

Appendix 4: Predicted Implications of The Shoreline Management Plan Policies

Policy Unit	By 2025	By 2055	By 2105
Eccles to Winterton Beach Road	Policy: hold the line No loss of property or land behind existing defences.	Policy: hold the line No loss of property or land behind existing defences.	Policy: hold the line with a view to managed realignment No loss of property or land behind existing defences ¹ . Option A (defences 0.5km behind existing): Loss of up to 170 properties and approximately 180 Ha of agricultural land Loss of section of B1159. Option B (defences between A & C): Loss of up to 640 properties and approximately 1600 Ha of agricultural land Loss of section of B1159. Loss of/damage to heritage sites. Option C (using high ground and potential local defences): Loss of up to 1020 properties and approximately 5200 Ha of agricultural land. Loss of large section of B1159 ² . Loss of/damage to heritage sites.
Winterton (South of Beach Road) to Scratby	Policy: no active intervention Loss of up to less than 5 seafront properties.	Policy: no active intervention Cumulative loss of up to 55 seafront properties in Newport and Scratby and holiday developments. Loss of link roads.	Policy: no active intervention Cumulative loss of between 55 and 150 seafront properties in Newport and Scratby and loss of holiday developments. Loss of link roads.
California to Caister-on-Sea	Policy: hold the line Loss of less than 5 seafront properties. Low risk of damage to link road between Scratby and California.	Policy: hold the line until defences fail then managed realignment Cumulative loss of up to 70 seafront properties including holiday accommodation. Loss of link road between Scratby and California.	Policy: managed realignment Cumulative loss of between 70 and 130 seafront properties including holiday accommodation. Loss of link road between Scratby and California.
Caister-on-Sea	Policy: hold the line No loss of property or land behind existing defences.	Policy: hold the line until defences fail No loss of property or land behind existing defences.	Policy: managed realignment Loss of up to 50 residential and commercial properties. Loss of seafront holiday centres and caravan parks.
Great Yarmouth	Policy: hold the line No loss of property or land behind existing defences.	Policy: hold the line No loss of property or land behind existing defences.	Policy: hold the line No loss of property or land behind existing defences but potential increased risk of over topping.
Gorleston	Policy: hold the line No loss of property or land behind existing defences.	Policy: hold the line No loss of property or land behind existing defences.	Policy: hold the line No loss of property or land behind existing defences. Possible work required to maintain pumping station outlet to sea.
Gorleston to Hopton	Policy: no active intervention Loss of golf course including holes.	Policy: no active intervention Further loss of golf course.	Policy: no active intervention Further loss of golf course.
Hopton	Policy: hold the line No loss of cliff top land or property.	Policy: no active intervention Loss of less than 5 seafront properties. Loss of sea front tourist accommodation.	Policy: no active intervention Cumulative loss of less than 15 seafront properties. Further loss of sea front tourist accommodation.
Hopton to Corton	Policy: no active intervention Loss of Grade 2 agricultural land. No loss of Broadlands Sands main resort but loss of land.	Policy: no active intervention Further loss of Grade 2 agricultural land. Further loss of Broadlands Sands land.	Policy: no active intervention Cumulative loss of approximately 25 Ha of Grade 2 agricultural land. Further loss of Broadlands Sands land including existing pitches. Loss of some of the pumping station site.

