to key local services- provided where necessary.
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No change to current expected	+	+	+	0	0	0	+	Continue to provide housing- no negative impacts predicted
	Increase range and affordability	No change expected	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	No change expected	0	0	0	0	0	0	0	
	Increase green space	Improvement	+	+	+	0	0	0	+	Improvement where needed expected
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: SCI4 Opt 2:** There is no need for a threshold for the type and size of development that will contribute to the improvement of social and community infrastructure- should be dealt with on a case by case level through s106

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	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives		Improvements would be expected through the value of assessing each development for what would be needed in the area.								
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No direct link	0	0	0	0	0	0	0	
	Reduce need for local travel	No direct link	0	0	0	0	0	0	0	
	Increase journeys by methods other than personal car	No direct link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	No direct link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	0	0	0	0	



**Core Strategy Issues and Options: SCI4 Opt 2:** There is no need for a threshold for the type and size of development that will contribute to the improvement of social and community infrastructure- should be dealt with on a case by case level through s106

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	
Vulnerability to climatic events	Minimise risk of flooding	No direct link	0	0	0	0	0	0	0	
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives			No direct links							
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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	

**Core Strategy Issues and Options: SCI4 Opt 2:** There is no need for a threshold for the type and size of development that will contribute to the improvement of social and community infrastructure- should be dealt with on a case by case level through s106

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	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	0	0	0	0	0	0	0	
	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			No direct links							
Conclusions:										
Score	++ Major positive 2	+ Minor positive 6	- Minor negative 0	- - Major negative 0	0 Neutral effect 54	? Uncertain effect 0				
Recommendations:										
Maintaining the current system, or similar based on need, would mean that contributions were determined based on local need, and could be applied to smaller development where necessary if the evidence shows that the development would contribute to demand for services/facilities.										

Core Strategy Issues and Options: SCI4 Opt 2: There is no need for a threshold for the type and size of development that will contribute to the improvement of social and community infrastructure- should be dealt with on a case by case level through s106										
Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment	
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy		
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: SCI 5: Make specific provision for social/community infrastructure- through either CS/DC policies

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	Significant benefits	++	++	++	?	?	?	++	Would ensure provision
	Death rates	No direct link	0	0	0	0	0	0	0	
	Healthy lifestyles	No direct link	0	0	0	0	0	0	0	
Education	Improve Qualifications	Improvement	+	+	+	++	+	0	+	Would ensure opportunities available
Crime and anti-social activities	Will reduce crime	No direct link	0	0	0	+	+	?	+	Provision of facilities/activities and opportunities to engage in positive activities could reduce crime.
	Reduce fear of crime	No direct link	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	Improvement	++	++	++	?	?	?	++	It would be assumed that access to key local services would be improved if provision was made for investment
	Accessibility of shopping facilities	Improvement	+	+	+	?	?	?	+	By investing in infrastructure it would be expected that access to shopping facilities would be improved
	Access child care	Improvement	+	+	+	?	?	?	+	By investing in infrastructure it would be expected that access to childcare facilities would be improved
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No direct link	0	0	0	0	0	0	0	
	Increase range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Improvement	++	++	++	?	?	?	++	BY improving the available soft infrastructure, people will be likely to be happier with locality
	Increase green space	Increase availability	++	++	++	?	?	?	++	TO allow for access to green space
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: SCI 5: Make specific provision for social/community infrastructure- through either CS/DC policies

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 ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	Improve	+	+	+	0	0	0	+	As part of social infrastructure, cultural facilities should be made accessible.
Summary of appraisal against social objectives			Generally benefit to allow for provision through policy framework							
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	No direct link	0	0	0	0	0	0	0	
Reduce effects of traffic	Effect traffic volumes	No direct link	0	0	0	+	+	+	+	Potentially improve traffic in some areas where improved access to social/community infrastructure means people don't have to travel to access them.
	Reduce need for local travel	No direct link	0	0	0	0	0	0	0	
	Increase journeys by methods other than personal car	No direct link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	No direct link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewable sources?	No direct link	0	0	0	0	0	0	0	
Vulnerability to climatic events	Minimise risk of flooding	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: SCI 5: Make specific provision for social/community infrastructure- through either CS/DC policies

