



**NORWICH**  
City Council

**NORTHERN CITY CENTRE AREA  
ACTION PLAN**

**SUSTAINABILITY**  
**APPRAISAL REPORT**

July 2008

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## **1. SUMMARY AND OUTCOMES**

This is the Sustainability Appraisal (SA) Report of the Norwich Northern City Centre Area Action Plan (AAP). It accompanies, and assesses the sustainability implications of the final AAP, due to be submitted to the Secretary of State early 2009.

### **1.1 Non Technical Summary**

**Table 1: Summary of main elements of report**

<b>1.Summary and Outcomes</b>	<b>1.2 Likely significant effects of the North City Centre Area Action Plan Preferred Options</b> The likely significant social, environmental and economic effects of the Area Action Plan for the North City Centre of Norwich are summarised. It concludes that in general the plan should be successful in promoting sustainable outcomes in the area, but that in some cases, as in any plan, there is a need to accept that there has to be trade offs between different sustainability objectives.
	<b>1.3 Sustainability Appraisal and the Area Action Plan</b> SA has played a key role in the formulation of the AAP. The plan making process and its SA have run in parallel and the SA has informed the plan throughout.
<b>2. Background</b>	<b>2.1 Area Action Plans</b> Area Action Plans (AAPs) are part of the new planning system. This AAP is a Local Development Document covering the Northern City Centre of Norwich. It will form part of the overall plan for Norwich in the forthcoming Local Development Framework. The broad strategy for the area is already given in the City of Norwich Replacement Local Plan (Adopted November 2004) and has been interpreted in more detail by the AAP. The purpose of Area Action Plans is to co-ordinate and deliver new opportunities for regeneration.
	<b>2.2 The Purpose of the Sustainability Appraisal (SA) Report</b> SA is legally required to support certain types of plans. By assessing the likely results of implementing a plan's policies, SA identifies how best progress can be made towards achieving the sometimes mutually exclusive objectives of Sustainable Development. This is achieved by providing sufficient background evidence to enable decisions to be made in plan making.
	<b>2.3 The Northern City Centre Area Action Plan</b> This section contains: <ul style="list-style-type: none"> <li>• The plan objectives</li> <li>• An Outline of the Plan</li> <li>• A list of the policies in the plan</li> </ul> The plan provides Area Wide and Site Specific proposals. The area wide policies cover: <ul style="list-style-type: none"> <li>• Land Use;</li> <li>• Movement;</li> <li>• The Public Realm;</li> <li>• Townscape and Urban Environment;</li> <li>• Environment and Sustainability</li> </ul>

	<p>Site specific proposals relate to:</p> <ul style="list-style-type: none"> <li>• Anglia Square;</li> <li>• Land west of Whitefriars;</li> <li>• St Mary's Works/House;</li> <li>• St Crispins Road/Pitt Street;</li> <li>• Beckham Place;</li> <li>• Peacock Street;</li> <li>• Oak Street North;</li> <li>• Leonard Street;</li> <li>• Friar's Quay/ Colegate;</li> <li>• Bulsare Warehouse site, Fishergate;</li> <li>• Mary Chapman Court;</li> <li>• Muspole Street</li> </ul>
	<p><b>2.4 Meeting the requirements of the SEA Directive and Regulations</b>  This section shows how the report meets legal requirements for Sustainability Appraisal of plans.</p>
<p><b>3. Appraisal Methodology</b></p>	<p><b>3.1 Approach, production and timing of the Sustainability Appraisal</b>  The staged approach to doing SA recommended by government (Communities and Local Government) is illustrated and it is shown that:</p> <ul style="list-style-type: none"> <li>• The Issues and Options report of the AAP was accompanied by a SA Scoping Report;</li> <li>• The draft SA report accompanied the Draft AAP plan, the Preferred Options;</li> <li>• This final SA Report accompanies the submitted version of the Area Action Plan.</li> </ul> <p><b>3.2 Consultation on the SA</b>  Previous and present consultation on the SA, with statutory bodies and the general public, helps to determine the focus of the SA and the plan itself.</p>
<p><b>4. Sustainability Objectives, baseline and context</b></p>	<p><b>4.1 Context Review – other plans, programmes and objectives</b>  Links to national, regional and local documents scoped to inform the content of this SA and the AAP are given as is a link to the detailed scoping document.</p> <p><b>4.2 A profile of the Northern City Centre of Norwich</b>  A socio- economic and environmental profile of the Northern City Centre is provided. It contains data on the character of the area, such as population growth. It shows the area to be one which has suffered from decline in the past, but which has recently started to improve in many ways and has the potential to improve further in the future.</p> <p><b>4.3 Key Sustainability Issues</b></p> <ul style="list-style-type: none"> <li>• The key economic, social and environmental sustainability issues for the area are identified;</li> <li>• A précis of the key supporting evidence from scoping and baseline data assessment is provided;</li> <li>• The future baseline in relation to these issues without the AAP, and appropriate AAP responses to issues identified is predicted.</li> </ul> <p><b>4.4 Data Gaps and Availability</b></p>

	<p>Identifies problems in getting data for the area, mainly related to its small size, and identifies subjects which more data is being sought for.</p> <p><b>4.5 Sustainability Appraisal Framework</b>  This section establishes the SA Objectives, Sub-objectives and Indicators it is proposed to use to test the sustainability of the AAP. It also summarises the present situation or trend in relation to sustainability in the North City Centre, showing many of the present trends need to be addressed through the AAP.</p>
<b>5. Comparative Appraisal of Issues and Options and Preferred Options policies</b>	<p><b>5.1 Comparative appraisal of policies</b>  Introduces the appraisal section.</p>
	<p><b>5.2 Testing the compatibility of Sustainability Appraisal Objectives with Plans Objectives</b>  Identifies potential conflicts between sustainability objectives and plan objectives, to be considered in section 5.3.</p>
	<p><b>5.3 Comparison of likely Social, Environmental and Economic Effects of the Policies</b>  The section contains the conclusions and mitigation measures proposed in relation to the direct, cumulative, synergistic and secondary effects of the plans policies.</p>
	<p><b>5.4 Uncertainties and risks</b>  The section identifies difficulties in assessing exactly what the results of any plan will be, largely as a result of the difficulty in predicting the choices and behaviour of people.</p>
<b>6. Implementation</b>	<p><b>6.1 Links to other tiers of plans and programmes</b>  This AAP will form part of Norwich's future Local Development Framework (LDF). All of the plans will be subject to SA. The first stage will be the emerging Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk. The JCS will provide the strategic framework for implementing the East of England Plan requirement for 33,000 new dwellings and 37,000 new jobs in the Norwich Policy Area between 2001 and 2021, with a particular focus on regenerating the city and promoting tourism, retailing, leisure and culture in the "Contemporary Medieval City" and promoting modal change. It is important that the AAP area is developed in a co-ordinated manner to ensure that best use is made of brownfield sites, to reduce the need for greenfield development, and ensure that sustainable transport links can be established to future sustainable urban extensions.</p> <p>Further documents in the LDF which will have to be read in conjunction with the AAP will include site allocation plan, citywide development control policies and existing and future Supplementary Planning Documents.</p>
	<p><b>6.2 Proposals for monitoring and likely outcomes of the AAP</b>  The present and anticipated future sustainability trends resulting from the AAP are set out.</p>
	<p><b>6.3 Areas of Uncertainty</b>  These are sustainability issues which it will be difficult for the plan to deal with.</p>

## **1.2 Likely significant effects of the North City Centre Area Action Plan**

The plan promotes the three key elements of sustainable development: the **environmental, social and economic**.

**Environmental:** the plan promotes development which mitigates against climate change (e.g. promotion of the use of CHP and sustainably designed buildings) and is adapted to a changed climate (e.g. the promotion of sustainable drainage systems and addressing flood risk issues). New development will therefore be designed to be efficient in its use of resources. It also promotes the redevelopment of a partially degraded area - all development proposed in the plan is on brownfield land and rationalisation of parking will free poorly used land for development. The plan should bring considerable improvements to the built and historic environment through townscape improvements and well designed new development which makes full use of the historical context. More sustainable patterns of movement are promoted, through the development of the green links network encouraging cycling and walking, and improved bus facilities. Car access will be provided, but will not be dominant. The green links will also promote biodiversity locally, as will improved open spaces.

**Social:** the plan will help to provide a variety of housing types and tenures, including a significant proportion of affordable housing and will help to create a more balanced community by providing for both family housing and higher density development. It will help to reduce poverty and social exclusion by providing access to employment opportunities and key facilities and services locally. More opportunities for healthy activities will be created through development of the green links network. Community cohesion and cultural activities will be promoted through the creation of new open spaces and built facilities which will enable community and cultural activities to take place locally. Anti-social activity will be reduced through well designed mixed use development, vibrant both during the day and the evening, replacing run down areas.

**Economy:** the image of the area as a business location will be enhanced through redevelopment, which in turn should encourage investment and economic growth, thus reducing economic disparities within the area. Policies should promote all aspects of the economy, from small businesses through to major employers.

**Trade Offs:** there are some issues in which trade offs have to be made; for example, whilst high density development supports services and good quality public transport systems (thus reducing the need to travel and reducing CO2 emissions), it is also important to provide sufficient family housing locally with gardens. This will both help to create a mixed community and will promote a more biodiverse environment locally, better adapted to climate change. The plan therefore provides for higher density, mixed use development in the most accessible location e.g. Anglia Square and for lower density family housing in areas such as Oak Street.

Most of the potential negative impacts associated with individual policies are mitigated by other policies in the Area Action Plan. Many policies will have synergistic effects, that is they will work together to create improved environmental, social and economic results for the area. For example, improving the pedestrian/cycling environment will reduce CO2 emissions and will have a number of other positive knock on effects. These include encouraging more active lifestyles, which should improve health, and promoting local businesses by creating a more attractive shopping environment in which people will wish to stay longer.

### **1.3 Sustainability Appraisal and the Area Action Plan**

This SA has played a key role in the formulation of the AAP. The plan making process and its SA have run in parallel and the SA has informed the plan throughout.

At the earliest stages of the plan, the SA scoping and baseline informed the Issues and Options of the AAP through the Scoping Report. It helped, along with previous public consultation, to identify, and provide an evidence base on, local areas of concern. It also helped to identify potentially sustainable solutions to such concerns.

At the Preferred Options stage, the SA evaluated both the various options put forward at the Issues and Options stage to identify their likely sustainability outcomes in terms of environmental, social and economic effects and those options chosen as the Preferred Options. The assessments played an important role in choosing the options to be taken forward as the Preferred Options. The main Preferred Options report, and more particularly the schedule in appendix 5 of that report, summarised some of these choices that led to the selection of the preferred options policies. The SA also assessed the additional sites identified in the Preferred Options report, some of which were not included in the Issues and Options report, but have been suggested through consultation.

To inform this submission stage, each of the policies were appraised to assess their likely sustainability outcomes and where necessary to identify mitigation measures. These are set out in Appendix 1.

**2. BACKGROUND**

**2.1 Area Action Plans**

Area Action Plans (AAP) are part of the new planning system. This AAP is a Local Development Document covering the Northern City Centre of Norwich (see map below defining area). It will form part of the overall plan for Norwich in the forthcoming Local Development Framework. The broad strategy for the area is already given in the Replacement Local Plan and has been interpreted in more detail by the AAP. The AAP has also taken account of the emerging Joint Core Strategy, particularly the findings of its evidence base. The purpose of Area Action Plans is to co-ordinate and deliver new opportunities for regeneration.

