
SALHOUSE

2020+

A vision for a thriving village

June 2016

[@Salhouse2020](#)

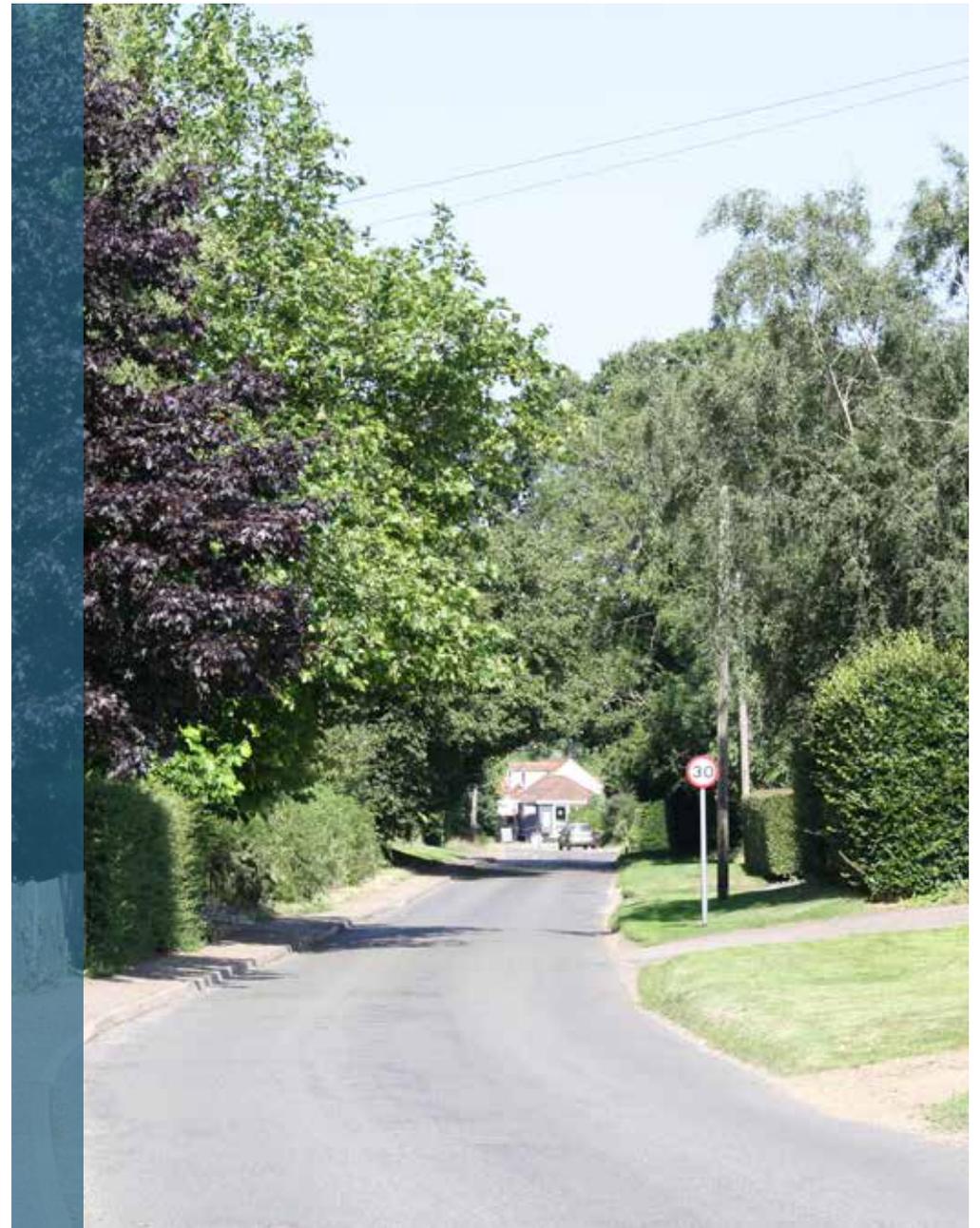
SALHOUSE NEIGHBOURHOOD PLAN

Sustainability Appraisal
Scoping Report



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1. INTRODUCTION AND METHODOLOGY

This Sustainability Appraisal (SA) Scoping Report has been developed to inform the content of the emerging Salhouse Neighbourhood Plan (NP) and marks the first key stage in the Sustainability Appraisal relating to the document.

Legislation states that policies and proposals within Neighbourhood Plans should have been assessed for their sustainability impacts; this is one of the 'basic conditions' of neighbourhood planning.

In addition, there is a legal requirement for Neighbourhood Plans to have undergone a screening assessment to see whether a full Strategic Environmental Assessment is required, under EU Directive 2001/42/EC (also known as the Strategic Environmental Assessment (SEA) Directive).

Although Sustainability Appraisals in particular are not a requirement of neighbourhood planning, Broadland District Council advocates using the process to check emerging policies and alternative options, and to offer a useful form of demonstrating that sustainability has been considered within the process, as set out within the basic conditions.

The Sustainability Appraisal also addresses (and surpasses) the requirement for an SEA screening assessment to accompany a Neighbourhood Plan. A Sustainability Appraisal looks at the possible economic, environmental and social impacts of an emerging plan and should result in a final plan which

maximises the economic, environmental and social effects of development, whilst avoiding or mitigating against potential negative impacts. The Sustainability Appraisal process honours the European legal duty to undertake a Strategic Environmental Assessment (SEA) of emerging planning policies and goes further by considering the social and economic implications.

LOCATION AND LOCAL GOVERNMENT ADMINISTRATIVE CONTEXT

The parish of Salhouse covers some 5.6 square miles and lies within the Norfolk District of Broadland. Part of the north east of the parish is covered by the Broads Executive Area, by virtue of Salhouse Broad which lies within the parish. Part of the parish is also designated as a conservation area (see Appendix 2) by Broadland District Council.

The designated Neighbourhood Area for the Salhouse Neighbourhood Plan is the whole of the civil parish of Salhouse (see Appendix 1).

The parish is within the Broadland District Council administrative boundary, with the small part at the north eastern end of the parish also falling within the Broads Executive Area.

The appropriate Local Planning Authorities for the area are therefore Broadland District Council and (within the designated area shown in Appendix 1) the Broads Authority. This Sustainability Appraisal Scoping Report therefore considers plans, policies

and sustainability issues relevant to both Local Planning Authorities.

LOCAL STRATEGIC PLANNING POLICY CONTEXT

As noted above, the Neighbourhood Plan includes land within the Broadland District Council and the Broads Executive areas. The local strategic planning policy context for these two areas is set out below.

Broadland District Council (BDC)

Strategic planning policy for the BDC area is provided by the Greater Norwich Development Partnership Joint Core Strategy (2014) which sets out the strategy for growth in Norwich, Broadland & South Norfolk up to 2026.

Other BDC strategic planning policy documents taken into account in the preparation of this SA Scoping Report include the emerging Site Allocations Development Plan Document (DPD) and the adopted Development Management DPD (2015). As part of Salhouse parish falls within the 'Growth Triangle' designated by BDC, account has also been taken of the emerging Growth Triangle Area Action Plan.

Broads Authority (BA)

Strategic planning policy for the BA Executive Area is provided primarily by the Adopted Broads Core Strategy (2007). The Broads Core Strategy sets out the vision for the Broads up to 2021, including environmental, social and economic objectives and primary policies for achieving that vision.

The Broads Authority adopted its Development Management DPD in 2011 and its Site Specifics Local Plan in 2014.

The Neighbourhood Plan will be a subsidiary to the BDC and BA Core Strategies and must be in general conformity with these (as well as the NPPF), as well as other strategic policies within the adopted local development plan.

Application of BDC and BA policies

The sustainability principles applied to the GNDP Joint Core Strategy and the Broads Core Strategy are applicable to the proposed Neighbourhood Plan. This Scoping Report therefore has regard to and builds upon the GNDP Joint Core Strategy Sustainability Appraisal Scoping Report and the Broads Core Strategy Sustainability Appraisal.

Government guidance on Sustainability Appraisal suggests that one Scoping Report can be produced for several Local Development Documents (to which the Neighbourhood Plan will be comparable), provided that it details sufficient information for each document concerned.

For the sake of brevity and where appropriate, this Scoping Report refers to sections of the GNDP Joint Core Strategy Sustainability Appraisal Scoping Report and the Broads Core Strategy Sustainability Appraisal, rather than reproducing these in full, and so should be read alongside these documents.

BACKGROUND TO SUSTAINABILITY APPRAISAL

Sustainability Appraisal is a systematic process undertaken during the preparation of a plan or strategy, as required by the Planning and Compulsory Purchase Act 2004 (S19(5)).

There is also a requirement for Development Plan Documents (to which Neighbourhood Plans are

comparable) to undergo an environmental assessment (known as a Strategic Environmental Assessment) under European Directive 2001/42/EC (transposed into UK legislation by the Environmental Assessment of Plans and Programmes Regulations 2004).

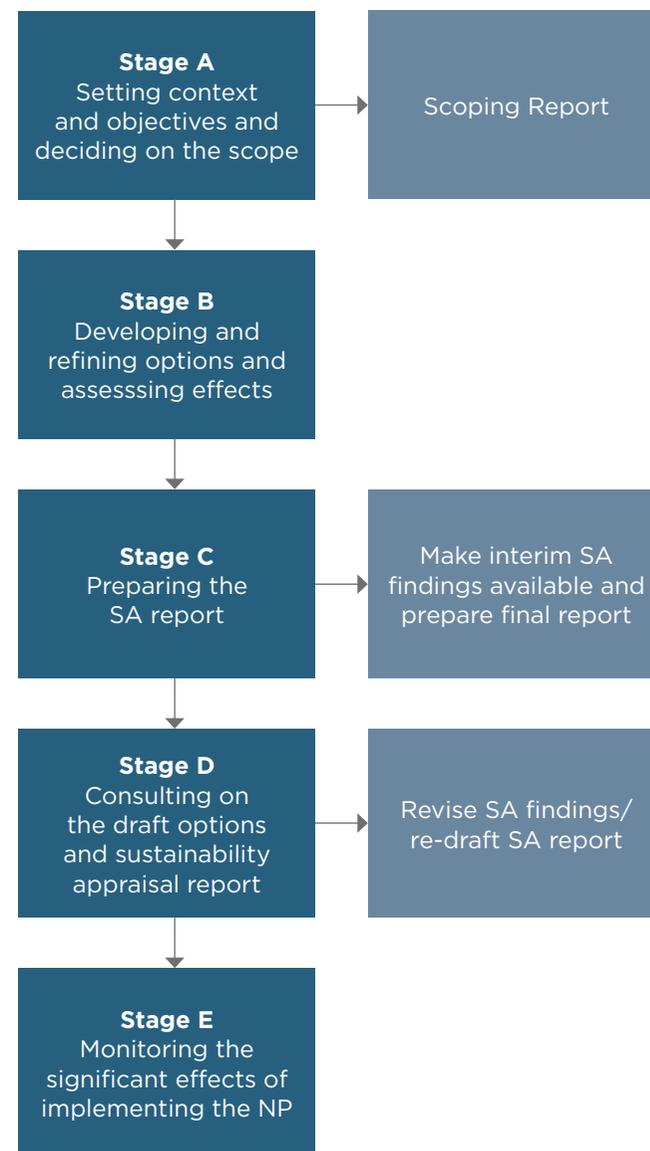
It is intended that this Sustainability Appraisal incorporates the Strategic Environmental Assessment in accordance with the regulations.