1 - Existing defences maintained up to 2105

2 - Retired line of defences implemented by 2105

Appendix 5: Sustainability Appraisal Summary of the Options

	Larger and Smaller Villages		Scale of Development		Scale of Development	
	Option A	Option B	Option C	Option D	Option E	Option F
	Filby, Fleggburgh, Winterton and Runham to be classed as a larger village.	Filby, Fleggburgh, Winterton and Runham to be classed as a smaller village.	The scale of development permitted in Great Yarmouth Borough–Wide Local Plan be carried forward.	Greater scale of development should be permitted in the Larger and Smaller Villages.	A percentage of the overall housing requirement should be permitted within each settlement to allow for sustainable growth?	No percentage of development should be provided allowing each housing development application to be assessed once submitted
Social						
To the improve health of the population overall	-/?	+	0	0	0	0
To improve the education and skills of the population overall	-/?	+	+	+	+	+
To reduce anti-social activity	?	?	0	0	0	0
To reduce poverty and social exclusion	-	+	+	+	+	+
To Improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs etc)	-	++	+	+	+	+
To offer everybody the opportunity for rewarding and satisfying employment	+	+	0	0	0	0
To provide everybody with the opportunity to live in a decent home	-/?	+	++	++	++	++
To encourage a sense of community identity and welfare	-	+	+	+	+	+
To encourage a greater usage of cultural attractions			?	?	?	?
Environmental						
Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	?	+	?	?	?	?
Minimise waste production and support the recycling of waste	?	?	?	?	?	?
To reduce the effects of traffic on the environment	-	+	+	-/+	+	-/+
Reduce the effects of climate change.	-	+	?	?	?	?
Limit or reduce vulnerability to the effects of climate change	?	?	?	?	?	?
To improve air quality and reduce potential pollution (including air, water, soil, noise, vibration and light)	-	+	?	?	?	?
To maintain and enhance biodiversity, flora and fauna.	-	?	?	?	?	?
To conserve and where appropriate enhance the historic environment.	?	?	?	?	?	?
To maintain and enhance the quality of landscapes and townscapes	-	++	?	?	?	?
Economic						
To encourage sustained economic growth	-	+	+	+	+	+
To encourage and accommodate both indigenous and inward investment.	0	0	+	+	+	+
Improve the efficiency, competitiveness and adaptability of the town centre.	-	-	?	?	?	?
To encourage efficient patterns of movement in support of economic growth	-	+	0	0	0	0

Appendix 5: Sustainability Appraisal Summary of the Options

Summary of Effects

Option A & B

Option B supports the economic, social and environmental objectives. Option B would class the villages of Filby, Fleggburgh, Winterton & Runham as smaller villages as opposed to larger villages, which would promote the amount of development acceptable in the village based on there level of sustainability. The larger villages of Hemsby, Hopton-on-Sea, Ormesby St Margaret, Martham and Belton offered a wider range of services than the villages of Filby, Fleggburgh and Winterton-on-Sea and, therefore represented more sustainable locations for small scale development and function more as service centres for the surrounding rural areas. Filby, Fleggburgh, Winterton-on-Sea and Runham do not offer the same level of accessibility to higher-order centres. Option A would promote greater scale of development in the proposed smaller villages which could have a negative effect on the character of the villages of of Filby, Fleggburgh, Winterton & Runham. To promote greater development in a village that does not have the facilities to support it could have an overall negative effect on the accessibility to education, employment, doctors surgeries, recreation, public transport and other essential services. This will not entail a halt to any development in these locations, but it will be controlled so as to be small in scale and in character with the area. Option B could however, provide greater housing to support local resident need but, the affordable housing is intended to be delivered through an exceptions policy to allow affordable housing development in a larger or smaller village where a need has been identified for local residents.

Option A and B both promote greater development in the urban area where there are key links to education, employment and public transport, etc. However, Option B promotes will promote the level of development suitable to the level of facilities offered.

Option C & D

Option C supports the economic, social and environmental objectives. Similar issues apply for Options A & B. The level of development permitted in each settlement represents the level of facilities offered in each settlement. Therefore, directing development to areas that have the necessary support (employment, public transport, shops, health facilities, etc) will promote sustainable communities. Option D would promote a greater of level development in villages which do not have the necessary facilities to support additional housing development which in turn would have a negative effect on the overall character of the village. Option D would also promote greater commuting to employment in the urban areas due to the less frequent bus service, which in turn would add to carbon emissions.

Option E & F

Options E supports the economic, social and environmental objectives. Similar issues apply as set out in Options A, B, C & D. The greater percentage of development is promoted in the urban area which supports the necessary facilities to promote sustainable communities. Option F could look to promote greater housing development in areas that do not have the necessary facilities and create unsustainable communities. Greater development in the smaller villages, in particular, could have a negative impact on the landscape and overall character of the village and destroy the fragile characteristics that make them distinctive if Option F is taken forward.

With regards to accommodating a greater percentage of development in those communities that will experience loss as a result of the implications of the SMP, the higher percentage would ensure that those communities remain sustainable communities. However, there could be a significant negative impact on the landscape and character of the settlement if broad locations can not be found within the existing settlement through use of previously used land and buildings.