An Area Action Plan was chosen as the most suitable planning tool to promote change in the Northern City Centre as it is an area with real development opportunities. The plan should be adopted in late 2009 – early 2010.

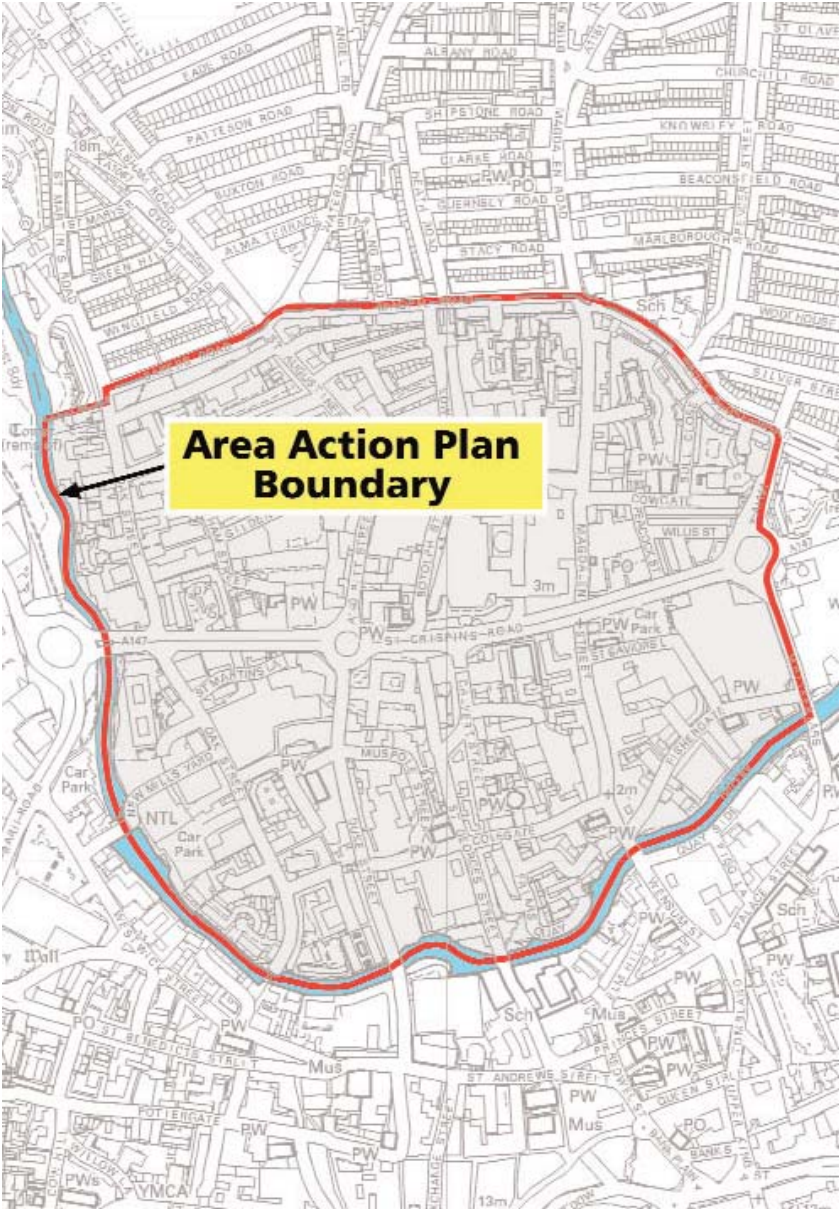


Figure 1 Northern City Centre Area Action Plan boundary



## **2.2 The Purpose of the Sustainability Appraisal Report**

This SA Report has been prepared as the third stage in the Sustainability Appraisal of the AAP. Sustainability Appraisal identifies and reports on the likely effects of a plan and assesses how successful the plan is likely to be in achieving the environmental, social and economic objectives of sustainable development.

The first stage of the SA was a Scoping Report which accompanied the Issues and Options Report for the AAP in July 2006 and the second stage was the draft sustainability appraisal to assess the preferred options, in November 2007 (see figure 2 below). This report:

- Outlines the economic, social and environmental characteristics of the area and changes in these characteristics;
- Identifies key issues and problems to be addressed through the Area Action Plan to promote sustainable development;
- Assesses the Area Action Plan against the sustainability objectives, so that the success of the implementation of the plan can be tested.

In its Sustainable Development Strategy, *Securing the future*, March 2005, the government has defined the guiding principles of Sustainable Development to be:

- Living within Environmental Limits;
- Ensuring a Strong, Healthy and Just Society;
- Achieving a Sustainable Economy;
- Using Sound Science Responsibly;
- Promoting Good Governance.

By assessing the likely results of implementing a plan's policies, Sustainability Appraisal identifies how best progress can be made towards achieving the sometimes mutually exclusive objectives of Sustainable Development. This is achieved by providing sufficient background evidence to enable decisions to be made.

The European Union (EU) requires planning documents to be subject to Strategic Environmental Assessment (SEA) under Directive 2001/42/EC. This covers the environmental effects of plans. The British government has extended the EU requirements by incorporating the environmental assessment into a wider Sustainability Appraisal. This covers the probable social and economic effects as well as the likely environmental effects of a plan. Section 2.4 shows how SEA requirements have been met through this SA.

Guidance produced by the Office of the Deputy Prime Minister on doing Sustainability Appraisal is in "*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*". It requires SA to be done in parallel with the plan making process, as it should both inform and assess it. Sustainability Appraisal is an iterative process and therefore consultation is an extremely important part of the approach. This Sustainability Appraisal follows the 5 stage approach promoted in the guidance set out in figure 2 below.

**Figure 2: DCLG recommended approach to doing SA of Local Development Documents**

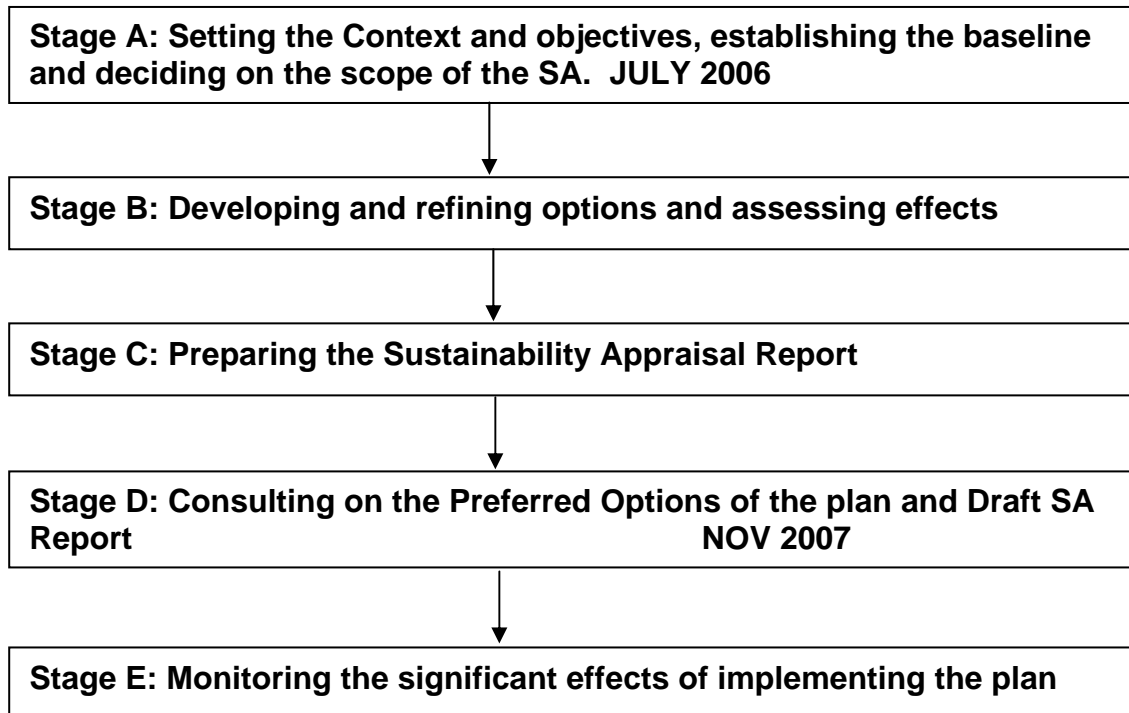


Figure 5 in section 3.1 contain more detail on this methodology.

## **2.3 The Northern City Centre Area Action Plan**

### **2.3.1 Plan objectives**

The objectives of the Area Action Plan are:

1. to regenerate the area's physical environment, including its open spaces, streets, buildings and public areas and to preserve and enhance its historic character;
2. to achieve sustainable, energy efficient and high quality design in new development, and to create an attractive environment for people living in, working in and visiting the area.
3. to reinvigorate the area's economy, providing for new employment in the core redevelopment areas along the Inner Ring Road and maintaining a sustainable mixture of houses, services and jobs in the rest of the area.
4. to revitalise the retail and service provision of Anglia Square, Magdalen Street and St Augustines Street as a large district centre serving the wider area of North Norwich and acting as a catalyst for wider economic regeneration of the northern city centre.
5. to develop and enhance the local cultural and arts facilities with appropriate spaces (both indoor and outdoor) for performances and festivals.

6. to improve traffic circulation in the area with reductions in congestion and air pollution, particularly (but not only) within the air quality management area on St Augustines Street, while allowing for traffic generated by redevelopment to be accommodated. Provision will also be made for improved public transport interchange.
7. to enhance opportunities for pedestrian and cycle movement through the area.
8. to ensure that adequate recreational opportunities are provided throughout the area to meet the needs of children, teenagers and adults.
9. to encourage the development of a balanced community with a strong identity and changed perceptions of the area regarding crime and disorder.

The objectives above are consistent with the broad principles of the local plan. In particular they accept the designation of the Anglia Square/ Magdalen Street/ St Augustines Street area as a Large District Centre and seek to revive and revitalise that function to serve the large residential area to the north of this area. The plan also promotes improvements to traffic circulation and reduction in air pollution, required to implement the air quality strategy and address the reasons for the designation of an 'Air Quality Management Area' in St Augustines Street. The objectives outlined are also consistent with those included in the Norwich Sustainable Community Strategy, "A New Vision for Norwich".

### **2.3.2 Outline of the Plan**

The submission report for the Northern City Centre Area Action Plan is the third stage in the development of proposals to guide and bring forward changes to regenerate this key locality. It takes account of the Issues and Options consultation carried out in summer 2006, the Preferred Options consultation carried out in winter 2007-8 and through the Stakeholder Forum since its creation in January 2007.

The area is likely to see significant change, as several new developments come forward in the next few years. The largest of these is the prospective development of the Anglia Square complex and its adjoining vacant land. The AAP sets out proposals and policies to bring about the regeneration of the area up to 2016.

It sets out the vision and objectives for the plan (see 2.3.1 above). It emphasises that the plan is being developed with consistency with existing adopted the City of Norwich Replacement Local Plan.

Land use proposals for the whole area include:

- a new emphasis on cultural and leisure activities;
- policies to ensure a balance of housing with family housing included in the redevelopment schemes brought forward,
- policies to reinvigorate the area's economy with new provision for office jobs
- reinterpretation of the policy for the main shopping streets in the area

A significant issue in the area has been the traffic congestion and resulting air pollution effects, especially on St Augustines Street. A scheme is now proposed that will overcome that problem and enable a number of improvements to the public

realm, which would otherwise be impossible. The movement policies also include provision for new pedestrian crossing facilities at several key points in the area.