The Sustainability Appraisal process will:

- Adopt a long-term view of development within the area covered by the plan, with particular interest on the social, environmental, and economic effects of the proposed plan
- Develop an effective system for ensuring that sustainability objectives are transformed into sustainable planning policies
- Reflect global and national concerns, as well as concerns at the regional and local levels
- Provide an audit trail of how the Neighbourhood Plan has been revised to take into account the findings of the sustainability appraisal.
- Incorporate the requirements of the Strategic Environmental Assessment Directive
- Produce and consult on a Scoping Report early in the process for the plan

Government guidance on undertaking Sustainability Appraisal of Local Development Documents (to which the Neighbourhood Plan will be comparable) presents a five-stage process, each of which contains criteria to fulfil that requirement. These stages are described in Government guidance in the following manner:

Sustainability Appraisal is an iterative and on-going process following the production of this Scoping Report (Stage A). The Sustainability Appraisal framework set out in Appendix 4 will be used to consider the effects of the



Stages in producing a Sustainability appraisal

different policy options proposed in the Neighbourhood Plan, and to consider key issues where they arise.

The Sustainability Appraisal process will run concurrently with the NP production process and after the scoping for the Sustainability Appraisal has been carried out the next stage will be the developing and refining of policy options and assessing their effects.

SCOPING REPORT

As noted above, the first stage of Sustainability Appraisal (Stage A) requires the production of a Scoping Report. The preparation of a Scoping Report is based on the completion of five specific tasks set out in the table below. The tasks are part of a circular process of continuous improvement and refinement.

Each step shown in the chart above, corresponding to Stage A of the Sustainability Appraisal process (scoping), is addressed in turn in this report.



Stage A Scoping tasks

SALHOUSE NEIGHBOURHOOD PLAN

The Neighbourhood Plan will be a development plan for the parish of Salhouse. The power to produce neighbourhood plans is an output of the Localism Act (2011).

The aim of neighbourhood planning is for local communities to have greater control over what happens in their area.

The process of producing the Neighbourhood Plan is being undertaken by a working group which is accountable to the parish council.

The Neighbourhood Plan working group comprises a wide cross-section of residents from the local community, including a Parish Councillor and former Parish Councillors, the local CPRE Chairman, and former Salhouse 2000 committee members. The group covers a range of occupations, including surveyors, insurance broking, creative marketing and PR, and an environmental consultant. The group members are:

- | | | |
|----------------|---------------|------------------|
| Nick Taylor | Ian Moulton | Linda Smith |
| Chris Dady | Nick Ball | Jeremy Bavistock |
| Peter Treglown | Sue Simpson | Lynn Fielder |
| Mike Harding | James Cleaver | Barbara Bye |

The Neighbourhood Plan working group has been in operation since June 2013. Since that time it has held a number of meetings to discuss baseline information, a Neighbourhood Plan vision, and objectives and has started to discuss potential policies.

Neighbourhood Plan – Vision

The vision for the Neighbourhood Plan is to ensure that Salhouse remains a thriving village, to preserve the village identity and enhance the links between the two parts of the village. Also to maximise opportunities for walking and cycling.

Neighbourhood Plan – Objectives

1. The majority of land within the parish boundary remains in agricultural use to retain the historic and current identity of the community
2. The shops and post office, public houses, hairdresser, playing field, play equipment, school and Jubilee hall are all retained and supported to provide a thriving village
3. Planned residential development is allowed to enable the key objectives of this plan to be met, with such development appropriate to a non-urban setting, avoiding inappropriate ‘field by field’ development, which has become prevalent throughout the country
4. Key buildings and features important to the village of Salhouse are identified for retention and protection where appropriate for their setting
5. Planned appropriate commercial development is identified to allow the development of appropriate businesses providing jobs and services within Salhouse
6. The village serves all generations with facilities including those for the younger and older residents
7. Opportunities for additional cycle/foot/bridle paths linking key parts of village are investigated for the use of local people and tourists alike
8. The community to become well connected by mobile telecommunication and improved broadband

2. REVIEW OF RELEVANT POLICIES, PLANS, PROGRAMMES AND ENVIRONMENTAL OBJECTIVES (TASK A1)

The objective of this section of the SA Scoping Report is to identify and highlight policies, plans, programmes and objectives that are of relevance to any policies and proposals that might emerge from the Neighbourhood Plan.

Guidance suggests that, where Neighbourhood Plans are within areas that have extant or emerging strategic plans and these strategic plans have recently been the subject of a Sustainability Appraisal, it is not necessary to replicate this exercise entirely.

Both Broadland District Council (Joint Core Strategy) and the Broads Authority (Core Strategy) have adopted Core Strategies for which Sustainability Appraisals were undertaken (BDC: *Joint Core Strategy for Broadland, Norwich and South Norfolk: Sustainability Appraisal Scoping Report, 2007*; BA: *The Norfolk and Suffolk Broads Local Development Framework Core Strategy Development Plan Document: Sustainability Appraisal Environmental Report, 2006*). These documents are therefore not reviewed in this section but their findings are reflected later in this SA Scoping Report, principally as part of task A3, 'Key Issues'.

A literature review was carried out for the purposes of the Joint Core Strategy Sustainability Appraisal in 2012 by URS consultants. This literature review was updated in 2014 by Broadland District Council for the purpose of informing its Site Allocations DPD Sustainability Appraisal. This Scoping Report takes

account of these documents for the purposes of developing sustainability objectives.

The full updated literature review produced by Broadland District Council, including details of key relevant objectives, relevant targets and indicators, implications for future development, and issues for sustainability, can be found here: http://www.broadland.gov.uk/images/C09_Sustainability_Appraisal_Report_Appendices.zip

Likewise, the Broads Authority produced a literature review update to inform its new Local Plan, in 2014. Again, this Scoping Report takes account of these documents for the purposes of establishing sustainability objectives: http://www.broads-authority.gov.uk/__data/assets/pdf_file/0009/524259/Appendix-2-Literature-Review.pdf

It should be noted that, in addition to the documents listed in the literature reviews carried out in 2014 (mentioned above), Norfolk County Council's Minerals and Waste Core Strategy and Development Management Policies DPD (adopted 2011) has relevance for the emerging Salhouse Neighbourhood Plan. The document sets out the spatial vision and strategic objectives for minerals and waste development in Norfolk over the time period from 2010 to 2026. It also contains policies for use in making decisions on planning applications for mineral extraction and associated development and for waste management facilities, and in the selection of site specific allocations in Norfolk. As

regards the Neighbourhood Plan, consideration should be had to the fact that there is a Mineral Safeguarding Area for sand and gravel located in the parish. The relevant documents can be viewed at: www.norfolk.gov.uk/nmwdf

The table below lists the Salhouse Parish Plan as the only other additional, local study which is relevant in the consideration of sustainability objectives for the parish.

Schedule of additional documents reviewed in this Scoping Report

Administrative scope	Document title
Local	Salhouse Parish Plan (2008)

The pro-forma below provides a summary of the Parish Plan (2008).

LEVEL: LOCAL
Plan name: Salhouse Parish Plan (2008)
Author: Salhouse Parish Plan Steering Group
Document date: 2008
<p>Summary</p> <p>Salhouse Parish Plan documents the views, concerns and aspirations of residents on a wide range of issues and seeks to address the findings in a comprehensive action plan with which to guide the village over a 10 year period.</p>
<p>Key objectives / requirements / conclusions to be taken into consideration in Neighbourhood Plan:</p> <ul style="list-style-type: none"> • Retention and protection of landscapes • Retention and protection of buildings and historic features • Retention and protection of character trees • Enhancement of village environment • Provision of open space • Improvement to the playing field • Retention of village character • Meeting the housing need • Preferred locations for development (specific locations) • Surface water drainage improvements (specific locations) • Enhancement of existing and provision of additional permissive footpaths (specific locations) • Improvements to various infrastructure e.g. sewerage (specific locations), broadband etc. • Investigate provision of additional (specified) community facilities
<p>Key objectives / requirements / conclusions to be taken into consideration in the Sustainability Appraisal Scoping Report:</p> <ul style="list-style-type: none"> • Focus on the development of the local tourism economy within the parish, particularly relating to the Broad and the possibility of facilities relating to this. • Increase in HGV traffic through village giving rise to concerns for safety and the condition of roads. • Geographical divide of the village (main village core and Station Road area) presents issues relating to social cohesion and access to village services.



3. BASELINE INFORMATION (TASK A2)

This section of the Scoping Report sets out a summary of the current characteristics of the Parish of Salhouse. It considers in turn, a summary of environmental, social and economic conditions.

Much of the information in this section has been obtained by updating detail used in the preparation of the Parish Plan (2008), Broadland District Council Conservation Area appraisal for Salhouse and the 2011 Census.

INTRODUCTION

The parish of Salhouse is in the Norfolk District of Broadland and lies adjacent to the Broads (a member of the National Park family) by virtue of Salhouse Broad. Part of the Broads Executive Area boundary overlaps the north-eastern part of the parish. Salhouse Parish is part of the Broadland District Council Wroxham Ward which also contains Belaugh, Wroxham and Rackheath and lies south of the River Bure. The Parish covers some 5.6 sq. miles.

SETTLEMENT PATTERN

From early maps it can be seen that the village of Salhouse was formed from scattered development along the main roads of Upper and Lower Street running roughly in an east west orientation but particularly at the junction of the two main streets and around farms such as Shrublands Farm. The shape of the village changed little until the 20th Century when residential development consolidated the strong linear layout of the current village. The exception to this is the

area between the main Norwich Road and Lower Street, including Farman Close, Cheyney Avenue and Thieves lane, at the centre of which is the current school. The gaps in the modern developments are important in the street scene and help to maintain the feel of the original settlement that is important to the reading of the development of the modern village of Salhouse.

Situated in an agricultural area approximately 6 miles northeast of Norwich on the edge of the popular tourist area of the Broads, the majority of the dwellings are located in the easterly part of the village around Mill Road and Lower Street although there is a sizeable community living about 1/2 mile away to the west at Station Road, linked only by the main Norwich Road, which lacks a pavement, or by a rural footpath through fields. This geographical separation has a significant impact on community cohesion.