Appendix 6: Sustainability Appraisal Summary of the Housing Site Options

++ = Major Positive
+ = Minor Positive
- = Minor Negative
-- = Major Negative
0 = Neutral/No Effect
? = Uncertain effect

	East Anglia Way, Gorleston	The Loke, Winterton	Empsons Loke, Winterton	Allotments, Long Lane, Bradwell	Hall Road, Martham	Adj. 17 Long Lane, Bradwell	Pit Road, Hensby	Howard St. Sth, Gt Yarmouth	Claydon School Site, Gorleston	Runham Vauxhall	Beacon Park, South Gorleston	Sandy Lane, Belton	Sandy Lane, Belton	St. Johns Road, Belton	St. Johns Road, Belton	Harpers Lane, Bradwell	Church Farm, Bradwell	Off Beccles Road, Bradwell	Off Beccles Road, Bradwell	Sidegate Road, Bradwell/Hopton	South of Meadowland Drive, Bradwell	Hobland Road, Bradwell
Social																						
To the improve health of the population overall	+	-	-	+	+	+	+	+	+	+	+	-	-	-	+	+	+	+	+	-	+	-
To improve the education and skills of the population overall	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce anti-social activity	?	0	0	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
To reduce poverty and social exclusion	+	-	-	+	+	+	+	+	+	+	+	+	+	?	?	+	+	+	+	+	+	+
To Improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs etc)	+	-	-	+	+	+	+	+	+	+	+	-	-	-	-	+	+	+	+	-	+	-
To offer everybody the opportunity for rewarding and satisfying employment	+	--	--	+	+	+	+	+	+	+	+	-	-	-	-	+	+	+	+	+	+	+
To provide everybody with the opportunity to live in a decent home	++	+	+	+	+	+	+	++	++	++	++	+	+	+	+	+	++	++	++	+	++	+
To encourage a sense of community identity and welfare	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	0	+	0
To encourage a greater usage of cultural attractions	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Environmental																						
Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	-	--	-	--	+	+	+	++	+	++	--	--	--	-	+	+	--	--	--	--	--	-
Minimise waste production and support the recycling of waste	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce the effects of traffic on the environment	+	-	-	+	+	+	+	++	+	+	+	-	-	-	-	+	+	+	+	-	+	-
Reduce the effects of climate change.	+	-	-	+	+	+	+	++	+	+	+	-	-	-	-	+	+	+	+	-	+	-
Limit or reduce vulnerability to the effects of climate change	+	-	-	+	+	+	+	+	+	+	+	-	-	-	-	+	+	+	+	-	+	-
To improve air quality and reduce potential pollution (including air, water, soil, noise, vibration and light)	+	-	-	+	+	+	+	+	+	+	+	-	-	-	-	+	+	+	+	-	+	+
To maintain and enhance biodiversity, flora and fauna.	?	-	-	-	?	?	?	+	?	?	?	?	?	?	+	+	-	?	?	-	?	?
To conserve and where appropriate enhance the historic environment.	?	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To maintain and enhance the quality of landscapes and townscapes	?	-	-	-	?	?	?	+	+	+	?	-	-	-	+	+	?	?	?	-	?	-
Economic																						
To encourage sustained economic growth	+	0	0	+	+	+	+	+	+	+	+	0	0	0	0	+	+	+	+	+	+	0
To encourage and accommodate both indigenous and inward investment.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Improve the efficiency, competitiveness and adaptability of the town centre.	+	0	0	+	+	+	+	+	+	+	+	+	+	0	0	+	+	+	+	+	+	0
To encourage efficient patterns of movement in support of economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 6: Sustainability Appraisal Summary of the Housing Site Options