The provision of developer investment in the public realm enables proposals to be brought forward for a number of schemes. These include enhanced pedestrian routes north - south and east – west, new squares or public spaces, a new approach to enhancement of the flyover at Magdalen Street.

The proposals for individual sites provide details of what is proposed and the implications for infrastructure, as well as any ancillary measures to enhance the environment.

At Anglia Square the plan proposes a new foodstore as the anchor for the reinvigorated district centre. Other uses will include offices, housing replacement car parking, cafes and leisure provision (including retention or replacement of the cinema). The plan proposes that the square itself is enlarged and redesigned.

Development proposals are also put forward for the site west of Whitefriars and the St Mary’s Works site and numerous smaller infill developments.

Chapter 6 of the document identifies how each proposal will be implemented and the target date for that implementation.

Under new Planning regulations enacted in June 2008, the submission report will be subject to public consultation in December 2008 and January 2009. Following that, the representations arising from the consultation will be submitted, along with this plan and associated documents, to the Secretary of State in early 2009. An ‘Examination in Public’ will be held in mid 2009 by an Inspector appointed by the Secretary of State. It is anticipated that the document will be formally adopted by the City Council in late 2009 - early 2010.

### **2.3.3 Policies in the Plan**

Figure 3 below identifies all the policies in the plan, divided between Area Wide and Site Specific policies.

**Figure 3: Plan policies**

Area Wide Policies	Policy
Land Use Policies	LU1 Mixed use development to promote regeneration and a distinctive identity
	LU2 Large District Centre
	LU3 Residential Development
	LU4 Community identity and changing perceptions of the area
Movement Policies	MV1 Sustainable Transport
Public Realm Enhancement	PR1 New squares
	PR2 Enhancement of space under flyover
Townscape and Urban Environment	TU1 Design for the historic environment
	TU2 Key Landmarks and Views; building massing and form
Environment and Sustainability	ENV1 Climate change mitigation and adaption

Site Specific Proposals	Policy
Anglia Square	AS1 Anglia Square mixed use development
	AS2 Anglia Square retail development
	AS3 Anglia Square design
	AS4 Anglia Square Access and parking
Land west of Whitefriars	WW1 West of Whitefriars mixed use redevelopment
St Mary's Works/House	SMW 1 St Mary's Works mixed use redevelopment
St Crispins Road/Pitt Street	SCP1 St Crispins Road/ Pitt Street mixed use redevelopment
Beckham Place	BP1 Beckham Place mixed use redevelopment
Peacock Street	PS1 Peacock Street
Oak Street North	OSN1 The Talk nightclub Oak Street
	OSN2 Land at 123-161Oak Street
	OSN3 Sussex House
Leonard Street	NS1: Leonard Street
Friar's Quay/Colegate	WN1 Friar's Quay mixed use development
Bulsare Warehouse Site	WN2 Bulsare Warehouse site, Fishergate
Mary Chapman Court	WN3 Mary Chapman Court
Muspole Street	CG1 Muspole Street mixed use development

## **2.4 Meeting the requirements of the SEA Directive and Regulations**

Figure 4 summarises how the requirements of the SEA Directive and Regulations have been met and signposts the relevant sections of this report which do so.

**Figure 4: Requirements of the SEA Directive**

Requirements of the SEA Directive	Where met in SA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	Whole report
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Section 2
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 4
c) The environmental characteristics of areas likely to be significantly affected.	Section 4
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 4
e) The environmental protection objectives established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.	Section 4.1
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health,	Section 5.3

fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape, and the interrelationship between the above factors (these include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).	
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Section 5.3
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	
i) A description of measures envisaged concerning monitoring in accordance with Art. 10.	Section 7.2
j) A non-technical summary of the information provided under the above headings.	Section 1.1
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	Whole report

### **3. APPRAISAL METHODOLOGY**

#### **3.1 Approach, production and timing of the Sustainability Appraisal**

The SA process aims to promote discussion of the best means of assessing the sustainability of the North City Centre Area Action Plan. Considerable research was undertaken to build on and update baseline information previously collected for the Regeneration Strategy for the area. This data proved invaluable for establishing Issues and Options, Preferred Options and the final policies and proposals for the area as well as identifying key sustainability issues.

DCLG recommend a staged approach for incorporating SA within the DPD process which is set out in Figure 5.

**Figure 5: The staged approach to doing SA recommended by the DCLG**

<b>SA stage</b>	<b>SA Task</b>
<b>AAP STAGE: PREPARATION</b>	
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope of the SA	<b>A1</b> Identifying other relevant plans, policies and programmes and sustainability objectives
	<b>A2</b> Collecting Baseline information
	<b>A3</b> Identifying Sustainability Issues and Problems
	<b>A4</b> Developing the SA Framework and testing the draft plan objectives against it.
	<b>A5</b> Consulting on the scope of the SA
<b>AAP STAGE: PRODUCTION</b>	
SA Stage B: Developing and Refining Options and Assessing Effects	B1: Testing the AAP objectives against the SA Framework
	B2: Developing the AAP Options
	B3: Predicting the effects of the AAP
	B4: Evaluating the effects of the AAP
	B5: Considering ways of mitigating adverse effects and maximising beneficial ones
	B6: Proposing measures to monitor the significant effects of implementing the AAP
SA Stage C: Preparing the Sustainability Appraisal Report	C1 Preparing the SA Report
SA Stage D: Consulting on the Preferred Options of the AAP and the SA Report	D1: Public participation on the Preferred Options of the AAP and SA Report
	D2 (i) Appraising significant changes
<b>AAP STAGE EXAMINATION</b>	
	D2 (ii) Appraising significant changes resulting from representations
<b>AAP STAGE ADOPTION AND MONITORING</b>	
	D3: Making decisions and providing information
SA Stage E: Monitoring the significant effects of implementing the AAP	E1: Finalising aims and methods for monitoring
	E2: Responding to adverse affects

The SA was undertaken by Norwich City Council officers. Stage A, the scoping stage was started in late 2005 to inform plan production and was completed in July 2006 to accompany the Issues and Options Report for the AAP.

The draft SA report covered stages A-D2(i). Again, its production ran in parallel with the production of the AAP, to assess and inform the Preferred Options.

This final SA report covers the whole plan making process, and monitoring will be undertaken as the plan is implemented.

### **3.2 Consultation on the SA**

Consultation on the Scoping Report and draft SA Report has helped to ensure that both this final SA Report and the final AAP are both comprehensive and robust.

Norwich City Council distributed its Scoping Report to:

- the four statutory consultees (The Countryside Agency, English Heritage, English Nature and the Environment Agency);
- Norfolk County Council;
- neighbouring local authorities.

The Draft SA Report was sent to:

- the three statutory consultees (English Heritage, Natural England and the Environment Agency);
- Norfolk County Council;
- neighbouring local authorities.

Both documents were also available for wider public consultation on the Norwich City Council website and at the planning department. Comments received have been incorporated in this report.

This final SA Report will be sent to:

- the three statutory consultees (English Heritage, Natural England and the Environment Agency);
- Norfolk County Council;
- neighbouring local authorities.

It is also available at [www.norwich.gov.uk](http://www.norwich.gov.uk) and in Planning Reception at City Hall, St Peters Street, Norwich for any other bodies or individuals who wish to view it.



## **4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT**

### **4.1 Context Review – other plans, programmes and objectives**

The documents scoped to establish other plans, policies, programmes and sustainability objectives relevant to the North City Centre AAP are listed in figure 6 below:

**Figure 6: Documents scoped**

<b>INTERNATIONAL / EUROPEAN PLANS / PROGRAMMES</b>
1. Johannesburg Declaration on Sustainable Development <a href="http://www.parliament.the-stationery-office.co.uk/pa/cm200203/cmselect/cmenvaud/98/9809.htm">http://www.parliament.the-stationery-office.co.uk/pa/cm200203/cmselect/cmenvaud/98/9809.htm</a>
2. The UNECE Convention on Access to Information, Public Participation in Decision Making and Access to Justice for Environmental Matters (The Aarhus Convention) (2001) <a href="http://europa.eu.int/comm/environment/aarhus/">http://europa.eu.int/comm/environment/aarhus/</a>
3. EC Directive on the assessment of the effects of certain plans and programmes on the environment 2001/42/EC <a href="http://www.environ.ie/en/Publications/Environment/Miscellaneous/FileDownload,1805.en.pdf">http://www.environ.ie/en/Publications/Environment/Miscellaneous/FileDownload,1805.en.pdf</a>
<b>NATIONAL PLANS / PROGRAMMES</b>
4. Urban White Paper – Our Towns and Cities: The Future (2000) <a href="http://www.communities.gov.uk/citiesandregions/publicationscities/urbanwhitepaper/ourtowns/">http://www.communities.gov.uk/citiesandregions/publicationscities/urbanwhitepaper/ourtowns/</a>
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The findings of recent Employment and Retail Studies, undertaken as part of the evidence base for the Joint Core Strategy, have been incorporated in this document and the AAP.

The scoping involved identifying:

- the key objectives relevant to the AAP and its SA;
- the key targets and indicators relevant to the plan and SA;
- the Implications of this for the plan;
- the implications of this for the SA.

The full scoping document is available in appendix 2 of the North City Centre Area Action Plan Scoping Report, available at: [http://www.norwich.gov.uk/intranet\\_docs/A-Z/Planning%20Policy/2006/Scoping\\_Reportv2.pdf](http://www.norwich.gov.uk/intranet_docs/A-Z/Planning%20Policy/2006/Scoping_Reportv2.pdf)

In the interests of brevity this lengthy appendix is not reproduced in this report. An example of the format used is shown below:

**Figure 7: Example of format used for scoping documents relevant to the North City Centre Area Action Plan**

Plans/ Programme/Env. Protection Objectives	Key Objectives or requirements relevant to plan and SA	Key targets and indicators relevant to plan and SA	How objectives or requirements might be taken on board in the AAP	How objectives or requirements might be taken on board in the SA
<b>PPS9 Biodiversity and Geological Conservation</b>				
P6 Broad aim for Planning and	Development and regeneration should have minimal impacts	Consider targets – length of	AAP should implement RLP policies to	SA framework should cover issue of habitat

biodiversity	on biodiversity and enhance it wherever possible.	green link created?	promote new and protect existing biodiversity habitats through development	protection and creation
Objectives	<ul style="list-style-type: none"> <li>• Ensure that biodiversity is conserved and enhanced as an integral part of development.</li> <li>• Enhance biodiversity in green spaces and among developments in urban areas so that they are used by wildlife and valued by people, benefiting their health and quality of life.</li> </ul>			
Networks of Natural Habitats (para 11)	Networks should be protected and established to reduce the fragmentation and isolation of natural habitats. They should form part of a wider strategy for the protection and extension of open space. The importance of providing green access routes along rivers is identified.		AAP should take account of green links policy in RLP to establish local network	SA framework should take account of the need for the creation of green links
Previously Developed Sites (para 12)	Where brownfield sites have substantial biodiversity or geological interest of recognised local importance, this should be retained or incorporated into any development.		Brownfield sites particularly may have existing biodiversity interest	
Biodiversity within developments (para 13)	Opportunities should be maximized for building-in biodiversity features as part of good design in and around developments. Planning obligations should be used where appropriate.		In line with RLP policies, biodiversity interest should be built into new development, particularly where green links have been identified adjacent to sites in the plan	

## **4.2 A profile of the Northern City Centre of Norwich**

This profile summarises a range of baseline information for the Northern City Centre Area, setting out factual evidence on the area's physical characteristics, constraints and socio-economic trends. It uses a number of sources of data, chiefly the 2001 census. It also includes, where clear evidence enables this, a prediction of the future baseline. Existing Replacement Local Plan policies and present trends are used as the evidence base to make these predictions. This information has been used both to help to inform the content of the Area Action Plan and to inform this Sustainability Appraisal, particularly in terms of its Sustainability Framework Objectives in section 4.4.