BUILT ENVIRONMENT

The character of the village centres on its mix of housing, encompassing traditional with more modern property set in established gardens, tree lined roads and a generally open aspect revealing its rural setting. The nearby Salhouse Broad, owned by a local landowner, is a popular tourist attraction and wildlife conservation area.

The village is fortunate in that the current Broadland Local Plan has a settlement limit boundary which is currently tightly drawn around the existing village in order to protect it from disproportionate future development.

Salhouse has, for many years, seen a number of individual houses and relatively modest housing schemes constructed in the village. This has averaged out at around five new houses in the parish per year over the last 40 years.

In December 2003 the older parts of the village along Lower and Upper Streets, Vicarage Road and Salhouse Broad were designated a Conservation Area by Broadland District Council (see Appendix 2). This embraced all the older buildings including the Grade I listed All Saints Church, and 15 other Grade II Listed buildings, including Salhouse Hall and its outbuildings.

NATURAL ENVIRONMENT

The parish lies adjacent to the Broads, which lie to the north east. The administrative boundary of the Broads Authority extends into part of the north east of the parish, encompassing the privately owned Salhouse Broad, one of the key natural assets to be found within the parish.

The Broadland District Council Local Development Framework Landscape Character Assessment Supplementary Planning Document (2013) identifies that the Salhouse NP area lies within 'Wooded Estate land E4: Rackheath and Salhouse'. The primary landscape planning guidelines of this area include 'seeking to conserve and enhance the landscape structure within the area, including blocks and belts of woodland, copses of mature trees, mature parkland trees and intact hedgerows alongside conserving

the landscape setting of villages and where possible seek to screen harsh settlement edges and existing visual detractors.'

The Broads Landscape Character Assessment identifies this area of the Broads (taking in Salhouse Broad) as part of Local Character Area 23 – Bure Valley (Wroxham to Fleet Dyke, South Walsham). The assessment describes the character of this area as comprising a wide valley floor of peat fen, carr woodland and a concentration of broads to which a range of nature conservations apply. The assessment identifies forces for change as comprising: wider development pressures, such as significant development at Rackheath and at the RAF Coltishall site, development and redevelopment pressures, demand for additional mooring space and subdivision of large dwellings/plots around Wroxham.

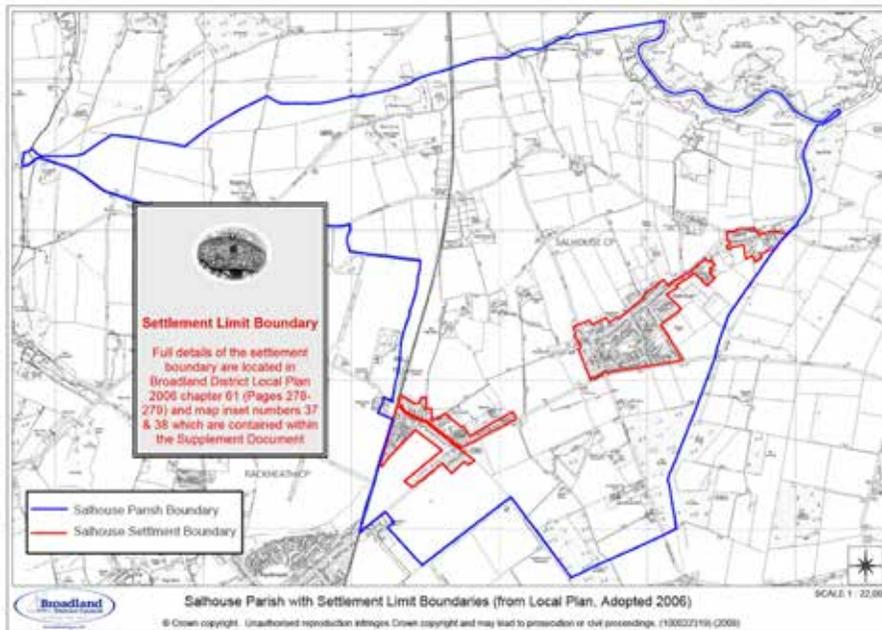
DEMOGRAPHY

There are 638 households within the parish and a population of 1,486. Of the population, 25.8% are aged over 65, 56.7% between 20 and 64 and 17.4% aged between 0 and 19. The largest age category within the parish is 45-49, which equates to 26.2% of the population (2011 Census)

DEPRIVATION

77 households are in receipt of Housing benefit (BDC 2015). 61.6% of the population are in employment and 32.5% are retired. There are 13.2% of families with dependent children and 5.1% single parent families with dependent children. 1.8% of the population of Salhouse are unemployed (2011 Census).

Salhouse ranks extremely low in the Index of Multiple Deprivation 2015 (20,895) and is a relatively affluent Broadland parish.



HOUSING

50% of homes within the parish are owned outright and 32% owned with a mortgage. There is a social rental sector amounting to 6.4% and private rental sector of 10.7% of all households. (2011 Census)

EMPLOYMENT AND QUALIFICATIONS

Some 62% of the population are in employment, 23% retired and 2% unemployed. The industries that the majority of the working population are employed in are wholesale/retail trade (15.6%), health/social work activities (12.8%) and manufacturing (10.9%). 28% of those employed are in professional or managerial positions (2011 Census).



21% of the population have no specific qualifications, 5% hold apprenticeships and the remainder hold qualifications ranging from level one to level four.

FACILITIES, SERVICES AND LOCAL BUSINESSES

The village church of All Saints is situated 1/4 mile north of the village and there is also a Baptist Chapel just off Lower Street. Salhouse has a thriving primary school, a small village shop/Post Office, a hairdresser, dressage and riding schools, and two public houses. The busy village hall supports many local groups and activities.

Local businesses include a thatcher, potter, garden centre, boarding kennels, cattery and bed and breakfast accommodation. There is also a small industrial estate off Station Road.

The nearest library is in Wroxham although a mobile library visits the village regularly.

The village has a playing field and children's play area and easy access to Salhouse Broad. Several clubs and activities take place at the village hall and school.

The village is served by a GP surgery 3 miles away in Hoveton and the nearest library is in Wroxham.

EDUCATION

Salhouse has a thriving Primary school and pre-school club. The 'local' secondary school is in Hoveton and there is a bus service provided to take children to and from school.

Some 4.9% of the population over age 16 are in full time education. (2011 Census)

TRANSPORT AND ACCESS

A regular bus service links Salhouse to both Norwich and Wroxham and a train service runs between Norwich and the north Norfolk coast via Salhouse Station.

Salhouse station is located to the west of the parish, off of Station Road.

Car ownership is relatively high in the parish, with 56.7% of the population owning at least two cars or vans (2011 Census).

VILLAGE COMMUNICATIONS

Communication within the village is through a well-established, comprehensive magazine, the Salhouse SAGA, the village website (www.salhousevillage.org.uk) and a number of notice boards. Recently fibre optic broadband has become available but mobile phone coverage is very poor with some parts of the village having virtually no signal at all. Over many years, as Norwich has expanded into the countryside, Salhouse has increasingly become a commuter village.

From the consultations that have taken place with residents it is clear that there is an overwhelming wish to preserve the village identity and enhance the links between the two parts of the village.

PUBLIC CONSULTATION FEEDBACK

The Neighbourhood Plan steering group has held three open day consultations and presented progress reports at two public meetings. Communication to the residents has also been carried out with an update in each issue of Saga – the parish magazine which is published every three months. The group has met with local landowners and spoken to village groups including the school, youth club and the Women's Institute. There have been four leaflet drops to every household in the parish. Further leaflet drops will advertise the pre submission open day and consultation periods.

Following earlier 'open days' a series of proposals, put together with feedback from residents, was put to consultation and more feedback obtained. Detailed

'posters' were displayed at a consultation day which all villagers were invited to attend (leaflet invitation delivered to every household) and all members of Salhouse 2020+ were available for discussion.

The posters covered the topics of Environment and Facilities, Sheltered Housing, Employment, Housing generally, Playing Field and thoughts on linking the two parts of the village.

Over 100 responses were obtained and from these the policies are being developed. There was overall support for all of the objectives, with the most frequently highlighted being:

- **Environment** – more and better footpaths and cycle ways (which in turn would help to join the two parts of the village)
- Improvements to the playing field to make it more attractive
- **No street lighting** – need to preserve the rural character of the village
- **Sheltered housing** – considerable support for this together with better access to medical facilities.
- **Employment** – seek to upgrade the existing Wood Green site
- **Housing** – Small scale development only. Small bungalows / houses needed as starter homes or older people to downsize

4. KEY ISSUES (TASK A3)

ENVIRONMENTAL ISSUES

(SEA topics: bio-diversity, fauna, flora, soil, water, air, climatic factors, cultural heritage, architectural and archaeological heritage, landscape)

Salhouse Specific Research (2014/2015)

Natural Environment

- The Salhouse Neighbourhood Plan area borders a flood zone to the north east (See Appendix 3). (ENV8)
- The Salhouse Neighbourhood Plan area overlaps the Broads Executive Area in the north east of the Parish. Lying directly adjacent to, but outside the north-eastern boundary of the neighbourhood area, there are several important environmental designations, including;
 - National Nature Reserve
 - Ramsar Site
 - Special Areas of Conservation
 - Special Protection Area
 - Site of Special Scientific Interest (SSSI) (SSSI Impact Risk Zones do, however, extend over the Salhouse Neighbourhood Area). (ENV2, ENV4)

Built Environment

- A number of listed buildings exist within the Salhouse Neighbourhood Plan area, including All Saints Church (Grade 1) and fifteen other Grade 2 listed properties. The latter includes Salhouse Hall, The Grange on Lower Street and Shrublands Farm House on Upper Street. The setting of these buildings and the buildings themselves will need sensitive treatment. (ENV6)
- There is an adopted Conservation Area (2003, Broadland District Council) which covers part of the adopted neighbourhood area. This is illustrated on the map featured as Appendix 2. (ENV6)
- The Conservation Area boundary is drawn quite tightly along Lower Street to include the historic development and widens out to the north to include Shrublands Farm, part of Upper Street, Salhouse Broad, and the agricultural land between. At the south western end of Lower Street, Salhouse Hall and its environs, and the Church are included in the Conservation Area. To the north, The Lodge (formerly the Vicarage) and Vicarage Farm are designated as a satellite to the Conservation Area. They are connected to Upper Street via Vicarage Road.
- The Norfolk Historic Environment Record lists 26 historical sites and finds within the parish, including the site of a possible ring ditch near Stonehouse Bridge, and the site of Salhouse windmill.

BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT (2007)

Natural environment

- There is a wealth of natural assets and ecology (including high levels of water quality), which need protecting, maintaining and enhancing, and re-creating where lost (ENV2, ENV4, ENV5, ENV9, ENV11)
- There is a wealth of high quality agricultural land, which makes Greater Norwich an important supplier to the food industry. This will need protecting, as its loss would be irreversible. (ENV11)
- Improving sustainable access to the countryside. (SOC2)
- Making the city and urban areas greener and with increased links to the fringe areas. This will require some retrofitting of existing areas if a genuine sustainable city is to be developed. (ENV5)
- Greenspaces and green corridors will need to be integrated into development and include the use of walking and cycling network. (ENV1, ENV5, SOC2)
- There is generally poor status of SSSIs particularly in Norwich. Overall the quality of habitats needs to be improved and some areas need extending. (ENV4, ENV5)
- Pressures from new development means that a significant area of greenfield land may be needed for new development. (ENV5, SOC4)
- Landscape character and heritage should be retained, reflected and enhanced through the designs of new developments. (ENV5, ENV6)
- Cross-boundary effects are also an important consideration. Activity promoted through the JCS is also likely to have an effect on areas outside its administrative boundary, such as the Broads Authority area. Water quality and biodiversity downstream will be particularly vulnerable to changes from new development. (ENV2, ENV3, ENV4, ENV8, ENV9, ENV10, ENV11)
- Water quality is important for freshwater eco-systems and as a secondary effect the angling and tourism industry. Biological and chemical water quality will need to be enhanced through land use practises, such as installing SUDs and treatment works (ENV2, ENV9, ENV10)

Built environment

- The Greater Norwich Area has a wealth of Scheduled Ancient Monuments, Listed Buildings and other architecturally distinctive structures all of which need protection. (ENV6)
- The special historic character of Norwich and its hinterland should be preserved and enhanced; the unusual number of churches in the city, the valued listed buildings and the largest groups of industrial monuments in the country, namely windmills, will be important in retaining the city's unique character and heritage. (ENV6)
- Preserve the distinctive character of the historic built environment and landscape, protecting and enhancing these and using them to promote the Greater Norwich and Broads areas. (ENV5, ENV6)
- New developments will need to be integrated into the existing form and character of local areas in order to minimise the negative impacts that could be brought to the heritage of the area. Historic Landscape Characterisations can provide valuable assistance for integrating landscape distinctiveness into new developments. (ENV5, ENV6)
- Brownfield land is in increasingly short supply, particularly in rural areas, so there is pressure to make best use of sites that do exist. (ENV5)
- New construction can have negative impacts on existing development, town and cityscape from noise, air quality and dust. (ENV3)
- Indirect impacts on the built environment could arise from the additional pressures of development and climate change.
- Measures should be taken to enhance the historic core of Norwich and other distinctive heritage features, by making them able to withstand development pressures arising in the immediate future, such as traffic growth. (ENV1, ENV5, ENV6)

BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT (2007)

Climate change:

- Climate change threatens the long-term future of some habitats and species; their capacity to withstand these changes must be improved. (ENV1, ENV2, ENV3, ENV4, ENV7)
- Significant areas in Greater Norwich are at risk of flooding, including previously developed areas in the City. The area at risk of flooding will increase with climate change. (ENV8)
- Flood risk in areas like the Broads can also be exacerbated by developments upstream causing a change to natural watercourses and the water cycle. (ENV8)
- There is a need to reduce greenhouse gas emissions and ensure that contributions to climate change are reduced throughout, particularly as the rural areas of Broadland and South Norfolk are so much more reliant on using the private car. (ENV1, ENV7)
- All new, and some existing, developments will need to adapt to the likely consequences of climate change through their design and locations. (ENV7)
- Adapting to the effects of climate change will need to include the ability to design developments that are water efficient and recycle water resources as Norfolk is one of the drier parts of the country. (ENV7, ENV9)
- Some aspects of retrofitting existing development, such as improving energy efficiency in private sector housing, tackling traffic congestion and promoting reduction, reuse and recycling of waste. (ENV7, ENV8, ENV9, ENV10)
- Some aspects of change could bring benefits e.g. more wetlands. (ENV4)
- Renewable energy solutions for the area will be essential and should be sought in order to minimise the use of carbon-burning technology for energy generation. This would also have the benefit of opening a number of new opportunities for economic development, such as a hydrogen energy sector. (ENV7, ENV9, ECON6)
- Norwich and Norfolk's carbon footprints are currently unsustainable, and promoting adaptive lifestyles will be necessary to reduce them. (ENV7, ENV9, ENV10)
- New developments in all sectors, land uses and activities will need to minimise their carbon emissions. (ENV7)
- The growth in popularity of Norwich Airport use will also need to be redressed though carbon-saving elsewhere. (ENV7)

Natural resources:

- There is increasing pressure on the natural resources needed to facilitate new development, which will impact on water quality and supply, air quality, energy and minerals use. (ENV2, ENV3, ENV7, ENV9, ENV10)
- Water quality must be enhanced given the rise in phosphate levels that are occurring in water courses. (ENV2)
- The irrevocable loss of quality soil resources should be minimised. (ENV11)
- Water supplies must be sufficiently able to service new developments and new designs of development must conserve water use as much as possible and seek to reduce the water use throughout the area. (ENV9)
- Greater Norwich should consider the impact on catchment reserves. (ENV9)
- Minerals efficiency will need to be improved to minimise the environmental impact of extraction and processing, including increasing the use of aggregate captured from recycled construction material. (ENV7, ENV9)
- Ensuring that existing and new development is resource efficient. (ENV7)
- There is a need to reduce the amount of waste from Greater Norwich sent to landfill sites, and find alternative methods of disposal. (ENV10)
- Energy captured from waste should be increased. (ENV10)

BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT (2007)

- Waste management will experience increased pressure on services to accommodate growth, supply new treatment facilities and minimise waste production overall. (ENV10)
- Efforts should be made to treat and use contaminated land as a priority for restoration, provided its use won't present health risks. (ENV11)

Transport:

- High motor vehicle use, particularly in rural areas, stemming from a general dependency on the private car. (ENV1)
- Use of transport, in urban areas in particular, and its growth in volume has impacts on human health through contributing to poorer air quality in urban areas. (ENV1, ENV3, ENV5)
- There is an on-going and urgent need to encourage a modal shift in transport use away from private cars and into public transport, and to replace CO2 emitting modes with less polluting forms of transport. (ENV1)
- General environmental amenity will be put under pressure from new development, particularly due to noise, air and water pollution. (ENV1, ENV2, ENV3)
- Transport movements associated with minerals, waste and other service provision will need to be minimised. (ENV1)

THE NORFOLK AND SUFFOLK BROADS LDF CORE STRATEGY DPD: SUSTAINABILITY APPRAISAL ENVIRONMENTAL REPORT, 2006

Bio-diversity, flora and fauna

- Protection of the natural resource (ENV1, ENV2, ENV3, ENV4, ENV5, ENV9, ENV11)
- Balancing development with the conservation of the natural resource. (ENV1, ENV2, ENV3, ENV4, ENV5, ENV7, ENV9, ENV11)
- Implementation of enhancement (ENV1 – ENV11)

Landscape

- Maintenance of tranquillity (ENV5)
- Protection of large scale landscape character (ENV5)
- Preserving local distinctiveness and character (ENV5, ENV6, SOC6, SOC8)
- Protecting the landscape whilst allowing essential development (ENV5)
- Recognition of the varied landscape characteristics across the Broads area and their differing capacity to absorb change (ENV5)

Cultural

- Protection of the historic and cultural environments (ENV6, SOC6)
- Balancing development with the conservation of the historic and cultural environments (ENV6 SOC6)
- Implementation of enhancement of the historic and cultural environments (ENV6, SOC6)
- Promotion of development that is compatible with sustainability objectives and which would secure the future of historic buildings and maintain or enhance the historic and cultural environments (ENV6)

THE NORFOLK AND SUFFOLK BROADS LDF CORE STRATEGY DPD: SUSTAINABILITY APPRAISAL ENVIRONMENTAL REPORT, 2006

Water

- Protection of water quality and water resources (ENV2, ENV9)
- Flood management (ENV8)

Climate

- Addressing and planning for the impacts of sea level rise and climate change (ENV7, ENV8)
- Flood defence and the impacts of and opportunities under the Broads Flood Alleviation Project (BFAP) and subsequent investment in flood management (ENV8)
- The appropriate level and type of development within the flood plain in high-risk areas. (ENV8)
- Reduction of greenhouse gas emissions (ENV1, ENV3, ENV7)

Air

- Ensuring the air pollution levels remain below Government objective limit values (ENV1, ENV3)

SOCIAL ISSUES (SEA topic: population)

Salhouse Specific Research (2014/2015)

Demographics

The average age within the parish is 47.6, as opposed to a national average of 39.3 and a regional average of 40. In addition, there are a greater proportion of people aged over 65 within the parish (25.8%) than at either the national (16.4%) or regional (17.5%) levels. The proportion of parishioners within the 0-17 age category (14.9%) is significantly lower than both the national (21.4%) and regional (21.5%) averages. (2011 Census) The higher proportion of elderly people found within the parish is typical for Broadland district and has implications for the provision of community services and housing that is affordable to younger people. (SOC2, SOC4)

Access to services

The 'split' nature of the settlements within the parish (the main village of Salhouse, and the cluster of houses along Station Road in the west of the parish) has implications in terms of social cohesion within the community and accessing village services, especially as most of the facilities (e.g. church, pub, post office, village hall) are in the main core of the village. In addition, the train station is away from the main village, meaning that it is not easily accessible by the majority of residents. The high level of car ownership within the parish (56.7% of the population own at least two cars/vans, compared to 44.2% across Broadland district and 38.6% across the eastern region [2011 Census]) reflects the difficulties in accessing services and public transport. (SOC9, SOC10)

BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT, 2007

Population:

- There is a wealth of natural assets and ecology (including high levels of water quality), which need protecting, maintaining and enhancing, and re-creating where lost. (ENV2, ENV4, ENV5, SOC8)
- Rising population through inward migration requires more homes services and facilities. (SOC4)
- Creation of unbalanced communities through: (SOC1, SOC4, SOC6, SOC9, SOC10)
 - Increasingly ageing population in rural areas;
 - Increasingly younger population in the city; and,
 - Migration of families from the city towards the suburban and rural areas.
- Household sizes are becoming smaller as more people remain single for longer or become single, and as a result require more homes to cater for this trend. (SOC4)
- In-migration of populations from other areas in the region, and nationally and internationally, is increasing the demand for housing, community facilities and services. (SOC4, SOC9)
- The proportion of the population for whom English is their second language is increasing. This is likely to have implications for the future provision of services and facilities such as education and community learning. (SOC1, SOC3, SOC9, SOC10)
- Reducing the environmental impact of individuals will be important in maintaining sustainable communities. (ENV7)

Deprivation:

- Deprivation affects certain sectors of the community in many different ways, including distinct variations between urban and rural areas.
- Deprivation is generally heightened in urban areas, but also affects significant pockets of rural communities.
- Reducing deprivation includes:
 - Education and attainment (SOC3)
 - Income deprivation (SOC7)
 - Health and environmental quality (SOC2)
 - Crime (SOC5)
 - Social exclusion (SOC1)
- Reducing levels of unemployment will help reduce poverty and inequality and improve home affordability. (SOC1, SOC7)
- If the house price – income ratio continues to widen, home owners will have less disposable income as mortgages/rents increase. (SOC1, SOC4, SOC7)