++ = Major Positive
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	Mill Road, Burgh Castle	Mill Road, Burgh Castle	Lords Lane, Burgh Castle	Burgh Castle Nursery, Mill Rd	Mill Road, Burgh Castle	Butt Lane, Burgh Castle	Dovedale, Butt Lane, Burgh Castle	Threeways, Butt Lane, Burgh Castle	East of Louis Dahl Road, Burgh Castle	Porters Loke, Burgh Castle	Butt Lane, Burgh Castle	Mill Road, Burgh Castle	Strawlands, Mill Lane, Burgh Castle	Market Road, Burgh Castle	Mill Road, Burgh Castle	Welcome Farm, Butt Lane, Burgh Castle	Mill Road, Burgh Castle	Fairfields, Mill Road, Burgh Castle	High Road, Burgh Castle	Yare Village, Butt Lane, Burgh Castle
Social																				
To improve health of the population overall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
To improve the education and skills of the population overall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce anti-social activity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
To reduce poverty and social exclusion	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To Improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs etc)	--	--	-	--	--	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-
To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
To provide everybody with the opportunity to live in a decent home	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage a sense of community identity and welfare	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage a greater usage of cultural attractions	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Environmental																				
Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	-	-	-	-	-	-	-	-	-	-	-	-	0	--	-	--	-	-	--	++
Minimise waste production and support the recycling of waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce the effects of traffic on the environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reduce the effects of climate change.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Limit or reduce vulnerability to the effects of climate change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
To improve air quality and reduce potential pollution (including air, water, soil, noise, vibration and light)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
To maintain and enhance biodiversity, flora and fauna.	?	-	?	?	-	?	?	?	?	?	?	?	--	?	?	?	?	?	?	+
To conserve and where appropriate enhance the historic environment.	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To maintain and enhance the quality of landscapes and townscapes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	--	0
Economic																				
To encourage sustained economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To encourage and accommodate both indigenous and inward investment.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Improve the efficiency, competitiveness and adaptability of the town centre.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage efficient patterns of movement in support of economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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	Land to r/o Filby House, Filby	Filby Hall, Main Road, Filby	2 Ormesby Lane, Filby	Ormesby Lane, Filby	Adj. Sherwood, Filby Heath, Filby	Charry Gardens, Thriby Road, Filby	Grange Farmyard, Main Road, Filby	Adj. The Oaks, Mill Road, Fleggburgh	Adj. Appleyard, Mill Road, Fleggburgh	Adj. Liac Cott., Rollesby Road, Fleggburgh	North of St. Margarets Church	North of Tower Road, Fleggburgh	Tretts Lane, Fleggburgh	Adj. The Rectory, Main Road, Fleggburgh	Tretts Loke/Rollesby Road, Fleggburgh	West of Westfield Close, Fleggburgh	Durham House, Main Road, Fleggburgh	Adj. The Laurels, Town Road, Fleggburgh
Social																		
To improve health of the population overall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
To improve the education and skills of the population overall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce anti-social activity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
To reduce poverty and social exclusion	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To Improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs etc)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
To provide everybody with the opportunity to live in a decent home	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage a sense of community identity and welfare	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage a greater usage of cultural attractions	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Environmental																		
Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	-	-	+	--	-	-	+/-	--	--	--	-	-	-	+	-	--	-	-
Minimise waste production and support the recycling of waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce the effects of traffic on the environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reduce the effects of climate change.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Limit or reduce vulnerability to the effects of climate change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
To improve air quality and reduce potential pollution (including air, water, soil, noise, vibration and light)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
To maintain and enhance biodiversity, flora and fauna.	?	-	+	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-
To conserve and where appropriate enhance the historic environment.	--	--	0	0	0	0	--	0	0	0	-	--	0	0	?	0	?	?
To maintain and enhance the quality of landscapes and townscapes	-	-	-	--	-	-	-	--	--	--	0	--	-	-	--	-	-	-
Economic																		
To encourage sustained economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To encourage and accommodate both indigenous and inward investment.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Improve the efficiency, competitiveness and adaptability of the town centre.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage efficient patterns of movement in support of economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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	Rolleby Road/Tower Road, Fleggburgh	Willow Tree Farm, Tretris Lane, Fleggburgh	Church Farm, Main Road, Clippeby	Tretts Lane, Fleggburgh	Beech House Farm, Main Road, Fleggburgh	Beccles Road/Warren Road, Fritton	Adj. Wildwood, New Road, Fritton	GYB Services Depot, Churchill Road, Great Yarmouth	R/O 90-102 Burgh Road, Gorleston	Emerald Park, Woodfarm Lane, Gorleston	Off Potters Field, Gorleston	Waters Lane, Hensby	Hall Road, Hensby	Ormesby Road, Hensby	Yarmouth Road, Hensby	Yarmouth Road, Hensby	Yarmouth Road, Hensby
Social																	
To the improve health of the population overall	-	-	-	-	-	-	-	+	?	+	+	+	+	+	-	+	+
To improve the education and skills of the population overall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce anti-social activity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
To reduce poverty and social exclusion	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To Improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs etc)	-	-	-	-	-	-	-	++	+	+	++	+	+	+	-	+	+
To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	-	-	-	-	++	+	+	++	+	+	+	-	+	+
To provide everybody with the opportunity to live in a decent home	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage a sense of community identity and welfare	+	+	+	+	+	+	+	++	+	+	+	+	+	+	-	+	+
To encourage a greater usage of cultural attractions	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Environmental																	
Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	--	+	+	-	-	--	-	++	-	++	-	--	--	--	--	-	--
Minimise waste production and support the recycling of waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce the effects of traffic on the environment	-	-	-	-	-	-	-	++	+	+	++	-	-	-	-	-	-
Reduce the effects of climate change.	-	-	-	-	-	-	-	++	+	+	+	-	-	-	-	-	-
Limit or reduce vulnerability to the effects of climate change	-	-	-	-	-	-	-	++	+	+	+	-	-	-	-	-	-
To improve air quality and reduce potential pollution (including air, water, soil, noise, vibration and light)	-	-	-	-	-	-	-	++	+	+	+	-	-	-	-	-	-
To maintain and enhance biodiversity, flora and fauna.	-	--	?	-	-	-	-	++	-	+	+	--	-	-	-	-	-
To conserve and where appropriate enhance the historic environment.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To maintain and enhance the quality of landscapes and townscapes	-	+	-	-	-	--	-	++	-	-	+	--	--	--	-	-	--
Economic																	
To encourage sustained economic growth	0	0	0	0	0	0	0	+	+	+	+	+	+	+	0	+	+
To encourage and accommodate both indigenous and inward investment.	0	0	0	0	0	0	0	+	+	+	+	+	+	+	0	+	+
Improve the efficiency, competitiveness and adaptability of the town centre.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage efficient patterns of movement in support of economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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0 = Neutral/No Effect
? = Uncertain effect