The Northern City Centre falls within the Mancroft ward, which until recently covered the entire city centre and some adjoining areas. This affects some of the data, as the AAP area is not typical of the whole city centre. In addition, since the 2001 census was undertaken, the boundaries of the Mancroft ward have been altered, so that the east part of the city centre is now in the Thorpe Hamlet ward. This will have implications for future monitoring, though all of the AAP area remains in the Mancroft ward.

In some cases census data has been divided between the northern part (roughly north of the Inner Ring Road), and the southern part. Comparisons are made with other geographical areas, as appropriate in each case, to establish the baseline. For example, population change between 1991 and 2001 is compared with Mancroft as a whole and Norwich.

### **4.2.1 Socio-Economic Characteristics**

#### **Population change 1991-2001**

The Northern City Centre's population has increased significantly over recent years. It increased from 1,826 in the 1991 Census of Population to 2,363 in the 2001 Census, an increase of 29.4%. This compares to an increase in the population of Mancroft ward of 4.5% over the same period and a decrease in the total number of residents in Norwich as a whole of 2.1%. This population growth is largely due to a number of residential developments, many on brownfield sites, including a large number of high quality, high density developments along the river. Given the large number of mixed use and residential allocations in the Replacement Local Plan in the area, and population projections predicting a rise in the population of the city as a whole, this trend is likely to continue and population will rise.

#### **Age Structure**

The Northern City Centre's age structure is fairly similar to that of Mancroft ward as a whole, but varies from that for Norwich and Norfolk in 3 main respects (see figure A1 and table A1 below):

- The Northern City Centre has a smaller than average proportion of children (0-19 year olds) at 14.9% compared with 22.9% for Norwich and 22.7% for Norfolk;
- The proportion of young adults (aged 20-29) is higher in Northern City Centre at 25.3% compared with 18.4% for Norwich and 10.8% for Norfolk.

- The proportion of people older than 74 is larger - at 12.1% in the Northern City Centre - than for Norwich as a whole (8.7%).

This data suggests that there are relatively few families in the area. The larger proportion of young people may be explained by the availability of relatively low cost accommodation and proximity to the city centre.

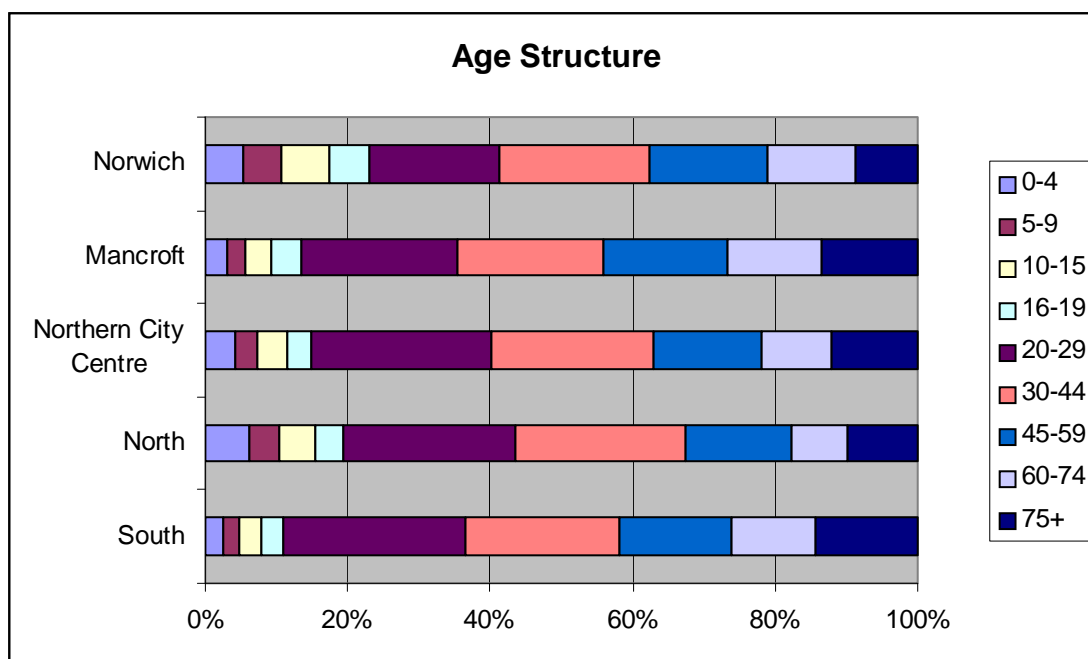


Figure A1: Age Structure (Source: Census 2001)

Figure A1 and table A1 show that there is a clear distinction in the age profile of the North and the South of the area. Even though the Northern City Centre overall has a lower percentage of children than Norwich, this is not the case for the Northern part of the area. On the other hand, the percentage of elderly people (60+) is higher in the southern part of the area. This figure (26.2%) is higher than that for Norwich as a whole (21%) and higher than the northern part of the area (17.7%).

	Norwich	Mancroft	Northern City Centre	North	South
0-4	5.2	3.2	4.3	6.3	2.6
5-9	5.4	2.5	3.0	4.1	2.1
10-15	6.7	3.7	4.1	5.0	3.2
16-19	5.6	4.1	3.5	3.9	3.0
20-29	18.4	22.0	25.3	24.3	25.6
30-44	21.0	20.5	22.6	23.9	21.6
45-59	16.6	17.4	15.2	14.9	15.7
60-74	12.3	13.1	9.8	7.9	11.9



75+	8.7	13.6	12.1	9.8	14.3
Total	100	100	100	100	100

*Table A1: Age structure (Source: Census 2001)*

### **Household size**

According to the Census 2001, the average household size in the Northern City Centre is 1.63, which is similar to Mancroft ward, but lower than the average household size in Norwich (2.15). This can be explained in part by the relatively high percentage of one-person households in the Northern City Centre at 54%, (again similar to the figure for Mancroft ward) compared with the Norwich figures (37%). The percentage of one-person pensioner households in Northern City Centre (19.5%) is higher than the average for Norwich (15.9%) although lower than for Mancroft ward as a whole (22.6%).

### **Ethnicity**

Table A2 shows that there are no large differences between Norwich and the Northern City Centre in the ethnic build-up of the population.

	<b>Norwich</b>	<b>Northern City Centre</b>
White British	93.5%	91.2%
White Irish	0.7%	1.2%
Other White	2.7%	4.2%
Mixed Groups	1.1%	1.4%
Asian or Asian British	0.9%	1.1%
Black or Black British	0.4%	0.0%
Chinese or Other	0.9%	1.0%

*Table A2 – Ethnic group as percentage of population (Census 2001)*

Since the 2001 census was undertaken, it is apparent that there has been an increase in the other white population of the area, chiefly from Eastern Europe. There is some local evidence (such as new shops) suggesting this trend, but no firm data has been identified.

### **General Health**

The percentage of people in this area stating in the 2001 Census that their health was not good was 13.2%, which is higher than the overall percentage for Norwich (9.8%) although lower than for Mancroft ward (15.4%). In the 2001 census over a quarter (25.4%) of Northern City Centre residents indicate that they have a limiting long-term illness, which is higher than the average for Norwich at 19.4%, although lower than for Mancroft ward, at 28.6%. This could be related to the larger

percentage of elderly people living in the area. As is stated above, more people aged 60+ live in the Southern part of the area.

**Economic Activity**

The Northern City Centre had a high percentage of unemployment in 2001, 7.4%, compared to other areas in the city. Mancroft ward had the highest percentage of unemployment of all wards (6.7%), while Norwich’s unemployment rate was 4.1%. (Census, 2001). While unemployment has changed over time, the relative levels of unemployment in different areas has broadly remained similar. A distinction can be made between the northern and southern part of the NCC area, (the inner ring road serving as the boundary). The percentage of working age residents claiming benefits in the southern part is significantly lower at 3.9% than in the northern part (7.8%). This serves as an indication that, in general, the area north of the Inner Ring Road is more deprived than the southern half.

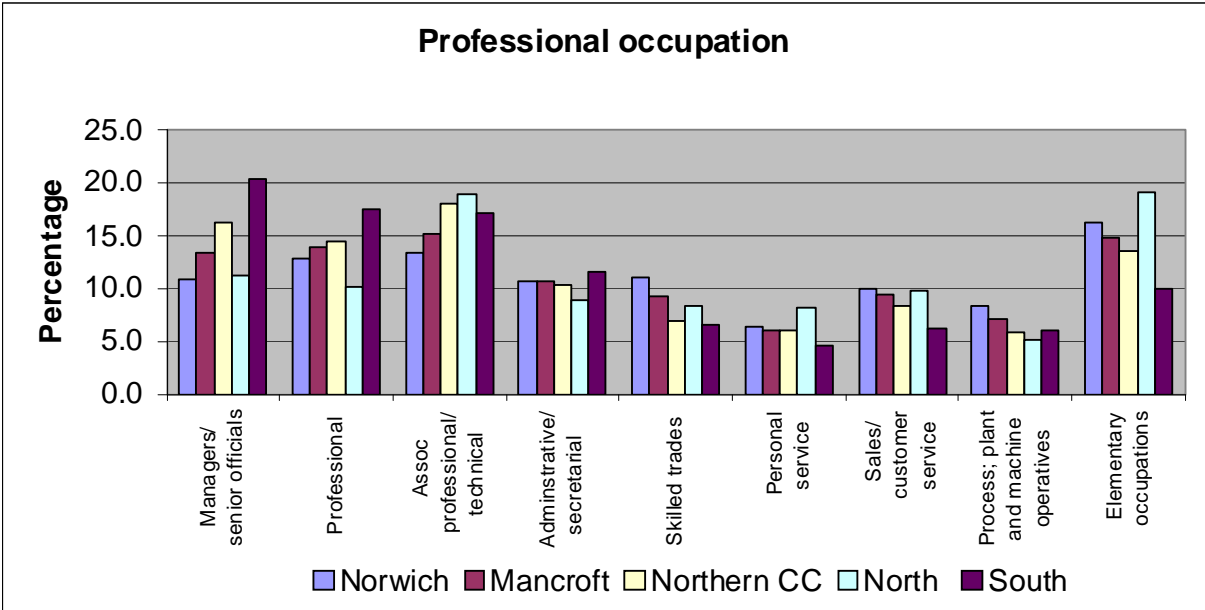


Figure A2- Professional occupation in % (Source: Census 2001)

This distinction can be further developed when looking at professional occupations. Figure A2 shows that a larger proportion of the working population in the southern part of the area work in managerial and professional-related occupations, while the northern part of the area is characterised by higher proportions working in ‘Personal services’, ‘Sales/ Customer services’ and ‘Elementary occupations’.

**Qualifications**

As is shown in table A3 the average education level of residents of the Northern City Centre is higher than that for Mancroft ward and for the whole of Norwich. A smaller proportion of Northern City Centre residents have no qualifications compared to Mancroft or Norwich as a whole. These figures seem to contradict the general pattern for deprivation in the area and may be explained by a higher than average number of students living in this area.