Access to services:

- The Greater Norwich population dispersal has a distinct urban, rural and urban-fringe split, which has implications for accessing facilities, providing services for dispersed communities, and identifying a role for some settlements. (SOC9)
- There is a pressing need to find the best location for new development to have access to services and facilities. (SOC9, SOC10)
- Services must be provided for an increasingly aging population, and all services must take into account the rising levels of disability in the population. This includes building homes to lifetime homes standards as well as providing specialised accommodation. (SOC4, SOC10)

BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT, 2007

- Access to higher education establishments is problematic for pupils in the more rural areas where public transport links are poor. (SOC3, SOC9)
- Difficulties in accessibility should not be allowed to restrict training opportunities, as this would have economic impacts for the future. (SOC3, SOC9)
- As the population is rather dispersed, the roles of towns and local settlements will be important in order to cater for people's needs. (SOC9)

Health

- The need to promote healthy lifestyles, particularly through the design of, and access to, new developments. (SOC2)
- More health infrastructure, and better access to health facilities, is needed for all communities. (SOC2, SOC9)
- Addressing the links between lower levels of health and higher deprivation will help to reduce social inequalities. (SOC1, SOC2, SOC9)
- Air Quality Management Areas should be mitigated and the impacts of congestion and localised emissions concentrations should be reduced through traffic management schemes. Projects such as the CIVITAS Initiative can help cities to achieve a more sustainable, clean and energy efficient urban transport system through integrated technology and policy based measures. (ENV1, ENV2, SOC2)
- Traffic can have negative health impacts across the area and these should be mitigated against, such as if the airport expands. (ENV1, ENV2, SOC3)
- Providing permanent sites for Gypsy and traveller groups will lead to better access to health care facilities as well as education. (SOC1, SOC2, SOC9, SOC10)
- Localised health facilities, such as cottage hospitals, could be more viable and provide an essential service to new growth, particularly in the rural areas, to relieve pressure on the major hospitals. (SOC2, SOC9, SOC10)

Crime

- Some higher crime levels exist in the urban areas, particularly in the more deprived wards. (SOC1, SOC5)
- Improving community identity and welfare will be needed to help to reduce anti-social behaviour and increase the feel of local ownership of an area. (SOC5, SOC6)
- Reducing anti-social behaviour will be closely associated with managing the evening economy. (SOC5)
- Building-up community cohesion will increase the viability of local community-based events and facilities, and improve local democracy and public participation in local elections and Parish planning. (SOC5, SOC6)

Leisure, culture and recreation

- Need to provide access to a good range of cultural and leisure facilities, including improved access to the countryside and local green spaces. (SOC6, SOC8, SOC9)
- Facilities for local play and interaction are needed to help build strong communities. (SOC8, SOC9)
- Access to cultural activity is very important for recreation and personal development and community integration. Adequate cultural provision, such as libraries, will be integral to sustainable communities and need to be planned for from the outset. (SOC6, SOC8, SOC9)
- Lifelong learning can also utilise cultural facilities and provision of community centres where community capacity and neighbourhood identity can be promoted. (SOC3)
- An emphasis on good design of new facilities will ensure that communities can benefit from improved standards and it will bring some more 'identity' and community involvement in the area. (SOC6, SOC8)
- Tourism can play an important part in building-up cultural awareness and also for providing jobs and business growth. Support should be given to local tourism-related development linking cultural, social and economic aspects. (SOC7, ECON1, ECON6)

BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT, 2007

- Town and village centres should be retained and encouraged as a focus point or a hub of community activity, particularly in response to local services and facilities being amalgamated or withdrawn from villages into larger settlements, affecting the viability of communities. (SOC8, ECON1, ECON6)

Education

- There are varying levels of attainment across the area; generally lower levels are experienced in the urban area and amongst older people. (SOC3)
- Ensuring the viability of educational services in rural areas will be increasingly difficult as populations in those areas become collectively older. This has implications not only for facilities provision but also for maintaining the existing high standards of educational achievement. (SOC3)
- Opportunities for lifelong skills and training need to be encouraged in order to 'up-skill' the overall workforce. (SOC3)
- Links between lower educational attainment, workplace qualifications and deprivation need to be addressed. (SOC3)
- As in-migration rises there may be a need to improve educational opportunities within communities. (SOC3)

Housing

- There is a variety of housing tenure across the area, with significantly more owner-occupation outside Norwich city. (SOC4)
- There is a need to provide a sufficient and appropriate mix of housing types and tenures to meet the needs of all and reduce the number of households in unsuitable accommodation, for example Norwich may prove to contain too many flats and not enough family units. (SOC4)
- The most sustainable locations for a substantial number of new housing developments will need to be found, exact numbers of which must be planned for as arise from the Regional Spatial Strategy. (SOC4)
- The need to improve the quality of new and existing housing stock. (SOC4)
- There is an increasing gap between house prices and income levels, particularly in South Norfolk and Broadland. (SOC1, SOC4)
- The affordability of new housing stock needs to be at a level that will ensure that local communities and key workers can access their local housing markets. (SOC1, SOC4)
- The potential for providing new affordable homes must be maximised in each development proposal. (SOC4)
- Gypsies and Travellers should also benefit from a measured provision of sites across Greater Norwich and be treated equally. (SOC4)
- More effective use of the existing housing stock, such as returning vacant homes to beneficial use, could increase access to housing. (SOC4)

Transport

- Improving access to jobs, services and facilities by public transport and reducing the need to travel by private car. (SOC7)
- Providing appropriate transport infrastructure. (SOC8, SOC9, ECON4)
- Improving the accessibility to services and facilities for those who wish to walk and cycle. (SOC8, SOC9, ECON4)
- There is a need to improve the opportunities to walk and cycle and use open space provisions as a means of recreation and for leading a more sustainable lifestyle. (SOC2, ECON4)

THE NORFOLK AND SUFFOLK BROADS LDF CORE STRATEGY DPD: SUSTAINABILITY APPRAISAL ENVIRONMENTAL REPORT, 2006

Access and social inclusion

- Addressing social inclusion and access (SOC1, SOC9, SOC10)
- Provision of community facilities and services (SOC9, SOC10)

Housing

- The provision of housing for local need (SOC4)
- The provision of housing to accommodate visitors (SOC4)
- The provision of housing to accommodate workers within the rural areas (SOC4)
- The provision of affordable housing (SOC4)

Transport

- Provision of transport infrastructure and Integration of modes of transport (SOC9, SOC10, ECON4)
- Maintaining public rights of way (SOC8)
- Promoting alternative access to the Broad – e.g. cycle ways and footpaths (SOC8)
- Consideration of the needs of visitors, residents and businesses (SOC8, ECON4)

Human health

- Managing sport and activities in the countryside (SOC2)

ECONOMIC ISSUES

Salhouse Specific Research (2014/15)

- The proportion of residents with Level 3 qualifications (e.g. A Levels, NVQ Level 3 etc.) is lower than the Broadland and the national averages, although the proportion of those with Level 2 and Level 1 qualifications is higher than both of these. The proportion of those with a degree level qualification (Level 4) is slightly higher than the Broadland average, but lower than the regional and national averages. (SOC3, SOC7)
- Salhouse Broad attracts a fair degree of local tourism, in terms of walkers and people using the Broad itself. There may be potential to increase the local tourism economy, perhaps focusing on the Broad, but the environmental sensitivity of this natural asset needs to be recognised and any plans for increasing the tourism potential of the site would need to be environmentally and economically sustainable. (ECON1, ECON6, ENV5, ENV6)

BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT, 2007

Growth

- There is a generally diverse, successful and growing economy, with a strong Research and Development industry. (ECON1)
- There is a focus of employment provision in the city, with a smaller, growing importance of areas outside the city. (ECON1, ECON2)
- Currently, there is an emphasis towards large employers being located in the City, and small employers in Broadland and South Norfolk. This may suggest a need to improve diversity of employers across the economy. (ECON2, ECON3, ECON6)
- Maintaining high levels of employment and improving the ability of local populations and those with fewer qualifications to access employment markets. (ECON1, ECON6)
- Where agricultural viability declines, diversification and indigenous investment needs support in rural economies. (ECON1, ECON3)
- Locating employment growth in the most sustainable locations will be a key factor for a prosperous economy. (ECON1, ECON2, ECON4)
- The evening economy can bring 24-hour business diversity for business opportunities in some areas. (ECON1)
- Increasing the provision of jobs in local areas will increase local economic growth and prosperity, so local jobs provision should be encouraged that can also offer vocational training opportunities. (SOC7, ECON2, ECON3)
- Allocations for new jobs, as required under the Regional Spatial Strategy must be provided for in the most sustainable locations. (ECON6)
- Diversification and extension of the tourism base across the area. (ECON1)
- Promotion of tourism development whilst protecting the important landscapes, environment and cultural heritage of Greater Norwich and the Broads area. (ECON1, ECON6)

Resources

- Domestic and business waste management, including waste minimization, increased recycling and resource efficiency improvements, such as energy generation and recovery. (ENV10, ECON6)
- Maximising opportunities for economic growth and employment through new waste management facilities. (ECON1, ECON6)
- Promotion of sustainable energy technologies. (ECON1)
- Enabling sustainable production and consumption. (ECON6)
- Agriculture provides a significant resource for the Greater Norwich economy and its ability to compete in the national and regional sector needs to be supported. (ECON1)
- An environmentally-sustainable economy can be developed through a general reduction in food and business mile generation, improved energy savings, development of the renewable energy sector, and through enterprises such as eco-tourism. (ECON1, ECON4, ECON6)

Skills

- Promoting the knowledge economy will be a key influence in the growth of Greater Norwich and will require support through business infrastructure and training opportunities. (SOC3, ECON1)
- There is an unbalanced workforce, as graduates take up intermediate jobs and so present difficulties for those with lower qualifications to access jobs. (SOC7, ECON2, ECON6)

BROADLAND JOINT CORE STRATEGY SUSTAINABILITY APPRAISAL SCOPING REPORT, 2007

- Improving the levels of educational attainment amongst school leavers will be a vital part of improving the skills and training of the Greater Norwich workforce. (SOC7, ECON6)
- The knowledge economy needs to be able to develop an environmentally-friendly sector that helps provide localised training to provide skills for creating sustainable communities, such as sustainable construction skills. (ECON6)

Transport Infrastructure

- Access to jobs needs to be improved, particularly for those in rural areas where local employment opportunities may not be so readily available. (ECON4)
- Providing job opportunities closer to centres of population, particularly in the rural areas, will be important in reducing the dependency on the private car, reducing the need to travel, and building community cohesion. (SOC7, ECON4)
- Links to regional, national and international transport networks should be maximised for their ability to bring growth and investment. (ECON4)

THE NORFOLK AND SUFFOLK BROADS LDF CORE STRATEGY DPD: SUSTAINABILITY APPRAISAL ENVIRONMENTAL REPORT, 2006

Local businesses

- Supporting economic regeneration and sustainability (ECON2, ECON6)
- The regeneration of the local economy in general and the boat building and hire industry in particular (ECON1, ECON5)

Tourism & recreation

- Diversification and extension of the tourism base in the Broads (ECON1, ECON2)
- Promotion of tourism development whilst protecting the Broads landscape and environment (ECON1, ECON6)
- Making the existing tourism product more sustainable in environmental and economic terms (ECON6)
- Promotion of development which is compatible with sustainability objectives to support the boating industry (ECON6)

Agriculture

- Managing changes in Government agricultural policy and structure (ECON1)
- Reconciling demand for agricultural land and land for tourism (ECON1, ECON6)
- Managing diversification (ECON1)

5. SUSTAINABILITY APPRAISAL FRAMEWORK (TASK A4)

A framework of objectives, key questions for decision making criteria and indicators has been developed to cover a broad range of environmental, social and economic factors. This can be seen in Appendix 4.