	Highfield Equestrian Centre, Newport Road, Hensby	35-51 Four Acres Estate, Hensby	Adj. 81 Common Road, Hensby	Martham Road Farm, Hensby	Martham Road, Hensby	Adj. Bridgecourt, Martham Road, Hensby	Newport Road, Hensby	Pontins, Beach Road, Hensby	North of Vine Close, Hensby	Hall Road, Hopton	Adj. Tally Ho, Hall Road, Hopton	Lowestoft Road, Hopton	Lowestoft Road, Hopton	Damgate Lane, Martham	Staithe Road/ Somerton Road, Martham	Repps Road, Martham	Off Rollesby Road, Martham	Hall Road, Martham	Hensby Road, Martham	Off Hensby Road, Martham	Off Hensby Road, Martham	Off Hensby Road, Martham
Social																						
To the improve health of the population overall	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+
To improve the education and skills of the population overall	0	0	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0
To reduce anti-social activity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
To reduce poverty and social exclusion	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To Improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs etc)	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+
To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+
To provide everybody with the opportunity to live in a decent home	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage a sense of community identity and welfare	+	+	+	+	+	+	+	+	+	+	0	+	+	+	+	+	+	+	+	+	+	+
To encourage a greater usage of cultural attractions	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Environmental																						
Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	-	+	-	--	--	--	-	++	--	--	+	-	++	-	--	--	--	--	+	--	--	--
Minimise waste production and support the recycling of waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce the effects of traffic on the environment	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+
Reduce the effects of climate change.	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+
Limit or reduce vulnerability to the effects of climate change	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+
To improve air quality and reduce potential pollution (including air, water, soil, noise, vibration and light)	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+
To maintain and enhance biodiversity, flora and fauna.	-	+	-	-	-	-	-	++	-	-	?	-	+	-	-	-	-	-	+	-	-	-
To conserve and where appropriate enhance the historic environment.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To maintain and enhance the quality of landscapes and townscapes	-	+	-	-	--	--	-	++	--	-	0	-	+	-	-	--	--	--	+	--	--	--
Economic																						
To encourage sustained economic growth	+	+	+	+	+	+	+	+	+	+	0	+	+	+	+	+	+	+	+	+	+	+
To encourage and accommodate both indigenous and inward investment.	+	+	+	+	+	+	+	+	+	+	0	+	+	+	+	+	+	+	+	+	+	+
Improve the efficiency, competitiveness and adaptability of the town centre.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage efficient patterns of movement in support of economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 6: Sustainability Appraisal Summary of the Housing Site Options

++ = Major Positive
+ = Minor Positive
- = Minor Negative
-- = Major Negative
0 = Neutral/No Effect
? = Uncertain effect