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	
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives			Limited impacts							
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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: SCI 5: Make specific provision for social/community infrastructure- through either CS/DC policies

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	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No direct link	0	0	0	0	0	0	0	
	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			No links							
<b>Conclusions:</b> It would be beneficial to allow for provision for social/community infrastructure but unclear whether it would be better to do so through Core Strategy or Development Control policies. Score                      ++ Major positive                      + Minor positive                      - Minor negative                      - - Major negative                      0 Neutral effect                      ? Uncertain effect 4                                      7                                      0                                      0                                      51										
<b>Recommendations:</b> Should allow for provision of SCI through policy framework.										

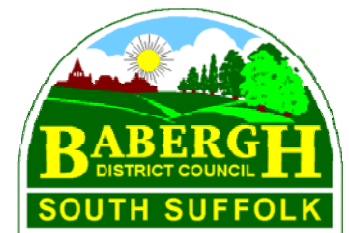
**Core Strategy Issues and Options: SCI 5: Make specific provision for social/community infrastructure- through either CS/DC policies**

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	
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										



# **Sustainability Appraisal**

## **Section 11: Physical Infrastructure**



## Core Strategy Issues and Options: INF2 Opt1: Physical infrastructure secured case by case basis through s106 agreements

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	No direct link	0	0	0	0	0	0	0	
Education	Improve Qualifications	No direct link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	Potential for improvement	++	++	++	?	?	?	++	Where large developments take place there would be a requirement for investment in neighbourhood policing
	Reduce fear of crime	Potential for improvement (large developments)	++	++	++	?	?	?	++	As above- a physical police presence can reduce fear of crime.
	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	No direct link	0	0	0	0	0	0	0	Good road/rail links will help this but no significant direct/indirect impacts are expected.
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No change expected	0	0	0	0	0	0	0	Current system delivers housing so this would not be expected to change.
	Increase range and affordability	No change expected	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: INF2 Opt1: Physical infrastructure secured case by case basis through s106 agreements

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 no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	No direct link	0	0	0	0	0	0	0	
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			No significant changes to be applied so physical infrastructure will continue to be delivered as currently.							
Environmental Indicators										
Water and air quality	Quality of water	Should be maintained or improved	+	+	+	?	?	?	+	By considering development on a case by case basis, water quality requirements should be met in time with development.
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: INF2 Opt1: Physical infrastructure secured case by case basis through s106 agreements

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	Potentially improve	+	+	+	0	0	0	+	There may be investment for recycling- particularly for larger sites/developments
Reduce effects of traffic	Effect traffic volumes	Potentially improve	++	++	++	+	?	?	++	In theory, ensuring that the correct infrastructure is in place for each development (as considered on case by case basis) will reduce the traffic at the location and elsewhere in the locality
	Reduce need for local travel	No direct link	0	0	0	0	0	0	0	
	Increase journeys by methods other than personal car	Potentially improve	0	0	0	+	+	+	+	Provision of public transport access or minimised parking (e.g.) can encourage other transport methods where suitable- which would be identified on a case by case assessment of each site.
Reduce contributions to climate change	Reducing energy consumption?	Improve	++	++	++	?	?	?	++	By ensuring that infrastructure is appropriate to the development, less energy will be wasted and it can be designed and phased to minimise energy through development and later use. Also, to comply with low emissions targets, improved infrastructure may be required
	Increase proportion of energy needs met by renewable sources?	Potentially improve	+	+	+	0	0	0	+	In compliance with increasingly strict national targets, case by case studies can assess whether it would be suitable to provide energy through renewable sources where appropriate for each site.
Vulnerability to climatic events	Minimise risk of flooding	Improve	++	++	++	0	0	0	++	By investing in water infrastructure where it will be needed (identified through case study of site) flood risk can be addressed
	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	

**Core Strategy Issues and Options: INF2 Opt1: Physical infrastructure secured case by case basis through s106 agreements**