	No qualification	Highest level 1*	Highest level 2**	Highest level 3***	Highest level 4/5****	Other	Total
Northern City Centre	22.5	14.6	20.6	11.8	25.8	4.8	100
Mancroft	28.7	14.0	17.4	11.6	22.9	5.6	100
Norwich	29.9	15.4	16.8	11.6	20.6	5.7	100

*Table A3 : The average qualification levels of people aged 16-74 (in percentages). \*1-4 GCSEs (grades A-C), 1-4 O-levels, NVQ level 1; \*\*5+ O levels, 5+GCSEs (grades A-C), NVQ level 2; \*\*\*2+ A levels, 4+AS levels, NVQ level 3; \*\*\*\* First degree, Higher degree, NVQ levels 4-5 (Census 2001)*

### **Housing Tenure**

The pattern of housing tenure in the Northern City Centre is distinctly different from that of Norwich as a whole. The proportion of social rented dwellings is 47% which is significantly higher than the Norwich average (36%), but lower than the Mancroft figure (53%). The opposite is true for the owner occupied sector. The Northern City Centre has with 31% a lower percentage than Norwich (49%), but again, a higher proportion than Mancroft ward (28%).

	North	South	Northern City Centre	Mancroft	Norwich
Owner occupied	22	43	31	28	49
Social rented	58	34	47	53	36
Other	19	23	22	19	15
Total	100	100	100	100	100

*Table A4 : Housing tenure in percentages (Census 2001)*

There is a marked difference between the northern and the southern parts of the area in terms of housing tenure:

- The southern part of the area has a significantly higher percentage of owner occupiers (43%), than the northern part (22%). The figure for the southern part is only slightly lower than that for the Norwich average (49%) and reflects the inclusion of fairly recent residential developments along the riverside.
- The proportion of households in the social rented sector is much higher in the northern part, with 58%, which is higher than the Mancroft average (53%). This percentage is 34 in the southern part of the area, which, again, is more in line with the Norwich average (36%).

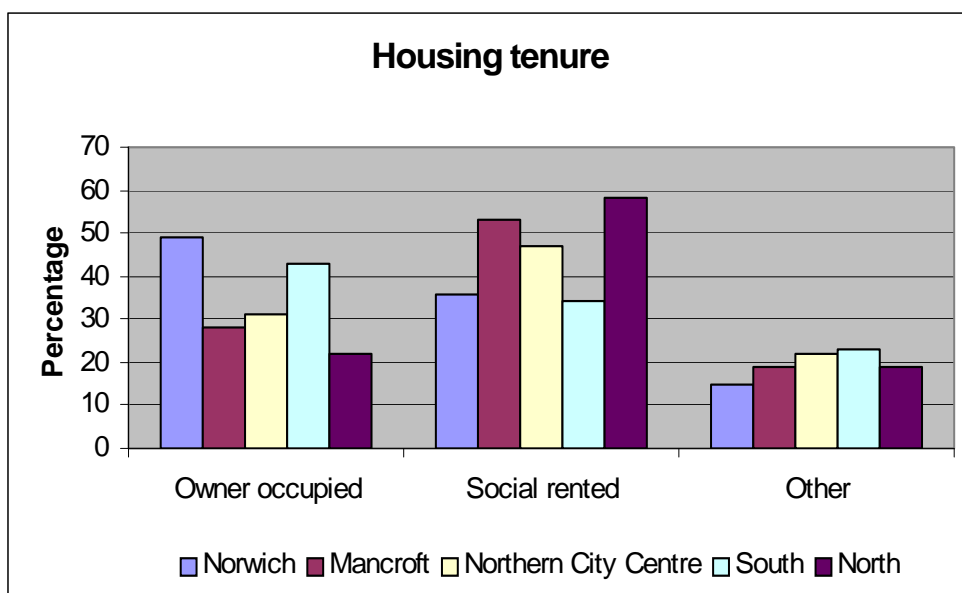


Figure A3 - Housing tenure in percentages (Census 2001)

### Housing Type

Figure A4 shows that the majority of housing in the Northern City Centre is made up of flats (60.3%). Although this percentage is not as high as for Mancroft ward (68%), it is significantly higher than for Norwich (31.4%). Both the Northern City Centre and Mancroft ward have lower percentages of detached (1.9 and 2.0) and semi-detached (4.3 and 5.9) housing than the whole of Norwich (10.4 and 21.8 respectively).

These characteristics reflect the higher densities that are used for building in the city centre and is characteristic of a city centre location, as is the area's age structure. Mancroft ward as a whole has the lowest average household size and lowest average number of rooms per household of all the wards in Norwich.

	Detached	Semi-detached	Terraced	Flats	Other
Norwich	10.4	21.8	36.1	31.4	0.2
Mancroft	2.0	5.9	24.0	68.0	0.09
Northern City Centre	1.9	4.3	33.1	60.3	0.4

Table A5 : Housing type in percentages (Census 2001)

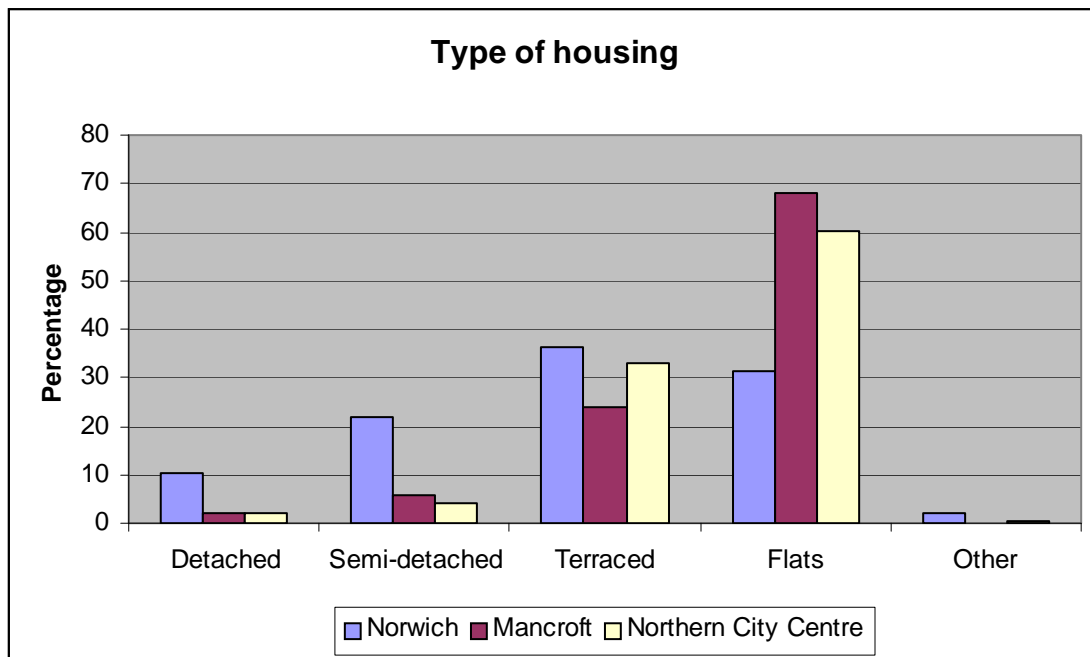


Figure A4 : Housing type in percentages (Census 2001)

### Transport/ Car ownership

According to the 2001 Census levels of car ownership are significantly lower in the Northern City Centre than for Norwich as a whole. 53.9% of households in Northern City Centre do not own a car (similar to Mancroft ward at 54.5%), compared to 35.5% for Norwich. This reflects the central location of the area and the short distance to most facilities, which reduces the need for a car.

There is again a clear difference between the Northern and the Southern part of the area. The Southern part has a higher level of car ownership, with 46.7% of households not having access to a car, compared to 58.2% of households without cars in the northern part. This last figure is also higher than the percentage for Mancroft ward as a whole.

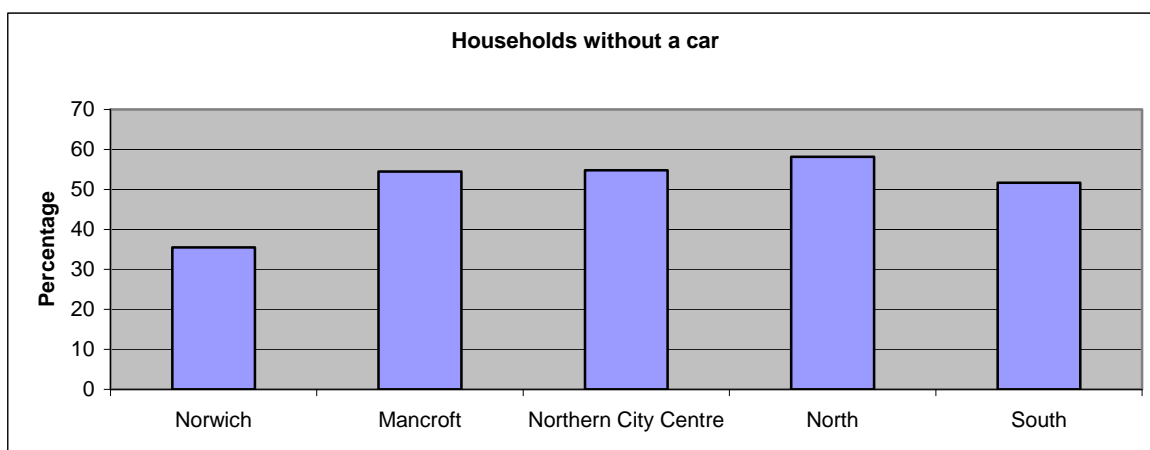


Figure A5 – Household as without a car or van

This low percentage of car ownership is reflected in the methods most people use to travel to work. The following table shows that the percentage of people who travel to work by car is far lower in the Northern City Centre (35.1%) than in Norwich as a

whole (50%). The percentage of people who walk to work is significantly higher in the Northern City Centre (40.5%) than for Norwich (22.7%).

	<b>Car</b>	<b>Bus</b>	<b>Bike</b>	<b>Walk</b>	<b>Home</b>	<b>Other</b>
Norwich	50	8.4	8.8	22.7	6.7	3.3
Northern City Centre	35.1	6.2	7.3	40.5	7.4	2.8

Table A6 : Travel to work

**Index of Multiple Deprivation**

The Index of Multiple Deprivation (IMD) is a measure used by DCLG to express a range of 7 broad categories of data – on income, employment, health, education and training, housing, crime and disorder, and the living environment – to show social deprivation of an area.

Mancroft is the most deprived ward in Norwich and the third in Norfolk, according to the 2007 Index of Multiple Deprivation. On a national level it belongs to the worst 10% of most deprived wards. The smallest geographical area of measurement under the IMD is the Super Output Area (SOA). The north and south parts of the Northern City Centre, divided by the Inner Ring Road, broadly relate to two SOA's (EO1026826 [North], EO1026823 [South]).

IMD analysis of these two parts of the Northern City Centre reveals significant differences between the two areas. The northern area has a lower score than the southern in all but one of the 7 categories of data measured by the IMD which means that this northern area is the more deprived. On a national level, the northern part of the area falls in the most deprived 10% of SOAs while the southern part falls in the worst 30% of SOAs.

**Brownfield sites**

There have been a number of brownfield redevelopments and conversions in the area in recent decades, such as the development of housing at Friars Quay, other more recent riverside housing and mixed use schemes and employment uses at Colegate. There are further brownfield sites available for redevelopment in the area, allocated in the Replacement Local Plan and through the AAP. This availability of brownfield land is largely to result of the closure of former industrial sites (chiefly shoe manufacturing) and the fact that Anglia Square was not expanded as initially envisaged in the 1970s and some sites currently serve surface car parks. Additionally, the main office blocks in Anglia Square have been vacant for several years.