	Manor Farm, Off Back Lane, Martham	Hensby Road, Martham	White Street/ Hensby Road, Martham	Off Hall Road, Martham	Off Wellbeck Av, Martham	The Grange Hotel, Ormesby	Off Yarmouth Road, Ormesby	Off Yarmouth Road, Ormesby	Adj. Wood Barn Farmhouse, Yarmouth Road, Ormesby	Off Old Coast Road, Ormesby	Yarmouth Road, Ormesby	Off Yarmouth Road, Ormesby	Beechcroft, Yarmouth Road, Ormesby	Off The Green, Ormesby	Station Road, Ormesby	Off Station Road, Ormesby	Off Thoroughfare Lane, Ormesby	Thoroughfare Lane, Ormesby	Private Road, Ormesby	Wheelpstop Diner, Scrabby Road, Scrabby	Scrabby Road/Station Road, Scrabby
Social																					
To the improve health of the population overall	+	+	+	+	+	-	+	+	-	-	-	-	-	-	-	-	-	-	-	-	-
To improve the education and skills of the population overall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce anti-social activity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
To reduce poverty and social exclusion	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To Improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs etc)	+	+	+	+	+	-	+	+	-	-	-	-	-	-	-	-	-	-	-	-	-
To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	+	+	-	+	+	-	-	-	-	-	-	-	-	-	-	-	-	-
To provide everybody with the opportunity to live in a decent home	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage a sense of community identity and welfare	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage a greater usage of cultural attractions	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Environmental																					
Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	+	--	++/-	-	--	+/-	--	--	0	--	--	--	--	0	--	--	--	--	-	+	--
Minimise waste production and support the recycling of waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To reduce the effects of traffic on the environment	+	+	+	+	+	-	+	+	-	-	-	-	-	-	-	-	-	-	-	-	-
Reduce the effects of climate change.	+	+	+	+	+	-	+	+	-	-	-	-	-	-	-	-	-	-	-	-	-
Limit or reduce vulnerability to the effects of climate change	+	+	+	+	+	-	+	+	-	-	-	-	-	-	-	-	-	-	-	-	-
To improve air quality and reduce potential pollution (including air, water, soil, noise, vibration and light)	+	+	+	+	+	-	+	+	-	-	-	-	-	-	-	-	-	-	-	-	-
To maintain and enhance biodiversity, flora and fauna.	+	-	+	-	-	?	-	-	-	-	-	--	-	-	-	-	-	-	--	+	-
To conserve and where appropriate enhance the historic environment.	+	0	+	0	0	--	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
To maintain and enhance the quality of landscapes and townscapes	+	--	+	0	--	-	--	--	-	--	--	--	--	+	--	--	--	--	--	-	--
Economic																					
To encourage sustained economic growth	+	+	+	+	+	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0
To encourage and accommodate both indigenous and inward investment.	+	+	+	+	+	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Improve the efficiency, competitiveness and adaptability of the town centre.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
To encourage efficient patterns of movement in support of economic growth	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 6: Sustainability Appraisal Summary of the Housing Site Options

++ = Major Positive
+ = Minor Positive
- = Minor Negative
-- = Major Negative
0 = Neutral/No Effect
? = Uncertain effect

	Land at Nova Scotia Farm, West Caister	Land at Castle Lane, West Caister	Off Empsons Loke, Winterton-on-Sea	Hemby Road, Winterton-on-Sea	The Craft, Winterton-on-Sea	Downing Farm, Bulmer Lane, Winterton-on-Sea	3 High Barn Farm, Winterton-on-Sea	Church Farm, Black Street, Winterton-on-Sea
Social								
To improve health of the population overall	+	-	-	-	-	-	-	-
To improve the education and skills of the population overall	0	0	0	0	0	0	0	0
To reduce anti-social activity	?	?	?	?	?	?	?	?
To reduce poverty and social exclusion	+	+	+	+	+	+	+	+
To Improve accessibility to essential services and facilities, including health, education and leisure (village shops, post offices, pubs etc)	+	-	-	-	-	-	-	-
To offer everybody the opportunity for rewarding and satisfying employment	+	-	-	-	-	-	-	-
To provide everybody with the opportunity to live in a decent home	+	+	+	+	+	+	+	+
To encourage a sense of community identity and welfare	+	+	+	+	+	+	+	+
To encourage a greater usage of cultural attractions	?	?	?	?	?	?	?	?
Environmental								
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	--	--	-	0	--	+	+	+
Minimise waste production and support the recycling of waste	0	0	0	0	0	0	0	0
To reduce the effects of traffic on the environment	+	-	-	-	-	-	-	-
Reduce the effects of climate change.	+	-	-	-	-	-	-	-
Limit or reduce vulnerability to the effects of climate change	+	-	-	-	-	-	-	-
To improve air quality and reduce potential pollution (including air, water, soil, noise, vibration and light)	+	-	-	-	-	-	-	-
To maintain and enhance biodiversity, flora and fauna.	-	-	-	0	-	0	0	0
To conserve and where appropriate enhance the historic environment.	0	0	0	0	0	0	0	0
To maintain and enhance the quality of landscapes and townscapes	--	--	-	-	--	+	-	0
Economic								
To encourage sustained economic growth	+	0	0	0	0	0	0	0
To encourage and accommodate both indigenous and inward investment.	+	0	0	0	0	0	0	0
Improve the efficiency, competitiveness and adaptability of the town centre.	+	+	+	+	+	+	+	+
To encourage efficient patterns of movement in support of economic growth	0	0	0	0	0	0	0	0