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	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives			By addressing the needs of each site, phasing and infrastructure investment can be timed to provide what is needed for the development. The benefits to the environment include the investments in renewable energy (likely to be a priority) and increased efficiency which will lead to lower emissions.							
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 effect	0	0	0	0	0	0	0	
	Rural diversification	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: INF2 Opt1: Physical infrastructure secured case by case basis through s106 agreements

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 revitalise town centres	Increase range of employment opportunities	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Potentially improve	0	0	0	+	+	+	+	By ensuring that transport infrastructure is in place we could encourage more people to use it.
	Reduce journey times between employment areas	No direct link	0	0	0	0	0	0	0	
	Increase freight transported	Improve	+	+	+	0	0	0	+	BY considering whether each development will produce an increase in freight, the infrastructure to be provided can be identified.
	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	

**Core Strategy Issues and Options: INF2 Opt1:** Physical infrastructure secured case by case basis through s106 agreements

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	
	Encourage inward investment	No direct link	--	--	--	0	0	0	--	This method is a reactive process and so is unlikely to attract speculative/investment due to the fact that it only provides infrastructure directly linked to that of the proposed development
	Make land available for business development	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives			Limited effects on economic objectives but by using s106/site assessed contributions it is unlikely to attract much business/investment or even support growth as contributions can only be secured when they are related to the development. TO encourage more inward investment we should be providing infrastructure first before development happens.							

**Conclusions:**

Securing physical infrastructure contributions on a case by case basis will ensure that the correct ones are provided- however this may mean that some larger, more significant improvements do not come forwards if they take contributions from more than one development source and these cannot be coordinated. The contributions are agreed only after proposals have been submitted and so it would be difficult to attract external organisations into areas where there may be issues with the infrastructure. That said, it does mean that all contributions are related to the developments

There may be reduced contributions for physical infrastructure from smaller developments?

Score	++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral effect	? Uncertain effect
4		7	0	1	50	0

**Recommendations:**

The value of considering sites on site by site basis is high but there is a risk of the largest projects not being provided for (those which cover more than the area of interest) unless the utility companies (e.g.) are doing them.

Core Strategy Issues and Options: INF2 Opt1: Physical infrastructure secured case by case basis through s106 agreements										
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	
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: INF2 Opt2: Infrastructure contributions sought through standardised local tariff										
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	No direct link	0	0	0	0	0	0	0	
Education	Improve Qualifications	No direct link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	Improve	++	++	++	?	?	?	++	Investment in police likely to happen, particularly for larger developments.
	Reduce fear of crime	Improve	++	++	++	?	?	?	++	As above- visible investment reduces fear of crime
	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	No direct link	0	0	0	0	0	0	0	Good links will help but not expected to be significant changes
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	No direct link	0	0	0	-	-	-	-	There is a risk that the cost could increase if a tariff system means that a threshold will be imposed above which contributions have to be made and if this threshold is low. Potentially smaller developments may not come forwards

## Core Strategy Issues and Options: INF2 Opt2: Infrastructure contributions sought through standardised local tariff

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 range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	No direct link	0	0	0	0	0	0	0	
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			Limited impacts on social indicators although investment in road/rail could improve accessibility							
Environmental Indicators										
Water and air quality	Quality of water	Maintained or improved	+	+	+	?	?	?	+	By ensuing that contributions are made, the quality will improve.
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	No direct link	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: INF2 Opt2: Infrastructure contributions sought through standardised local tariff

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 waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	Potentially improve	+	+	+	0	0	0	+	Local tariffs will encourage general investment for all development including recycling
Reduce effects of traffic	Effect traffic volumes	Potentially improve	+	+	+	+	?	?	+	Having the correct physical infrastructure in place will lead to improved traffic control
	Reduce need for local travel	No direct link	0	0	0	0	0	0	0	
	Increase journeys by methods other than personal car	Potentially improve	0	0	0	+	+	?	+	By providing the infrastructure for alternatives to the personal car, it may make it easier for people to use them.
Reduce contributions to climate change	Reducing energy consumption?	Improve	++	++	++	0	0	0	++	Requirements and targets could be set out elsewhere in Core Strategy which will require an increase in efficiency
	Increase proportion of energy needs met by renewable sources?	Potentially improve	+	+	+	0	0	0	+	Similar to above, and by ensuring that infrastructure put in place has energy provided by renewable sources
Vulnerability to climatic events	Minimise risk of flooding	Potentially improve	++	++	++	0	0	0	++	By improving the infrastructure and its ability to deal with water
	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	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	