In 2004 the City Council, EEDA and English Partnerships appointed a firm of consultants, GVA Grimley, to undertake a study of key brownfield sites in Norwich including the Anglia Square and adjacent sites. The objective of the study was to investigate the development potential of the sites and to advise on the steps that the Council and its partners should take to facilitate development on these sites. The

study was completed in Spring 2005. The consultant's report makes the following main points in relation to this key site:

- a comprehensive retail, economic and residential led scheme for the site could achieve positive development values.
- Anglia Square shopping centre is in need of substantial investment to meet the demand of modern occupiers. The other commercial elements of the overall site – offices and leisure – are functionally obsolete and contribute little to their surroundings.
- The Anglia Square area is suited to modern, quality office accommodation as part of the overall development mix and that should be encouraged. The mix needs to be carefully considered, because too high a level of office development may reduce development value.
- A strong case can be made in regeneration terms for the comprehensive redevelopment of the entire area surrounding Anglia Square to deliver the type of modern, high density mixed use development needed in this part of the city.

### **Retailing**

Anglia Square shopping centre and the shops on Magdalen Street are currently designated in the Local Plan as a Large District Centre. They perform two functions, as an everyday centre to meet the needs of the north of the city and as a specialist shopping area serving a far wider area. Whilst the latter function remains vibrant, the former is less successful, particularly since the only supermarket in the area shut recently. During the last retail survey in January 2008, the percentage of vacant shopping units in the whole district centre (including the shops on Magdalen Street) was 17.9%. The percentage of units that did not have a shopping function was 27%. This is less than 30%, and therefore within the requirement in the Local Plan that the centre should have at least 70% retail frontage.

The recent retail study undertaken as part of the Joint Core Strategy:

- Identifies Anglia Square as a the best location for convenience shopping development in Norwich, stating that 3 - 4,000 m<sup>2</sup> of convenience retail would be appropriate;
- Also establishes that there is considerable need for further comparison good retailing in the city centre as a whole, but states that this should be in or on the edge of the primary retail area rather than in Anglia Square

### **Offices**

The Norwich City Council planning Annual Monitoring Report and the GVA Grimley Baseline Study show that the office sector in the city centre urgently needs enhancement or redevelopment. This is because a large proportion of current office buildings are badly outdated. High quality office buildings are however, in demand – as demonstrated by the rapid take up of the new offices at Whitefriars (former Jarrolds Printers site). Other uses that are currently not catered for, but might offer possibilities are the workshops and offices for Creative Industries. This sector is potentially a growth sector in the city. Due to its nature, most of these businesses are small to medium scale. This sector needs a special kind of development: small scale and high quality. Development of a hotel in the area can also be a feasible option. This is already anticipated in the Replacement Local Plan with an allocation at Anglia

Square. The Replacement Local Plan has stressed a number of key themes that are relevant to housing development in Norwich. Most of these are very fitting to development in the Northern City Centre. These key themes are:

- Giving priority to the centre for the location of new housing;
- Promoting housing in sustainable locations, accessible by various modes of transport;
- Prioritising previously developed land and strategic housing sites;
- Encouraging mixed use development within existing centres;
- Promoting urban regeneration initiatives;
- Promoting a range of housing of a variety of size, type and tenure.

The recent Employment Study for the Joint Core Strategy shows the need for 100,000 m<sup>2</sup> of office development in the city centre to 2021. It states that, in the long term, 20,000 m<sup>2</sup> should be accommodated in Anglia Square. In the short term, nearby developments at Whitefriars and Duke Street will meet the need for good quality office accommodation and small scale employment development, such as workshops, would be more appropriate in the area.

#### **4.2.2 Environment**

##### **Transport Characteristics**

###### **Inner Ring Road**

The major transport route through the area is the East-West Inner Ring Road. Historically this road has a major influence in both the built environment and transport infrastructure of the area. The construction of the Inner Ring Road and the Magdalen Street flyover has altered the historic street patterns in the area. However, there are no plans to replace the flyover as it carries the major flow of traffic around the City Centre and is required in order to enable the city centre itself to be relatively traffic-free and to enable potential growth to the north of the city.

###### **Magdalen Street**

In addition, the major North-South routes are St Augustines Street and Magdalen Street. Magdalen Street is limited to one-way traffic, except for a contra-flow bus lane. The buses have a major impact in this area. All routes towards the North of the City go via this street and past Anglia Square. This means that in peak times a bus passes Anglia Square every two minutes. Apart from problems caused by noise and traffic fumes, this large number of buses can make pedestrians feel unsafe due to the width of pavements. Local data shows that the area around Magdalen Street/ Anglia Square is a local accident hotspot. This is mainly due to conflicts between buses and people on foot. Overall, the perception is that this is not a safe area.

###### **St Augustine's Street**

St Augustine's Street has been designated as an Air Quality Management Area. This means that the levels of air pollution (especially NO<sub>2</sub>) exceed levels set by national government and that local government has to show initiatives that bring the levels of air pollution back to levels under this point. Traffic is largely responsible for the high levels of NO<sub>2</sub> in St Augustines Street. The street has a daily traffic flow of around



17,000 vehicles with major issues of congestion at each end. Together Norwich City Council and Norfolk County Council have put forward their Preferred Option to address these problems in the AAP.

### **Cyclists and pedestrians**

There are a number of barriers to the movement of cyclists and pedestrians. There are not enough links in both North-South and East-West direction to make the area easy to travel through on foot or by bike. Nevertheless, the movement of both cyclists and pedestrians are significant, as many people pass through the area on their routes into the city centre from the north. Tables A7 and A8 show a rising trend in the number of cyclists and pedestrians passing through the area between 2001 and 2007.

<b>Cycle count site</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
St. Crispins Road	370	456	502	413	548	586	603
Oak Street	203	247	288	295	348	343	298
Duke Street	201	202	265	265	294	273	312
Winterton Lane	193	198	191	186	183	195	208
Calvert Street	99	148	142	148	125	169	159
Magdalen Street	558	727	655	638	895	856	883
<b>Total</b>	<b>1624</b>	<b>1978</b>	<b>2043</b>	<b>1945</b>	<b>2393</b>	<b>2422</b>	<b>2463</b>

*Table A7: Cycle counts*

<b>Pedestrian count site</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
St. Crispins Crossing	733	683	807	775	883	924	977
Duke Street	1596	1589	1719	1822	1903	1960	1987
Winterton Lane	1021	891	1213	1356	1382	1364	1239
Calvert Street	1783	1318	1665	1815	1679	1603	1586
Magdalen	6882	8153	7727	7295	7814	7174	7831

Street							
<b>Total</b>	<b>12015</b>	<b>12634</b>	<b>13131</b>	<b>13063</b>	<b>13661</b>	<b>13025</b>	<b>13620</b>

*Table A8: Pedestrian counts*

## **Accidents**

Cyclists in Norwich are nearly three times more likely to be involved in a fatal or serious accident as national levels. This figure might be so high, because a proportionally large number of people use a bicycle frequently compared to other parts of the County (Road Safety Plan 2005-2006; Norfolk County Council). There is no specific data for the Northern City Centre on the number of accidents that occur in the area.

## **Open space Characteristics**

The Local Plan divides the City into 19 open space sectors. The City Council has decided to do this for a number of reasons, primarily because children in each part of the City should have local access to open space and play opportunities without crossing a major road. The Northern City Centre is split between two of these sectors. The first one takes in the whole of the city centre with a boundary along the Inner Ring Road. The second includes the dense terraced housing north of the area, but also including Wensum Park and Waterloo Park. The Local Plan sets targets and minimum requirements for the amount of open space and equipped play space for each sector.

Both sectors that together cover the Northern City Centre have above the minimum requirement for open space and play space. This is mainly due to large parks in other parts of the sector, e.g. Wensum Park in the northern sector and Chapelfield Gardens in the City Centre sector. However, there is a limited amount of accessible open space in the AAP area. A large number of the open space areas are closed off to the public, like a number of churchyards, or not suitable for outdoor open space, like the verges along St Crispins Road.

Gildencroft Park is the main useable open space and has recently benefited from access improvements, new play equipment and improvements in facilities for older children.

Apart from Gildencroft Park, there is an equipped play space for children aged up to 7 at St Pauls playground. The St George's pocket park provides important open, recently improved space and play facilities for the southern part of the area. There is also a play area within the recent Dyers Yard development. The play space on Heath Road is just outside the area, but still within walking distance for a number of properties. This playground is also in need of some attention, and needs to be improved for all age groups.

This short summary shows that there is some equipped play space for young children and toddlers (up to 7), but, despite recent improvements to Gildencroft, there remains a lack of play space for older children. This will make it important that new residential developments will contribute to an improvement and expansion of the quality and amount of open space and equipped play space in the area.

## **Heritage**

The whole city centre is designated as a Conservation Area. A Conservation Area appraisal for the city centre has recently been completed and its findings have been incorporated in the AAP. This means that development in the area has to give consideration to the way it enhances or preserves the heritage and character of the area, though this does not preclude good quality modern design.

The whole City Centre is also designated as an Area of Main Archaeological Interest. This means that all planning applications need to be accompanied by an assessment of the archaeological significance of the site, and planning permission will include any measures necessary to preserve archaeological remains, if found.