Summary of Effects

The suggested sites with the most positive impacts on sustainability objectives are those closest to the centre of Great Yarmouth on brownfield land and which have a realistic chance of being developed over the period of the LDF. Urban development contributes to protecting wildlife and soil quality. It also has potential to improve the local economy as well as improving the quality and range of services available to the people and therefore increasing their quality of life.

Sites closest to Great Yarmouth will ensure that new development is easily accessible reducing the need to travel. It would also lead to improvement in the overall quality of life in the Borough. However, new development will add to unacceptable pressure on water and to waste production. Sites in the URC area (not promoted in this document) and those Harfreys appear to be more sustainable at this initial stage, mainly since the majority of sites promoted at key service centres, larger villages and smaller villages are unacceptable due to Greenfield land take up or overall negative effect on the character and landscape of these settlements which could destroy the fragile characteristics that make them distinctive. However, the results of the Housing Market Assessment will inform the Council further as to the level of affordable housing required in the larger and smaller villages and the suitability of these sites. At this initial stage, the majority of the sites put forward for development consideration are unsustainable due to lack of services in those settlements resulting in negative social, environmental and economic impacts.



Appendix 7:

Glossary of Terms

List of acronyms and technical terms used in this report. Items in italics each have a definition.

	Accessibility	The ability of everybody to go conveniently where they want.
	Adoption	The final confirmation of a Local Development Document as having statutory status by a Local Planning Authority
	Affordable housing	Housing which meets the present and future needs of households unable to secure adequate housing at prices determined by the market.
	Allocations DPD	The document within the Great Yarmouth Local <i>Development Framework</i> that will contain <i>site specific allocations</i> . It will have the status of a <i>Development Plan Document</i> .
AMR	Annual Monitoring Report	Report on the progress of preparing the <i>Local Development Framework</i> and the extent to which policies are being achieved.
BAP	Biodiversity Action Plan	A strategy prepared for a local area aimed at conserving biological diversity in Norfolk.
	Brownfield Land	Brownfield land (also known as Previously Developed Land) is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Planning Policy Guidance Note 3 “Housing” has a detailed definition. Opposite to <i>greenfield</i> land.
	Conservation Areas	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
	Core Strategy	The <i>Local Development Framework</i> document which sets out the long-term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a <i>Development Plan document</i> .

Community Strategy	The long term vision and action plan for Great Yarmouth articulating the aspirations, needs and priorities of the local community – prepared by the <i>Local Strategic Partnership</i> .
Development Limits	Development Limits identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.
Development Plan	Development Plan comprises the <i>Regional Spatial Strategy</i> and the <i>Development Plan documents</i> contained in the Local Development Framework. DPD Development Plan A <i>Local Development Document</i> in the <i>Local Development Framework</i> that Document forms part of the Statutory <i>Development Plan</i> .
Development Control	The document within the Great Yarmouth LDF which will contain detailed policies DPD guiding particular forms of development. It will have the status of a <i>Development Plan Document</i> .
Development Plan Document	
General conformity (assessing)	The process by which the East of England Assembly (as Regional (assessing) Planning Body) considers whether a Development Plan Document is in “general conformity” with the Regional Spatial Strategy. Also, all other DPDs must conform to a Core Strategy DPD
Greenfield Land	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (opposite of <i>brownfield</i> land). Applies to most land outside the built-up area boundaries.
Housing Needs Assessment	A study which assesses the future housing needs of the Borough, in terms of the size, type and affordability of dwellings.
Issues and Options	Document(s) produced during the early production stage of the preparation of <i>Development Plan documents</i> and issued for consultation.
Key Diagram	A diagram which illustrates the main strategic principles of the spatial strategy of the LDF. It is not site specific, unlike the <i>Proposals Map</i> .
LDD	
Local Development Document	The various individual documents (<i>DPD, SCI, SPD</i>) in the <i>LDF</i> .
LDF	
Local Development Framework	The overall name for the folder or portfolio of <i>Local Development Documents</i> Framework and the LDS and <i>AMR</i> .