## Core Strategy Issues and Options: INF2 Opt2: Infrastructure contributions sought through standardised local tariff

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	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives			Emissions and renewable energy targets will be contributed to by improving infrastructure and also by introducing greater energy supply by renewables. Also travel infrastructure could offer alternatives to the car.							
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	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	

Core Strategy Issues and Options: INF2 Opt2: Infrastructure contributions sought through standardised local tariff										
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	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Potentially improve	+	+	+	0	0	0	+	By improving the infrastructure relative to the development, there should greater access to road/rail transport
	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	+	Depending on type of development, there may be some requirement for investment into rail, e.g.
	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			Limited impacts on economic objectives- mainly only relating to improve road/rail and therefore access. Similarly, to option 1, it is a reactive style and relates specifically to development.							

Core Strategy Issues and Options: INF2 Opt2: Infrastructure contributions sought through standardised local tariff										
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
<b>Conclusions:</b> Using the tariff system may allow greater flexibility of what to do with the money- although it would still have to be relative to the development- and would not necessarily deliver the larger scale infrastructure projects. In many ways it is similar to option 1 but details would depend on the thresholds imposed- this could result in greater levels of contributions, or conversely, less development coming forwards due to increased costs.										
Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect				
	3	8	1	0	50					
<b>Recommendations:</b> This would need to be set out in more detail to compare to the current s.106 system and would need to take into account local circumstances.										
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: INF2 Opt3: Make provision for large scale infrastructure requirements										
Sustainability Objective	Sustainability Objective	Nature of Effect (quantify where possible)	Short term	Medium term	Long term	Secondary	Cumulative	Synergy	Rating	Justification for assessment
Community participation	Satisfaction of neighbourhood	Improvement	++	++	++	0	0	0	++	Could help by ensuring major projects allowed for and brought forward before development
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
Social Indicators										
Health	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Death rates	No direct link	0	0	0	0	0	0	0	
	Healthy lifestyles	No direct link	0	0	0	0	0	0	0	
Education	Improve access to qualifications	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives	All indicators	Potential improvement anti-social	There are limited impacts on social objectives, but potentially major infrastructure was committed for time and could lead to significant benefits.							Potentially major benefits if infrastructure project
Environmental Indicators										
Water and air quality	Reduce level of crime	Potential improvement	++	++	++	0	0	0	++	As above- if it is secured
	Quality of water	Improve	0	0	0	0	0	0	0	Any required water infrastructure would be likely to qualify as larger project and therefore may gain funding
	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	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
Access key services	Access key local services	No direct link	0	0	0	0	0	0	0	Infrastructure improvements could help with these objectives.
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Sustainable use of job opportunities	No direct link	0	0	0	0	0	0	0	
	Waste	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
Housing	Homelessness	Potentially improve	?	?	?	0	0	0	?	If a major recycling facility gained funding then an improvement would be seen if infrastructure is identified and funding secured prior to development starting- by working with providers and considering phasing this could be done.
	Increase recycling	No direct link	++	++	++	0	0	0	++	
Reduce effects of traffic	Effect traffic volumes	Potentially improve	++	++	++	?	0	?	++	By improving the roads and rail, potentially could improve traffic problems (likely to be high on agenda)