These are based on the SA framework prepared for the Broadland, Norwich & South Norfolk Joint Core Strategy and use the same Environmental, Economic and Social objectives. This, in turn, was informed by the ODPM guidance: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (2005).

Sustainability objectives / sustainability appraisal framework

Objectives	Reference
Environmental	
To reduce the effect of traffic on the environment	ENV1
To improve the quality of the water environment	ENV2
To improve environmental amenity, including air quality	ENV3
To maintain and enhance biodiversity and geodiversity	ENV4
To maintain and enhance the quality of landscapes, townscapes and the historic environment	ENV5
To adapt to and mitigate against the impacts of climate change	ENV6
To avoid, reduce and manage flood risk	ENV7
To provide for sustainable uses and sources of water supply	ENV8
To make the best use of resources, including land and energy	ENV9
To minimise the production of waste	ENV10
To conserve soil resources and quality	ENV11
Social	
To reduce poverty and social exclusion	SOC1
To maintain and improve the health of the whole population and promote healthy lifestyles	SOC2

Objectives	Reference
Social	
To improve education and skills	SOC3
To provide the opportunity to live in a decent, suitable and affordable home	SOC4
To reduce anti-social behaviour	SOC5
To encourage a sense of community identity and welfare	SOC6
To offer more opportunities for rewarding and satisfying employment for all	SOC7
To improve the quality of where people live	SOC8
To improve accessibility to essential services and facilities	SOC9
To improve accessibility to relevant places for those most in need	SOC10
Economic objectives	
To encourage sustained economic growth	ECON1
To reduce disparities in economic performance	ECON2
To encourage and accommodate both indigenous and inward investment	ECON3
To encourage efficient patterns of movement in support of economic growth	ECON4
To enhance the image of the area as a business location	ECON5
To improve the social and environmental performance of the economy	ECON6



6. CONSULTING ON THE SA SCOPING REPORT (TASK A5)

This SA Scoping Report will be open to comment from various stakeholders with an interest in the effects of the Neighbourhood Plan.

It is important to ensure that key organisations are able to play a part in the on-going Sustainability Appraisal process and help the emerging development plans take into account the wide variety of factors identified through the scoping process. In accordance with the Strategic Environmental Assessment Directive, the Scoping Report will be available for consultation for a minimum of five weeks, and will be specifically open to consultation by three statutory bodies, and others as deemed appropriate.

The three statutory bodies consulted on the Scope of the Sustainability Appraisal will be:

- Natural England
- Historic England
- Environment Agency

In addition, the Scoping Report will be sent to:

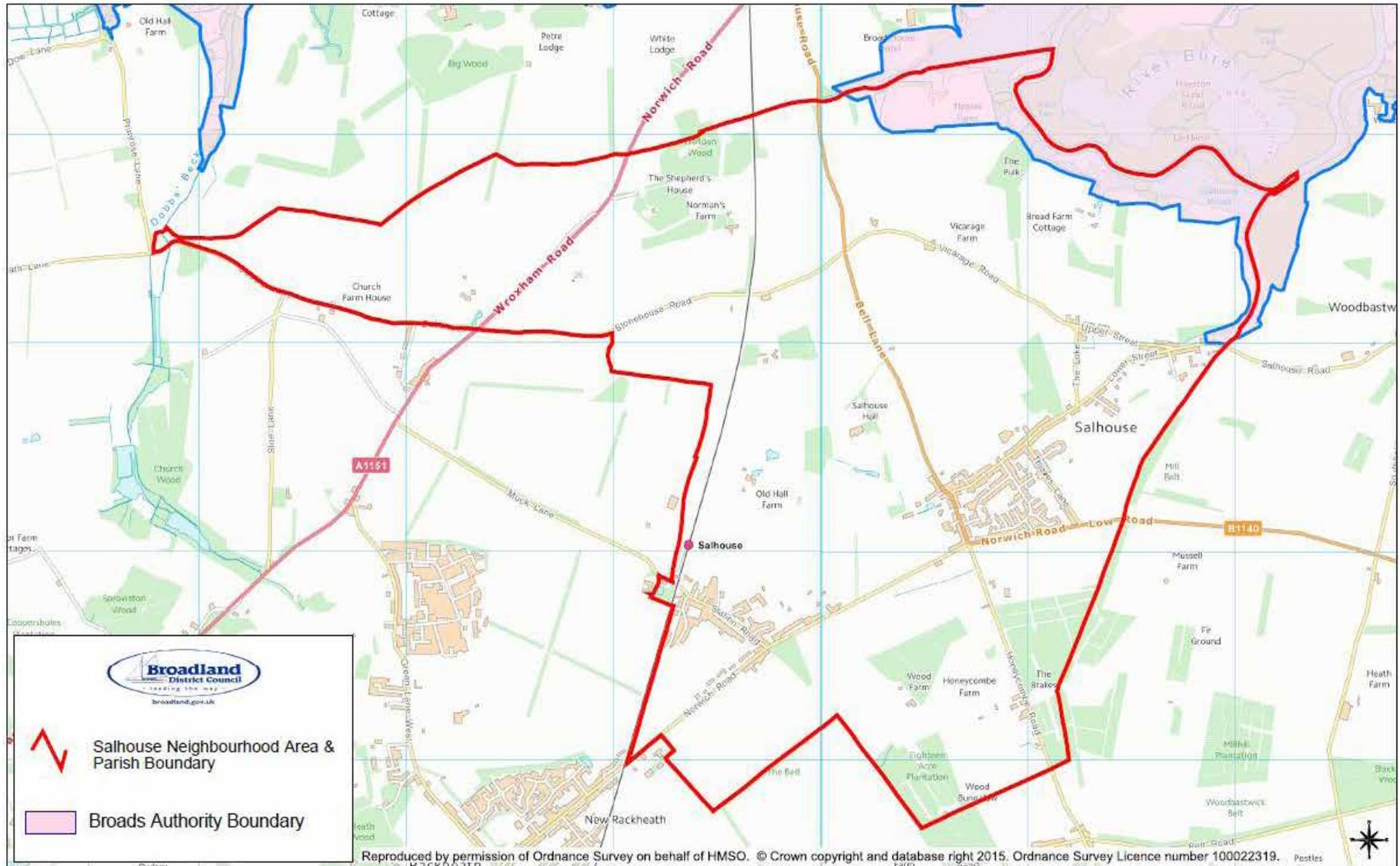
- The Broads Authority
- Broadland District Council
- Norfolk County Council

The document shall also be available on the internet for public viewing.

The framework devised through the SA Scoping Report will play a significant role in developing policies within the emerging Neighbourhood Plan. Its application will be documented in an SA Report as part of Stages B and C following the completion of the consultation process on this Scoping Report (Stage A).

This report will document how the SA process has been accounted for throughout the development of the different policy options considered during the production of the Neighbourhood Plan.

APPENDIX 1 - SALHOUSE NEIGHBOURHOOD AREA



**APPENDIX 3 – FLOOD ZONES AFFECTING SALHOUSE
(ENVIRONMENT AGENCY WEBSITE 21-10-2015)**



Enter a postcode or place name: Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea) ⓘ
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main River Line ⓘ
- Main River Line
- Other national environmental organisations ⓘ
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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**APPENDIX 4 - SUSTAINABILITY APPRAISAL
FRAMEWORK**

Sustainability Appraisal Framework for Salhouse

Below is the framework used for the Sustainability Appraisal. This is based on the framework prepared for the Broadland, Norwich and South Norfolk Joint Core Strategy and uses the same Environmental, Social and Economic objectives.

The comments section states what effects the plan will have on the SA objectives. To help assess the potential effects of producing a Neighbourhood Plan, a 'do nothing' option has also been assessed, i.e. what would be the sustainability impacts of using only the International, European, National and District plans if no Neighbourhood Plan was produced. This approach provides a useful alternative to each proposed policy and is the main driver for including in the SA.

Assessment of Effect Key -



Positive Effect



Neutral Effect



Negative Effect

SA objective	Decision making criteria / Points to consider	Indicators and targets	Relevant NP policies	Short, medium & long term effects	Assessment of effects	Comments
Environmental						
ENV1 - To reduce the effect of traffic on the environment.	Will it reduce traffic volumes, ease the flow of traffic and reduce congestion?	Increase in the percentage of people travelling to work by more environmentally friendly means.	List any policies from your NP that are relevant to this objective.	State whether the effect would be short, medium or long term.	Use the colour code from the key above.	NP policies
	Will new development be in the best locations to reduce the need for people to travel / encourage travel by methods other than the car?					Alternative option(s)
ENV2 - To improve the quality of the water environment.	Will it improve the quality of the water environment (streams, rivers, lakes etc.)?	Increase in biological and chemical quality of water environment.				NP policies
	Will it help to support wetland habitats and species?					Alternative option(s)
ENV3 - To improve environmental amenity, including air quality.	Will it improve air quality and reduce the emission of atmospheric pollutants?	Look to decrease the number of designated Air Quality Management Areas and the concentration of air pollutants.				NP policies
						Alternative option(s)

SA objective	Decision making criteria / Points to consider	Indicators and targets	Relevant NP policies	Short, medium & long term effects	Assessment of effects	Comments
Environmental						
ENV4 - To maintain and enhance biodiversity and geodiversity.	<p>Will it conserve/ enhance natural or semi-natural habitats, species diversity and promote habitat connections?</p> <p>Is it likely to have a significant effect on sites designated for international, national or local importance?</p>	Look at changes in the conditions of SSSIs, CWS and natural / semi - natural habitats.				<p>NP policies</p> <hr/> <p>Alternative option(s)</p>
ENV5 - To maintain and enhance the quality of landscapes, townscapes and the historic environment.	<p>Will it protect and enhance the quality of landscapes, townscapes and countryside character, including the character of the Broads and its setting where relevant?</p> <p>Will it maintain and enhance the distinctiveness of the landscapes/ townscapes and heritage?</p> <p>Will it reduce the amount of derelict, underused land?</p> <p>Will it protect and enhance features of historical, archaeological and cultural value?</p>	Increase in the number of new developments on previously developed land. Increase in areas placed into Environmentally Sensitive Area schemes.				<p>NP policies</p> <hr/> <p>Alternative option(s)</p>