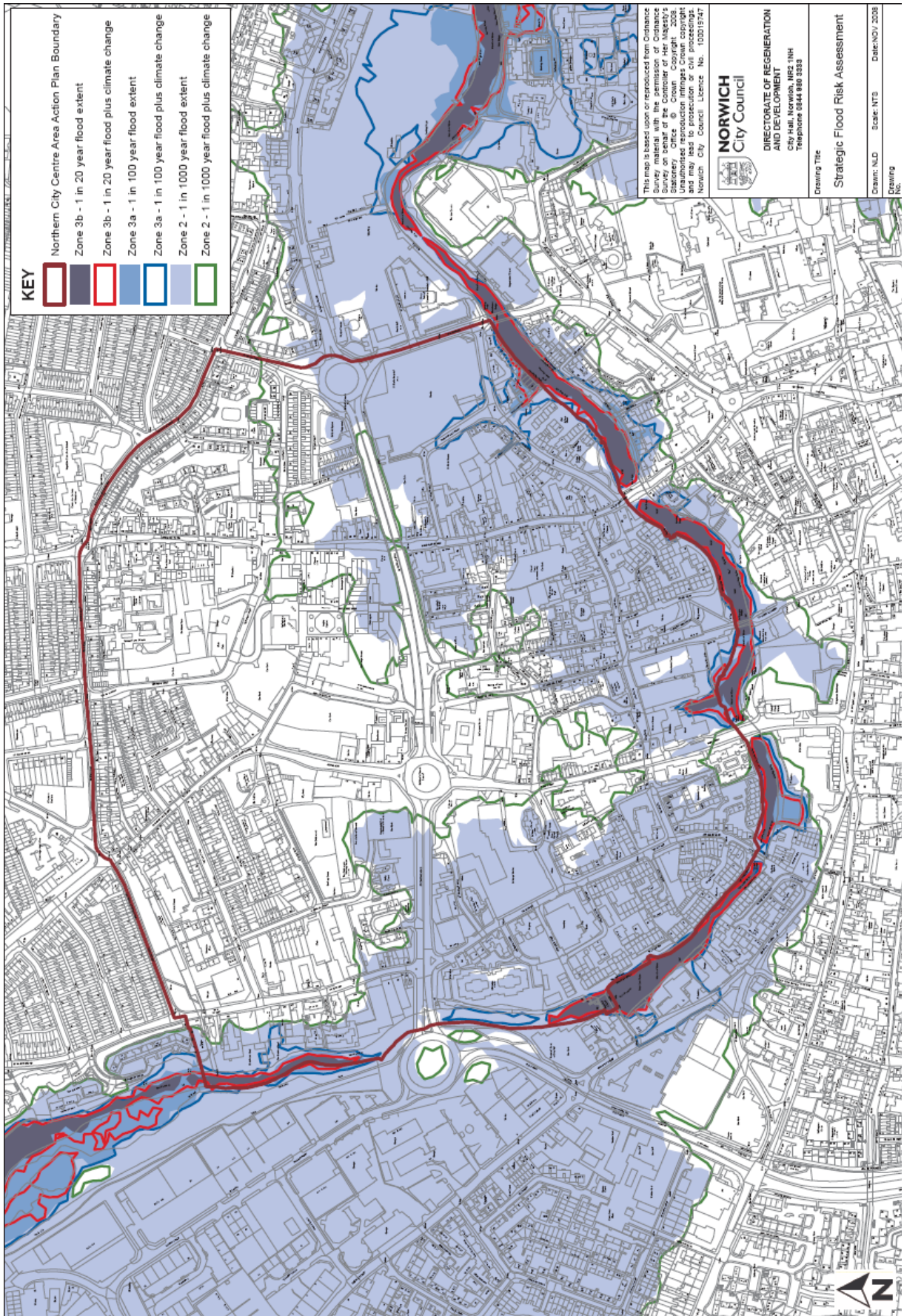
The majority of both listed buildings and buildings recognised on the Council's 'local list' are south of the Inner Ring Road. There are large clusters of listed buildings along Magdalen Street/ Fye Bridge and the area including and around Colegate. North of the Inner Ring Road there are smaller clusters of listed buildings at the top of Magdalen Street and on St Augustines Street/ Sussex Street. The terraced houses along the City Walls are also listed. This is mainly to preserve the setting of the City Walls.

Magdalen Street and St. Augustine's Street are recognized for their historic character. The HERS scheme was set up to give priority to the historic regeneration of these two streets. The programme is funded by English Heritage and Norwich City Council. Grants were offered up until March 2006, with a further year for implementation of individual projects. The scheme is a follow-up to earlier programmes that were designed to improve the historic environment of the area. HERS grants can be used to assist in the restoration of individual properties and is also used for some environmental improvements, e.g. the re-modelling of the entrance to Gildencroft Park.

The Anglia Square buildings themselves are out of scale with the rest of the Northern City Centre and this development together with the Inner Ring Road obliterated the pre-existing mediaeval street pattern. Historic photographs and records show that the area had a strong local character.

## **Flood Risk**

The Strategic Flood Risk Assessment (January 2008) meets the requirements of PPS 25 taking account of climate change. It indicates that small parts of the area near the river fall within the area most at risk from flooding (flood risk area 3a) and a more extensive area is in the area of medium risk (flood risk area 2). Development proposals in these areas and those that will be affected by climate change need to be referred to the Environment Agency and to be accompanied by a flood risk assessment. Map A2 shows the areas involved.



Map A2: Strategic Flood Risk Assessment

### 4.3 Key Sustainability Issues

This section identifies key sustainability issues affecting the area, shown in figure 6 below. The issues were identified by:

- Incorporating local issues identified through the Magdalen Street and St. Augustine's Regeneration Strategy (2003) and the Replacement Local Plan (2004);
- Scoping of relevant documents (see 4.1 above);
- Analysis of the baseline data and trends (see 4.2 above);
- Stakeholder workshops to identify issues for the Area Action Plan.

Figure 6 below;

- identifies the key sustainability issues for the area;
- provides a précis of the key supporting evidence from scoping and baseline data assessment;
- predicts the future baseline in relation to these issues without the AAP, and appropriate AAP responses to issues identified.

Where data sources have not yet been finalised, proposed sources are shown in italics. More detail is given on the data sources in figure 9 below and in appendix 3 of the SA Scoping Report.

**Figure 8: Key Sustainability Issues for the Northern City Centre of Norwich**

Topic	Issue	Key Supporting Evidence	Data Source	Predicted future baseline (without AAP) and appropriate AAP response
<b>Social</b>				
<b>Housing</b>	Affordability of housing	IMD Rank of Barriers to Housing shows the southern part of the area to be the most deprived census area in the region and the northern part the seventh most deprived. House prices have risen steeply in recent years although as a result of changes in the market conditions prices have recently started to fall. However, the proportion of affordable housing completed in area was high between 2000-2005 but between 2005-2007 was less than 15%.	IMD 2004 HM Land Registry	Potential for continued unaffordability of housing to some parts of the community - Plan should ensure that more affordable housing is provided in line with (potentially updated) RLP policies
	Poor mix of housing types and sizes – low proportion of family housing in area	Existing high proportion of flats and recent development trends have increased the proportion of flats. During the period 2000 to 2005, 73% of the new residential accommodation completed in the area was flats. In 05/06 this reduced to 57% and in 06/07 10%.	Census 2001 NCC monitoring	Potential over provision of flats - Ensure larger dwellings suitable for families are provided while continuing to promote high density development overall.
	Low quality of flats above shops		Local Consultation	Potential for decline in quality of flats over shops - Support measures to improve the quality of flats and their maintenance.

	High levels of homelessness	Worst ranked for access to housing in region in IMD 2004 although this reflects the fact that there are homeless hostels in area - there has been a significant recent drop in homelessness in the city.	IMD 2004 Norwich City Council Housing Assessment Team	Continued high levels of homelessness - Ensure maximum amount of affordable housing provided through plan.
<b>Population</b>	Age Structure imbalance	There is a large proportion of elderly people (aged 60 and over) and young people (aged 20-29). There is a small proportion of families.	Census 2001	Continued Age Structure imbalance - Ensure more family housing is provided, while continuing to promote high density development overall.
	Small household Size	Average household size is small (1.63 persons per household), compared to Norwich average (2.15).		
<b>Poverty and Social Exclusion</b>	High rates of deprivation and low incomes	The IMD showed the North area to be ranked among the most deprived 20% of local census areas nationally for income and the south part of the area to be in the worst 40%. The figures showed that elderly people in the north part of the area particularly suffered from income deprivation.	IMD 2007	Continued high rates of deprivation and low incomes - Ensure plan promotes economic regeneration of the area to benefit all parts of the community, particularly those in most need.
<b>Health and Well Being</b>	High rates of ill health	Three separate indicators show high rates of ill health, particularly in the north part of the area.	Census 2001 IMD 2007 Standardised Mortality ratio	Continued high rates of ill health. Provide greater access to healthy lifestyles Reduce environmental causes of ill health eg pollution
	Quality, quantity and accessibility of open spaces in the area	Comparison with NCC open space standards and consultation on perceived quality of open space.	Local Consultation/ RLP	Lack of quality open spaces - Ensure new development provides suitable good quality open space
<b>Education and Skills</b>	Geographically mixed levels of education and skills within area	Overall level of educational qualifications of adults higher than average for Norwich in south SOA as a result of presence of student	Census 2001 Audit Commission BVPI 38	Mixed levels of educational achievement - Improve access to educational facilities for all.

		residences in area, below average for Norwich in north SOA. School leaver qualifications and proportion of young people staying in education beyond the age of 16 in Norwich below national average	IMD 2007	
<b>Crime and Anti-Social Behaviour</b>	High rates of crime	The north part of the AAP area is in the worst 10% of SOAs for crime locally, regionally and nationally. There has been significant improvement in the south area although this is still within the most deprived 40%.	IMD 2007 Census 2001	Continued high levels of crime - Ensure design of new development designs out crime as far as possible
<b>Access to key Services and facilities</b>	Lack of a local foodstore / convenience shopping	The area met basic service needs well on this in IMD 2004 (supermarket, GP, primary school + Post Office). However: <ul style="list-style-type: none"> <li>• since then supermarket has shut down;</li> <li>• access to other services such as the hospital and further education facilities is poorer;</li> <li>• poor access on foot around area</li> <li>• this indicator has now merged with access to housing so comparisons over time cannot be made.</li> </ul>	IMD 2004/2007	Declining levels of local service provision - Ensure AAP includes provision for foodstore / convenience shopping. Ensure AAP provides for better access around area for all and encourages better linkages to other services
<b>Unemployment</b>	High rates of unemployment	Unemployment for area at 5.6% (compared to 3.6% for Norwich) in August 2005.	NOMIS	Continued high rates of unemployment - Plan should promote varied types of employment as a part of regeneration



<b>Community Participation</b>	Potential to build on strong community spirit	Success of projects in promoting regeneration and retailing elsewhere in the city	Local Consultation	Potential to build on strong community spirit may not be developed - Involve community throughout plan making and development process and ensure venues are provided for community activities
<b>Cultural Facilities</b>	Potential for development of cultural facilities in area	Potential for growth in cultural based activities in area based on heritage, potential growth of art school and good access.	Local Consultation	Potential for development of cultural facilities in area may not be developed - Ensure greater community access to culture through improved facilities
<b>Environment</b>				
<b>Waste</b>	Waste production and Recycling levels	Recently reducing and lower than average national levels of waste produced and increasing levels of recycling in Norwich	Audit Commission	Opportunities to increase recycling and waste reduction may not be optimised - <ul style="list-style-type: none"> <li>• Ensure reduction in waste production and increase in recycling;</li> <li>• Promote re-use of materials.</li> </ul>
<b>Transport and Pollution</b>	Traffic congestion and resulting pollution	St. Augustine's Street is an Air Quality Management Area (AQMA) – pollution must be reduced.	LTP	Existing RLP does not provide solution for St Augustines AQMA – need to co-ordinate with LTP over AQMA as transport issues fundamental to plan
	Need for improved cycle and pedestrian routes and facilities	Poor n-s route and no e-w route	Local Consultation	RLP will not provide e-w routes - Ensure pedestrian/cycle routes key element of urban design
	Pedestrian vehicle conflict in certain areas	Pedestrian/ vehicle conflict St Augustine's and pedestrian/bus conflict Magdalen Street	LTP and NCC accident statistics	Existing RLP does not provide solution for pedestrian vehicle conflict - Co-ordinate with LTP over areas of conflict as transport issues fundamental to plan
	Quality and quantity of parking in area	Multi storey car park poor quality and little used. Surface car parks generally poor quality.	Local Consultation	Existing RLP does not provide detailed parking solution - Ensure there is adequate good quality parking provision as part of a balanced transport approach
	Public transport provision in area	Good level of service though pedestrian/bus conflict in Magdalen Street, and poor bus stops	LTP and NCC accident statistics	Existing RLP does not provide for new bus stops – ensure conflicts are addressed and new bus stops provided to serve new developments.