Economic Indicators										
Economic growth	Improve business development	Possible positive	0	0	0	+	+	+	+	Possible improvements by making Babergh more attractive to speculative investors.
	Increase in jobs by 10%	Potentially improve	0	0	0	+	+	?	+	Similar to traffic volumes- there is potential for improvement
	Promote growth in personal car	No direct link	0	0	0	0	0	0	0	
Reduce contributions to climate change	Reducing energy consumption?	Potentially improve	+	+	+	?	?	?	+	National targets for emissions means likely to have funds secured against projects to reduce energy requirements
To revitalise town centres	Rural diversification	No direct link	0	0	0	0	0	0	0	
	Increase range of employment opportunities	No direct link	0	0	0	0	0	0	0	
	Increase proportion of energy needs met by renewables?	Potentially improve	++	++	++	?	?	?	++	National targets on energy generation mean that energy will have to be generated using renewables.
Vulnerability to climatic events	Renewable sources?	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic biodiversity	Minimise risk of flooding	Should improve	++	++	++	?	?	?	++	Areas at risk of flooding would be expected to be covered under major projects and so may receive funding from government where they would not otherwise receive anything.
	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
	Risk damage from storms	No direct link	0	0	0	0	0	0	0	
	Maintain designated sites	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic biodiversity	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	By improving infrastructure there is the chance that people will use more sustainable methods where available
	Improve accessibility to work	Potentially improve	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
Historical and archaeological importance	Protect designated	No direct link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No direct link	0	0	0	0	0	0	0	
	Protect designated	No direct link	0	0	0	0	0	0	0	
	Archaeological sites	Potential improvement	+	+	+	?	?	?	+	There may be benefit to securing major infrastructure in terms of road/rail
	Protect designated	No direct link	0	0	0	0	0	0	0	
	Archaeological sites	No direct link	0	0	0	0	0	0	0	
Landscapes and towns	Reduce energy consumption	No direct link	0	0	0	0	0	0	0	
	Reduce goods used	No direct link	0	0	0	0	0	0	0	
	Encourage indigenous business	No direct link	0	0	0	0	0	0	0	
	Improve landscape/townscape	No direct link	0	0	0	0	0	0	0	
	Encourage inward investment	Potential improvement	0	0	0	0	0	0	0	If investment in significant infrastructure projects makes the district more attractive, then inwards investment may follow
Summary of appraisal against environmental objectives			Large investments required for (e.g.) renewable energy mean that if money was secured in addition to local contributions for each development, far more could come forward							



	Make land available for business development	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives			Generally positive as it would improve the infrastructure prior to specific developments being proposed.							
<b>Conclusions:</b> More proactive than options 1 and 2 and need can be identified and remedied before development takes place.										
Score	++ Major positive	+ Minor positive	- Minor negative		- - Major negative		0 Neutral effect		? Uncertain effect	
	7	8	0		0		46		1	
<b>Recommendations:</b> This may work in conjunction with other policies relating to more local infrastructure requirements. Mustn't concentrate too much on the larger projects- think of smaller and soft infrastructure too.										
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: INF2 Opt4 Larger physical infrastructure projects secured through national government by grant funding										
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	No direct link	0	0	0	0	0	0	0	
Education	Improve Qualifications	No direct link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	Potential improvement	+	+	+	0	0	0	+	Grant funding may cover additional facilities/schemes
	Reduce fear of crime	Potential improvement	++	++	++	0	0	0	++	Babergh has a low crime rate but a higher fear of crime
	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	No direct link	0	0	0	0	0	0	0	Infrastructure improvements could help with these objectives.
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	Possible improvement	++	++	++	?	?	?	++	If infrastructure is in place./secured it may be easier to bring forward housing development
	Increase range and affordability	No direct link	0	0	0	0	0	0	0	

Core Strategy Issues and Options: INF2 Opt4 Larger physical infrastructure projects secured through national government by grant funding										
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 no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	Improvement	++	++	++	0	0	0	++	Could help by ensuring major projects allowed for and brought forward before development
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives			Limited impacts on social objectives but planning in advance may help bring forward delivery of housing.							
Environmental Indicators										
Water and air quality	Quality of water	Improve	++	++	++	?	?	?	++	Larger projects, including water, may get financial support through the government where identified as being required for development (e.g. through Water Cycle Study). The funding will ensure that this is in place prior to development starting
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	