SA objective	Decision making criteria / Points to consider	Indicators and targets	Relevant NP policies	Short, medium & long term effects	Assessment of effects	Comments
Environmental						
ENV6 - To adapt to and mitigate against the impacts of climate change.	Will it reduce emissions of greenhouse gases? Will more energy needs be met from renewable sources? Will it increase the capacity of the area to withstand the effects of climate change, minimising risks to lives, land and property?	Decrease in Total CO2 emissions per capita (million tonnes carbon equivalent) and reduction of Carbon Footprint of area. Increase in renewable energy generation capacity.				NP policies
						Alternative option(s)
ENV7 - To avoid, reduce and manage flood risk.	Will it minimise the risk of flooding to people and property?	Development permissions granted contrary to Environment Agency advice on flood risk. Number of dwellings permitted within the high risk flood-risk areas (Env. Agency Flood Zones 2&3).				NP policies
						Alternative option(s)
ENV8 - To provide for sustainable use and sources of water supply.	Will it conserve groundwater resources and promote water efficiency?	Look at patterns of daily domestic water use (per capita consumption).				NP policies
						Alternative option(s)

SA objective	Decision making criteria / Points to consider	Indicators and targets	Relevant NP policies	Short, medium & long term effects	Assessment of effects	Comments
Environmental						
ENV9 - To make the best use of resources, including land and energy.	Will it minimise consumption of materials and resources? Will it use land efficiently? Will it minimise the loss of "Greenfield" land? Will it minimise energy consumption and promote energy efficiency alongside promoting renewable energy sources?	Increase the % of dwellings built on previously developed land. Look at Kilograms of waste produced per head of population; and % change on previous year. Look for increase in % of household waste recycled and composted.				NP policies
						Alternative option(s)
ENV10 - To minimise the production of waste.	Will it lead to less waste being produced and/or promoting more recycling and composting? Will it increase waste recovery for other means e.g. energy generation?	Look at Kilograms of waste produced per head of population; and % change on previous year. Look for increase in % of household waste recycled and composted.				NP policies
						Alternative option(s)
ENV11 - To conserve soil resources and quality.	Will it avoid the loss of good quality agricultural land and preserve soil resources?	Increase the % of dwellings built on previously developed land.				NP policies
						Alternative option(s)

SA objective	Decision making criteria / Points to consider	Indicators and targets	Relevant NP policies	Short, medium & long term effects	Assessment of effects	Comments
Social						
SOC1 – To reduce poverty and social exclusion.	Will it reduce poverty, deprivation and social exclusion in those areas most affected?	Reduce % of children living in low-income households. Key benefit claimants - % of working age population claiming benefits				NP policies Alternative option(s)
SOC2 – To maintain and improve the health of the whole population and promote healthy lifestyles.	Will it improve access to high quality health facilities for existing and new communities? Will it encourage healthy lifestyles? How? Will the links between poorer health and deprivation be addressed? Will links to the countryside be maintained and enhanced?	Look at % of population receiving incapacity benefits. Is there an increase in Life expectancy of residents?				NP policies Alternative option(s)
SOC3 – To improve education and skills.	Will adequate education infrastructure be provided for existing and new communities? (by improving and retaining qualifications and skills for both young people and amongst the workforce and promoting lifelong skills) Will links between lower levels of education and deprivation be addressed?	Workforce qualifications - % of working age population with qualifications at NVQ Level or above. School leaver qualifications - % of school leavers with 5 or more GCSEs at A*-C grades. Reduce ranking in Indices for Multiple Deprivation.				NP policies Alternative option(s)

SA objective	Decision making criteria / Points to consider	Indicators and targets	Relevant NP policies	Short, medium & long term effects	Assessment of effects	Comments
Social						
SOC4 - To provide the opportunity to live in a decent, suitable and affordable home	<p>Will it increase the range of types, sizes and affordability of housing for all social groups?</p> <p>Will it reduce the housing need and ensure that housing provision addresses the needs of all?</p>	An increase in % of housing stock that is affordable housing & a decrease in number of unfit dwellings in housing stock.				NP policies
						Alternative option(s)
SOC5 - To reduce crime and anti-social behaviour.	<p>Will it increase the range of types, sizes and affordability of housing for all social groups?</p> <p>Will it reduce the housing need and ensure that housing provision addresses the needs of all?</p>	Incidences of crime committed per 1,000 households.				NP policies
						Alternative option(s)
SOC6 - To encourage a sense of community identity & welfare.	Will it encourage engagement in community activities contributing to a mixed and balanced community?	Will it provide opportunities for all member of society to get involved?				NP policies
						Alternative option(s)

SA objective	Decision making criteria / Points to consider	Indicators and targets	Relevant NP policies	Short, medium & long term effects	Assessment of effects	Comments
Social						
SOC7 - To offer more opportunities for rewarding and satisfying employment for all.	Will it reduce unemployment overall? Will help to improve earnings?	Look for decrease in % of the economically active population who are unemployed. Look for decrease in % of unemployed people who are long-term unemployed.				NP policies Alternative option(s)
SOC8 - To improve the quality of where people live.	Will it improve the quality of dwellings? Will it improve the quality of local open space? Will it improve the satisfaction of people with their neighbourhoods?	Decrease % of overall housing stock not meeting the 'Decent Homes Standard'. Increase in % of public housing stock built to the standard of the Code for Sustainable Homes (pending).				NP policies Alternative option(s)
SOC9 - To improve accessibility to essential services, facilities and jobs.	Will it improve accessibility to key local services and facilities (including health, education, leisure, open space, the countryside and community facilities)? Will it improve access to jobs and services for all whilst reducing dependency on the private car?	Increase % of residents who travel to work by public transport; foot or cycle; and reduce private car journeys Reduce average distance travelled to the workplace by residents.				NP policies Alternative option(s)

SA objective	Decision making criteria / Points to consider	Indicators and targets	Relevant NP policies	Short, medium & long term effects	Assessment of effects	Comments
Social						
SOC10 - To improve accessibility to relevant places for those most in need.	Will it improve access to facilities, services and locations for sections of the community in greatest need?	Assess the potential of making the services for accessible.				NP policies
						Alternative option(s)
Economic						
ECON1 - To encourage sustained economic growth.	<p>Will it assist in strengthening the local economy?</p> <p>Will it improve business development and enhance competitiveness?</p> <p>Will it increase vitality & viability of town centres and improve economic diversity?</p>	<p>Look for increase in % change in the total number of VAT registered businesses.</p> <p>Look for increase in average weekly pay for full-time employees.</p>				NP policies
						Alternative option(s)
ECON2 - To reduce disparities in economic performance.	<p>Will it assist in strengthening the local economy?</p> <p>Will it make this location as attractive to new business as other areas?</p>	<p>Look for increase in % change in the total number of VAT registered businesses.</p>				NP policies
						Alternative option(s)

SA objective	Decision making criteria / Points to consider	Indicators and targets	Relevant NP policies	Short, medium & long term effects	Assessment of effects	Comments
Economic						
ECON3 - To encourage and accommodate both indigenous and inward investment.	<p>Will it encourage indigenous business? Will it encourage inward investment?</p> <p>Will it make land and property available for business? Will it improve economic performance across the Parish? Will it support/encourage diversification?</p>	Look for increase in number of small businesses.				<p>NP policies</p> <hr/> <p>Alternative option(s)</p>
ECON4 - To encourage efficient patterns of movement in support of economic growth.	<p>Will it improve provision of local jobs?</p> <p>Will it improve accessibility to work, particularly by public transport, walking and cycling?</p> <p>Will it reduce journey times between key employment areas and key transport interchanges?</p> <p>Will it improve efficiency and sustainability of freight distribution?</p> <p>Will it support provision of key communications infrastructure?</p>	Increase % of residents who travel to work by public transport; foot or cycle; and reduce private car journeys Reduce average distance travelled to the workplace by residents.				<p>NP policies</p> <hr/> <p>Alternative option(s)</p>

SA objective	Decision making criteria / Points to consider	Indicators and targets	Relevant NP policies	Short, medium & long term effects	Assessment of effects	Comments
Economic						
ECON5 - To enhance the image of the area as a business location.	Will it attract new business to set up in the area?	Look at the increase in business start up.				NP policies Alternative option(s)
ECON6 - To improve the social and environmental performance of the economy.	<p>Will it reduce the impact on the environment from businesses?</p> <p>Will it reduce the impact on residents from businesses?</p> <p>Will it attract new investment and skilled workers to the area?</p> <p>Will existing business and employment provision be maintained?</p> <p>Where would employment provision best be located to serve urban and rural residents?</p>	<p>Increase amount of various employment development on previously developed land or conversions</p> <p>Ecological footprint -decrease hectares required per capita to support current production & consumption. Decrease unemployment benefit receipt.</p>				NP policies Alternative option(s)

Overall conclusion

This section should contain a summary of the appraisal.