LDS	Local Development Scheme	A public statement setting out which documents will make up the <i>LDF</i> , and Scheme when they will be produced over a three year period.
BWLP	Great Yarmouth Borough – Wide Local Plan (2001)	The plan produced under the former planning system by Borough Councils. The Great Yarmouth Borough - Wide Local Plan (and the Norfolk <i>Structure Plan</i>) will be replaced by the <i>RSS</i> and <i>LDF</i> .
LSP	Local Strategic Partnership	The Great Yarmouth LSP is a partnership of public and private organisations and community groups. One of its main tasks is to prepare and implement the <i>Community Strategy</i> .
LTP	Local Transport Plan	The transport strategy prepared by the local transport authority, i.e. Norfolk County Council.
PPG	Planning Policy Guidance	Guidance produced by the Government on planning matters Guidance Notes (being replaced by <i>PPSs</i>).
PPS	Planning Policy Statements	Statements of National Planning Policy issued by the Government Statement (to replace <i>PPGs</i>).
	Preferred Options	Document(s) produced as part of the preparation of <i>Development Plan documents</i> , and issued for formal public participation (under <i>Regulation 26</i>).
	Proposals Map	The adopted Proposals Map illustrates on a base map (reproduced from an Ordnance Survey map to a registered scale) all the policies contained in <i>Development Plan documents</i> . It is thus site and location specific, unlike the <i>Key Diagram</i> . The Proposals Map will be revised each time a new <i>Development Plan Document</i> is prepared which has site specific policies or proposals, and will always reflect the up-to-date planning strategy for the area.
RPG	Regional Planning Guidance	The strategic plan for the region prepared under the former planning system, Guidance now replaced by the <i>Regional Spatial Strategy</i> .
RSS	Regional Spatial Strategy	The broad spatial strategy for the region prepared by the East of England Regional Assembly, and forming part of the statutory <i>development plan</i> .
SA	Sustainability Appraisal	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
SCI	Statement of Community Involvement	Document setting out how and when stakeholders and other Involvement interested parties will be consulted and involved in the preparation of the <i>LDF</i> (and in the consideration of individual planning applications).

SEA	Strategic Environmental Assessment	An assessment of the environmental effects of a plan or programme Assessment required by EU Directive 2001/42/EC. Combined with the <i>Sustainability Appraisal</i> .
	Site Specific Development Plan Document	Allocations of sites for specific or mixed uses or development, to be contained in the <i>Allocations DPD</i> . Policies will identify any specific requirements for individual proposals.
	Spatial Planning	The concept of <i>spatial planning</i> is intended to be at the heart of the new planning system. Previously, the focus of the planning system was narrow and regulatory. The new spatial planning system of <i>RSS</i> and <i>LDF</i> is much wider and more inclusive. Spatial planning concerns itself with places, how they function and relate together – and its objectives are to manage change to secure the best achievable quality of life for all in the community, without wasting scarce resources or spoiling the environment. It will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means.
SPD	Supplementary Planning Document	Elaborates on policies or proposals in <i>DPDs</i> , and gives additional guidance.
SPG	Supplementary Planning Guidance	Provides guidance or development briefs to supplement policies and Guidance proposals in a <i>Local Plan</i> (being replaced by <i>SPD</i>).
	Structure Plan	The strategic plan produced under the former planning system by County Councils. The Norfolk Structure Plan (and the Great Yarmouth Borough – Wide Local Plan will be replaced by the <i>RSS</i> and <i>LDF</i>).
	The Planning and Compulsory Purchase Act 2004	Puts in place the new statutory framework for preparing <i>RSS</i> and <i>LDFs</i> .
	The Regulations - Town and Country Planning (Local Development) (England) Regulations 2004	The formal Government regulations that define how the <i>LDF</i> is produced.