<b>Core Strategy Issues and Options: INF2 Opt4</b> Larger physical infrastructure projects secured through national government by grant funding										
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	0	0	0	0	0	0	0	
	Sustainable use of water	No direct link	0	0	0	0	0	0	0	
Reduce waste	Reduce household waste	No direct link	0	0	0	0	0	0	0	
	Increase recycling	Potentially improve	?	?	?	0	0	0	?	If a major recycling facility gained funding then an improvement would be seen if funding secured
Reduce effects of traffic	Effect traffic volumes	Potentially improve	++	++	++	?	0	?	++	By improving the roads and rail- potentially could improve traffic problems (likely to be high on agenda)
	Reduce need for local travel	No direct link	0	0	0	0	0	0	0	
	Increase journeys by methods other than personal car	Potentially improve	0	0	0	+	+	?	+	By allowing for improvement of the infrastructure, improvements may be seen where more people are able to use alternative methods of transport.
Reduce contributions to climate change	Reducing energy consumption?	Potentially improve	++	++	++	?	?	?	++	National targets for emissions means likely to have funds secured against projects to reduce energy requirements
	Increase proportion of energy needs met by renewable sources?	Potentially improve	++	++	++	?	?	?	++	National targets on energy generation mean that energy will have to be generated using renewables.
Vulnerability to climatic events	Minimise risk of flooding	Should improve	++	++	++	0	0	0	++	Areas at risk of flooding would be expected to be covered under major projects and so may receive funding from government where they would not otherwise receive anything.
	Risk damage from storms	No direct link	0	0	0	0	0	0	0	

Core Strategy Issues and Options: INF2 Opt4 Larger physical infrastructure projects secured through national government by grant funding										
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	
Conserve and enhance biodiversity	Maintain designated sites	No direct link	0	0	0	0	0	0	0	
	Deliver targets of Suffolk Biodiversity Action Plan	No direct link	0	0	0	0	0	0	0	
	Reverse decline in farmland birds	No direct link	0	0	0	0	0	0	0	
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	No direct link	0	0	0	0	0	0	0	
	Improve landscape/ townscape	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against environmental objectives			General improvement by ensuring sites brought forwards sustainably with appropriate infrastructure							
Economic Indicators										
Economic growth	Improve business development	Possible positive	0	0	0	+	+	+	+	Possible improvements by making Babergh more attractive to speculative/investors.
	Promote growth in key sectors	No direct link	0	0	0	0	0	0	0	
	Economic performance	Positive	0	0	0	+	+	+	+	Possibly improve if infrastructure improvements make Babergh a more attractive place for inward investment

<b>Core Strategy Issues and Options: INF2 Opt4</b> Larger physical infrastructure projects secured through national government by grant funding										
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	No direct link	0	0	0	0	0	0	0	
To revitalise town centres	Increase range of employment opportunities	No direct link	0	0	0	0	0	0	0	
	Decrease vacant units in town centres?	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	No direct link	0	0	0	0	0	0	0	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	Potentially improve	0	0	0	+	+	+	+	By improving infrastructure there is the chance that people will use more sustainable methods where available
	Reduce journey times between employment areas	No direct link	0	0	0	0	0	0	0	
	Increase freight transported	Potential improvement	+	+	+	?	?	?	+	There may be benefit to securing major infrastructure in terms of road/rail
	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	

**Core Strategy Issues and Options: INF2 Opt4** Larger physical infrastructure projects secured through national government by grant funding

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	
	Encourage inward investment	Potential improvement	0	0	0	+	+	+	+	If investment in significant infrastructure projects makes the district more attractive, then inwards investment may follow
	Make land available for business development	No direct link	0	0	0	0	0	0	0	

Summary of appraisal against economic objectives

Generally positive as it would improve the infrastructure prior to specific developments being proposed.

**Conclusions:**

More proactive than options 1 and 2 and need can be identified and remedied before development takes place. Similar to 3 in terms of effects- different sources of funding.

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
	8	7	0	0	46	1

**Recommendations:**

This may work in conjunction with other policies relating to more local infrastructure requirements.

Mustn't concentrate too much on the larger projects- think of smaller and soft infrastructure too.

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