APPENDIX 5: RESPONSES TO CONSULTATION ON DRAFT SCOPING REPORT (DEC 2015 / JAN 2016) AND ACTIONS TAKEN

Organisation	Response	Action Taken
The Broads Authority	<p>The Broads is a member of the National Park Family. The Broads has a status equivalent to a National Park. Please in future use either of those ways of describing the Broads rather than writing 'National Park'. The Broads has three purposes when compared to other National Parks which has 2 as well as its own legislation. So we are like a National Park, but in legislation terms, not a National Park as such.</p> <p>The Broads area tends to be called the Broads Executive Area. Rather than saying Norfolk Broads, just say the Broads.</p>	References to Broads 'National Park' and Broads 'area' amended as suggested.
	<p>Page 3 5th paragraph – this seems a negative way of describing a SA. An SA assesses and seeks to make a plan for sustainable rather than taking the route which 'has the least negative impact possible'.</p> <p>Where you describe the Broads Authority, the Development Management DPD was adopted in 2011 and the Sites Specifics Local Plan adopted in 2014.</p>	<p>Change this sentence to read, '...should result in a final plan which maximises the economic, environmental and social effects of development, whilst avoiding or mitigating against potential negative impacts.'</p> <p>Add, 'The Broads Authority adopted its Development Management DPD in 2011 and its Site Specifics Local Plan in 2014', into this section.</p>
	<p>Page 8 The Broads Landscape Character Assessment should also be looked at and understood (area 23):</p> <p>http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-character-assessments</p>	<p>Add the following beneath the 2nd para under 'Natural Environment' on page 8: 'The Broads Landscape Character Assessment identifies this area of the Broads (taking in Salhouse Broad) as part of Local Character Area 23 – Bure Valley (Wroxham to Fleet Dyke, South Walsham). The assessment describes the character of this area as comprising a wide valley floor of peat fen, carr woodland and a concentration of broads to which a range of nature conservations apply. The assessment identifies forces for change as comprising: wider development pressures, such as significant development at Rackheath and at the RAF Coltishall site, development and redevelopment pressures, demand for additional mooring space and subdivision of large dwellings/ plots around Wroxham.'</p>

Organisation	Response	Action Taken
The Broads Authority - continued	<p>Deprivation: There are sub domains of the IMD. Go here: https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015 These will give more details on certain elements rather than the summary information.</p>	<p>This section seeks to provide a summary of the key baseline information. It is not felt that further detail is needed in relation to deprivation scores in the parish, particularly when the overall score does not identify deprivation as being a key issue.</p>
	<p>Page 17 What does environmental amenity actually mean? The only example given is air quality.</p>	<p>This is taken from the SA framework prepared for the Joint Core Strategy, meaning that the objectives are the same. In order to remain consistent, it is not felt that the wording should be changed. However, environmental amenity should be taken to mean elements of the natural environment that contribute to the attractiveness and value of an area.</p>
	<p>Page 21 A map showing SAC, SPA, SSSI, etc would be useful.</p>	<p>These designated sites all lie outside the Neighbourhood Area and, whilst they are mentioned in the 'Key Issues' section, it is not felt a map is necessary in the Scoping Report. This is more relevant to the HRA screening report.</p>
	<p>Page 23 ENV3 - the criteria and targets relate only to air quality. What does environmental amenity actually mean?</p>	<p>See response above, relating to Page 17.</p>
	<p>Page 24 ENV5 - design is important. Whilst perhaps not useful for the SA, Salhouse Parish Council may wish to look into this: https://www.bimby.org.uk</p>	<p>Noted.</p>
	<p>Page 27 SOC1, 2, 3 - could use the IMD maps as discussed above.</p>	<p>Include as indicator for all three, 'Reduce ranking in Indices for Multiple Deprivation.'</p>
	<p>Page 28 Row 2 column 2 is the same as row 1 column 2.</p>	<p>Amend decision making criteria for SOC5 to read 'Will it encourage engagement in community activities contributing to a mixed and balanced community? Will it reduce fear and instances of crime?'</p>

Organisation	Response	Action Taken
The Broads Authority - continued	<p>Page 29 SOC8 indicator refers to the Code for Sustainable Homes which is not in place now.</p>	<p>Remove reference to Code for Sustainable Homes. Replace with: 'Meeting policies on formal and informal recreation space within the Local Plan.'</p>
	<p>Page 30 SOC10 - IMD map could be an indicator. Column 3 for SOC10 is not clear in its wording.</p>	<p>Remove wording from SOC10, column 3. Replace with 'Increase accessibility to key services'. Include as indicator for SOC10: 'Reduce ranking for IMD Sub Domain - Geographical Barriers'.</p>
Historic England	<p>The Introduction Section of the report sets out the Objectives of the Salhouse Neighbourhood Plan and Historic England is pleased to note Objective 4 'Key buildings and features important to the village of Salhouse are identified for retention and protection were appropriate for their setting.' We would expect this objective to be sufficiently broadly interpreted to include not just designated heritage assets, but also important undesignated assets such as buildings which make an important contribution to the character or appearance of the conservation area and locally important archaeology.</p>	<p>Noted.</p>
	<p>The Baseline Information set out in the report correctly identified that the older parts of the village are a Conservation Area and that this incorporates a Grade I and 15 Grade II listed buildings. However, there is no reference to buildings of local interest, or buildings that may be identified in the conservation area appraisal that make a positive contribution. Furthermore, while there are no Scheduled Monuments within the plan area, consideration should be given to areas of archaeological interest or potential.</p> <p>These, along with the listed buildings and buildings of local interest, might then be added to the map in Appendix 2 which identifies the boundaries of the Salhouse Conservation Area.</p>	<p>Add the following wording at the end of the 1st sentence under 'Built Environment' on page 10: 'The latter includes Salhouse Hall, The Grange on Lower Street, and Shrublands Farm House on Upper Street.'</p> <p>Add the following text to the end of the 'Built Environment' section on page 10: 'The Conservation Area boundary is drawn quite tightly along Lower Street to include the historic development and widens out to the north to include Shrublands Farm, part of Upper Street, Salhouse Broad, and the agricultural land between. At the south western end of lower Street, Salhouse Hall and its environs, and the Church are included in the Conservation Area. To the north, The Lodge (formerly the Vicarage) and Vicarage Farm are designated as a satellite to the Conservation Area. They are connected to Upper Street via Vicarage Road.'</p> <p>'The Norfolk Historic Environment Record lists 26 historical sites and finds within the parish, including the site of a possible ring ditch near Stonehouse Bridge, and the site of Salhouse windmill.'</p>

Organisation	Response	Action Taken
Historic England - continued	Historic England again welcomes the inclusion of ENV5 (to maintain and enhance the quality of landscapes, townscapes and the historic environment) with the sustainability objectives on page 17 of the report, but against objective this we believe more specific indicators and targets should be included within the table set out in Appendix to the report. This might include the number of planning approvals within the conservation area or the setting of a listed building that are assessed as either positive or neutral to the character or appearance of the conservation area or the significance of the listed building. Other indicators might include the number of listed building consents granted.	Add the following as an indicator against ENV5 on page 24: 'Number of planning approvals within the Conservation Area that are assessed as either positive or neutral to its character.' 'Number of listed building consents granted'.
Norfolk County Council	<p>The County Council welcomes the opportunity to comment on the Scoping Report and broadly supports the emerging NP objectives on page 5 of the Scoping document. With regard to the section of the Report referring to Relevant Policies and Plans (Page 6) it is felt that reference should be made to infrastructure delivery, and in particular:</p> <p>(a) Broadland District Council's Community Infrastructure Levy (CIL) Charging Schedule (2014); and</p> <p>(b) Norfolk County Council's Planning Obligations Standards (2015). NB These will be updated in April 2016.</p> <p>In addition this section needs to refer to the Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD. This document forms part of the Development Plan for the area and therefore should be included in the Scoping Report. It is particularly relevant to Salhouse because there is a Mineral Safeguarding Area for sand and gravel located in the parish of Salhouse. This Mineral Safeguarding Area is shown in the adopted Revised Policies Map (Oct 2013). Norfolk County Council's minerals and waste planning policy documents area available on our website at: www.norfolk.gov.uk/nmwdf</p>	<p>These documents are not 'relevant policies and plans' and so are not appropriate to be referred to in the SA Scoping Report.</p> <p>Add the following text beneath the sixth paragraph on page 6: 'It should be noted that, in addition to the documents listed in the literature reviews carried out in 2014 (mentioned above), Norfolk County Council's Minerals and Waste Core Strategy and Development Management Policies DPD (adopted 2011) has relevance for the emerging Salhouse Neighbourhood Plan. The document sets out the spatial vision and strategic objectives for minerals and waste development in Norfolk over the time period from 2010 to 2026. It also contains policies for use in making decisions on planning applications for mineral extraction and associated development and for waste management facilities, and in the selection of site specific allocations in Norfolk. As regards the Neighbourhood Plan, consideration should be had to the fact that there is a Mineral Safeguarding Area for sand and gravel located in the parish. The relevant documents can be viewed at: www.norfolk.gov.uk/nmwdf</p>

Organisation	Response	Action Taken
<p>Natural England</p>	<p>The scope of the SA appears to be relevant to the issues addressed in the relevant local plans and the requirements of the National Planning Policy Framework (NPPF). Accordingly, the SA includes appropriate environmental objectives and proposes to assess the effects of the Neighbourhood Plan against these, having regard to reasonable alternatives. Where adverse effects are predicted the SA should identify mitigation measures to address these. Any mitigation measures will need to be secured through the relevant plan policies.</p>	<p>Noted.</p>
	<p>We would advise that better indicators of the effects of the Plan on ENV4 would be analysis of the planning permissions within the parish having an adverse impact on the environment, including designated sites (including European sites). As identified through the Growth Triangle AAP, the Statement on Green Infrastructure seeks to address the impacts of development, through increased recreational pressure, on European sites in Broadland. In line with the AAP, the Salhouse Neighbourhood Plan SA should reference this potential impact and the need for the Plan to deliver green infrastructure mitigation to ensure that development will not have an adverse effect on the integrity of European sites in Broadland.</p> <p>The SA should also consider the inter-relationships between topics; for example a number of topics can have a significant influence on biodiversity, such as air quality, noise, water quality and water resources.</p>	<p>This suggestion is more appropriate for the Growth Triangle Area Action Plan than for the Salhouse Neighbourhood Plan. The emerging policy themes for the Neighbourhood Plan, based on the objectives stated on page 5 of the Scoping Report, do not seek to allocate land for residential development and therefore the suggested indicator would not be appropriate for the Neighbourhood Plan.</p> <p>These wider matters would be considered and then taken into account, where relevant, in applying the SA Objectives to each of the emerging Neighbourhood Plan policies/proposals.</p>
	<p>We recommend that impacts on protected species should be considered as part of the SA process. Natural England has produced Standing Advice to help local planning authorities to better understand the impact of particular developments on protected or priority species should they be identified as an issue.</p>	<p>Agree, the decision making criteria should include reference to impacts on protected species.</p>
<p>Environment Agency</p>	<p>We have reviewed the scoping report submitted and have further comments to make in respect of foul water disposal to ensure that the appraisal will appropriately address the environmental issues we consider are of most importance for this plan. Any development in Salhouse will need to connect to the catchment of Belaugh sewage treatment works.</p> <p>Although the volumetric permitted capacity here allows for about another 3000 houses, the phosphate permit limit does not. Currently the phosphate limit on the permit is at 1mg/l, and the phosphate output from the works is such that it would require improvement before any more phosphate loading can be added. As such, we would be minded to object to further development within Salhouse on the grounds that it would cause deterioration of the receiving waterbody, until such time as the phosphate treatment at Belaugh can be improved.</p>	<p>Noted.</p>

Organisation	Response	Action Taken
<p>Environment Agency – continued</p>	<p>Our approach to groundwater protection is set out in Groundwater Protection: Principles and Practice. In addition, the river basin management plans require the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies.</p> <p>National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Paragraph 120 states that local policies and decisions should ensure that new development is appropriate for its location, having regard to the effects of pollution on health or the natural environment, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution.</p> <p>This issue is also addressed in your Policy 1 - Addressing climate change and protecting environmental assets and Policy 3 - Energy and water.</p>	<p>Noted.</p>



SALHOUSE **2020+**

A vision for a thriving village

 @Salhouse2020 | salhouse2020@gmail.com