<b>Climate Change</b>	Energy efficiency of new development and need to reduce CO2 emissions	Need to improve energy efficiency of new development and promote use of renewables	NCC Monitoring (to be developed) and Renewables East	Existing RLP policies will not meet rapidly developing national energy efficiency agenda - implement new agenda to promote energy efficiency and renewable energy through AAP, taking account of the new RSS policy
	Flood Risk	Small areas close to river within 1 to 100 year flood risk area, most of the southern part of the area in the 1 in 1000 year flood risk area.	Environment Agency Strategic Flood Risk Assessment	RLP policies based on PPG25 - Ensure that development takes account of flood risk and includes SUDS in line with PPS25
<b>Biodiversity and Green Links</b>	Poor network of Green links (including riverside walks) and open spaces managed to benefit biodiversity	Lack of attractive green links (including riverside walks) providing routes through the area and natural habitats	Local Consultation/ RLP	Riverside walks and e-w link developed in line with RLP - Ensure new development provides also provides e-w link and encourages provision of new biodiversity habitats
	Status of protected species in area	No evidence available – possibility of some biodiversity interest on some brownfield sites	Norfolk Biodiversity Partnership	Ensure new development follows RLP policies and takes account of protected species
<b>Heritage and Townscape</b>	Poor state of some historic buildings and the historic park	One Scheduled Ancient Monument. There are no listed buildings at risk Improvements have taken place at historic park (Gildencroft).	Listed Buildings at Risk Register Local List of Historic buildings Local Consultation	Ensure new development implements RLP policies on historic buildings Ensure Gildencroft Park is protected
	Poor state of public realm including shop fronts		Local Consultation	Insufficient investment in public realm - Ensure design of new development improves the public realm

	Loss of street patterns, views and urban grain resulting from previous poorly designed development	Negative effect of some existing development on the historic environment	Local Consultation/ RLP	Redevelopment will not occur to promote improvement to historic environment - Ensure the historic environment is a key element of the design of new development Base specific policies on a Conservation Area Appraisal and Management Plan
	Opportunity to make more of the historic nature of the area and develop tourism	Insufficient local historic and archaeological interpretation information boards and trails.	Local Consultation	Redevelopment will not occur to enable archaeological assessments- Ensure new development includes historic and archaeological interpretation and preservation <i>in situ</i> if necessary
<b>Economic</b>				
<b>Employment</b>	Job creation, retention and investment in the area to support local economy	Extensive areas of vacant offices and factories and high unemployment in area	Nomis Interdepartmental Business Register NCC monitoring	Co-ordinated regeneration will not occur - ensure new employment based on studies of office and retail needs
<b>Retailing</b>	Low vitality and investment in district shopping centre	Area not fulfilling its role as a large district retail centre serving the north of Norwich due to dominance of down market shopping and lack of a supermarket. High vacancy rates in retail units have been reduced recently – area works well as centre for specialist shops.	NCC Monitoring	Potential retail development may not meet local needs- Ensure retail development strengthens role of the area as large district centre by providing site for new food / convenience shop and promotes specialist shopping.

#### **4.4 Data Gaps and Availability**

The main problems in collecting data have resulted from the small size of the area, which has meant that data is often not available at that scale and proxy data has had to be used. In addition, problems have arising from the different rates that data has become available from various studies. Therefore, a number of data gaps have been identified during the SA process. As and when more data becomes available we will fill these gaps.

Census data has been used where possible, though the fact that it is now 7 years out of date in this rapidly changing area can cause problems in some cases e.g. with population data. A positive factor is that more data has become available through the development of various web sites, particularly the Audit Commission and National Statistics. The Index of Multiple Deprivation (IMD) has proved a particularly useful source of data, as it:

- covers a variety of social, environment and economic indicators;
- is available for very small geographical areas (the AAP is covered by two areas)
- enables trends to be identified (The IMD was last updated in 2007)
- it will be updated in the future, to enable monitoring to take place

#### **Summary of Data Gaps**







- Open Spaces meeting Norwich City Council's quantity and quality standards
- Real changes in cost of transport
- Access for disabled people
- Quality of parking facilities
- Homes within 300 metres of an accessible natural green space
- Net area managed as semi-natural green spaces
- Length of Ecological (Green) Links
- Status of Protected Species in area
- Quality of historic park (Gildencroft Park)
- Developments including archaeological or historic preservation or interpretation
- Restoration of historic view lines, vistas and street patterns
- Number of developments in the area accompanied by an Energy Efficiency Statement
- Installed capacity of Sustainable Energy Used in Area
- Percentage of developments including SUDS measures and Green Roofs
- Percentage of developments with water demand management measures
- Planning applications granted for new business floor space
- Office vacancy rate in the area
- Companies implementing ethical trading codes of conduct in area

## **4.5 Sustainability Appraisal Framework**

### **4.5.1 Establishing the Draft Sustainability objectives**

Figure 7 below:


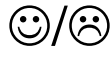
- Establishes Sustainability Appraisal Objectives, Sub-objectives and Indicators;
- Summarises the present situation or trend in relation to sustainability in the North City Centre using the following symbols:

	Uncertain or unclassifiable (at present)
	Needing Action
	Priority for Action
	Present situation / trend favourable
	Present situation/ trend very positive
	Positive and negative aspects to present situation / trend

A short commentary on of the baseline data and trends for the area and a justification for the indicators chosen can be found in figure 5 in 4.2 below. Full analysis can be found in the updated Appendix 3 of the SA Scoping Report

[http://www.norwich.gov.uk/site\\_files/pages/City\\_Council\\_Consultations\\_Closed\\_Consultations\\_2006\\_Northern\\_City\\_Centre.html](http://www.norwich.gov.uk/site_files/pages/City_Council_Consultations_Closed_Consultations_2006_Northern_City_Centre.html). Where indicators have not yet been established to measure a sub objective or sources need to be developed further, a proposed indicator is shown in italics. In some cases, no local indicator for the area can be identified and a proxy indicator for the whole city is used instead. Proxy indicators are identified in the Indicators column. Where possible, indicators used are the same as those used elsewhere by Norwich City Council, such as in the Sustainable Community Strategy.

**Figure 7: Establishing Sustainability Appraisal Objectives, Sub-objectives, Indicators and identifying trends:**

<b>Sustainability Appraisal Objectives, Sub-objectives and Indicators</b>			
<b>Objectives</b>	<b>Sub-objectives</b>	<b>Indicators</b>	<b>Present Situation / Trend</b>
<b>Social</b>			
1. To provide everyone with the opportunity to live in a decent home	Will it reduce homelessness?	Proxy H1 Number of households for which a decision on homelessness was taken	
	Will it reduce the number of unfit homes?	Proxy H2 Percentage of Council Homes which do not meet the Decent Homes Standard	

		H3 % of household accommodation without central heating	😊
	Will it provide enough housing?	H4 Housing Completions per year in AAP area	😊
2. To create a balanced, mixed community.	Will it increase the range and affordability of housing for all social groups?	BC1 IMD Barriers to Housing and services Ranking	😞😞
		BC2 Percentage housing completions that are affordable units	😊/😞
	Will it help to create a balanced community?	BC3 Percentage of new residential development which are houses (rather than flats)	😞/😊
3. To reduce poverty and social exclusion	Will it reduce poverty and social exclusion for those members of the community experiencing the worst deprivation?	P+S11 Rank of Overall IMD	😞😞
		P+S12 a Rank of IMD income score affecting children	😞😞
		P+S12 b Rank of IMD income score affecting the elderly	😞😞
	Will it reduce fuel poverty?	Proxy Indicator P+S13 Number of households in fuel poverty in England	😊/😞
4. To improve the health of the population overall	Will it reduce death rates and health inequalities?	H1 IMD Rank of Health Deprivation and Disability Score (2004)	😞😞
		Proxy H2a Standardised Mortality Ratio;	😞😞
		Proxy H2b Mortality from all Causes (DSR - age adjusted)	😊
	Will it encourage healthy lifestyles?	H4 (See TP8 and TP9) Proportion of journeys made on foot and by bicycle	😊

		H5 Open Space meeting Norwich City Council's quality and quantity standards- to be assessed through the ongoing open space strategy	☹️ (assumed)
	Will it improve access to high quality health facilities?	H6 See K+SF1 IMD Access to local facilities	😊
	Will it reduce accidents and pollution?	H7 (See T+P3) Killed and Seriously injured road accident casualties	😊/☹️
		H8 (See T+P4) NO2 Emissions in St Augustine's Street	☹️☹️
5. To improve the education and skills of the population overall	Will it improve the qualifications and skills of young people?	Proxy E1 % of 15 year old pupils in local authority schools achieving five or more GCSEs at Grade A*-C or equivalent	☹️/😊
	Will it improve the education and skills of adults?	E2 % of working population with no qualifications	😊
		E3 IMD Rank of Education, Skills and Training Score	😊/☹️
6. To ensure that key services and facilities are safely accessible locally	Will it improve access to key local services? Will it improve access to a good range of shopping facilities?	KS+F1 IMD Barrier to access to Housing and Services Ranking	😊/☹️
		KS+F2 Shop vacancies in area	😊/☹️
	Will the facilities be safely accessible on foot?	KS+F3 IMD Outdoor Living Environment ranking	😊/☹️
7. To reduce anti- social activity	Will it reduce actual levels of crime and anti social behaviour?	AS1 IMD Crime and Disorder ranking	☹️/😊
		AS2 Anti Social Behaviour incidents per 1000 of population	☹️
	Will it reduce fear of crime?	Proxy AS3 % of residents who say they feel safe or fairly safe outside after dark	😊

8. To create greater community cohesion and promote the local area through community based projects	Will it encourage engagement in community activities?	Proxy C1 % of population who feel that community activities in their area have improved or stayed the same in the last 3 years	😊/😞
	Will it increase the ability of people to influence decisions?	Proxy C2 Percentage turnout at local elections	😞
	Will it improve ethnic relations?	Proxy C3 The number of racial incidents recorded by the authority per 100,000 population	😞/😊
9. To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment?	EMP1 IMD Rank of Employment Score	😞😞
		EMP2 Unemployment Rate	😞
	Will it help to improve earnings?	EMP3 IMD Rank of Income Score	😞/😊
10. To improve accessibility, particularly for those most in need	Will it make access more affordable?	Proposed Proxy A1 Real changes in cost of transport indicator to be developed	😞 (assumed)
	Will it make access easier for those with mobility difficulties?	Proposed A2 Access for disabled people indicator to be developed	😊
11. To improve access to cultural, leisure and sports facilities	Will it make it easier for people to access cultural activities?	Proxy CLS1 % of residents who think that over the past three years, that cultural facilities (e.g. cinemas, museums) have got better or stayed the same.	😊/😞
	Will it make it easier for people to access sports and leisure activities?	Proxy Indicator CLS2 % of residents who think that for their local area, over the past three years, that sport and leisure facilities have got better or stayed the same.	😊
<b>Environmental Objectives</b>			
12. To reduce the effect of transport on the environment and to promote modal shift	Will it reduce traffic volumes?	T+P1 Traffic Crossing the Inner Ring Road	😊
	Will it reduce the need to travel?	T+P2 Density of development (net dwellings per hectare)	😊
	Will it reduce road accidents?	Proxy T+P3 Killed and Seriously Injured Road Accident Casualties	😊/😞



	Will it improve air quality?	T+P4 NO2 Emissions in St Augustine's Street	☹️☹️
	Will it ensure there is good quality car parking?	Proxy T+P5 To be assessed through Parkmark	☹️☹️ (assumed)
	Will it increase the number of journeys made by non car modes?	Proxy T+P6 Modal share (all journeys)	😊
		Proxy T+P7 Bus Use	😊
		T+P8 Cycle Counts	😊
		T+P9 Pedestrian Counts	😊
13. To maintain and enhance biodiversity	Will it conserve and enhance semi natural habitats?	B+GL1 % of homes within 300 metres of an accessible natural green space to be assessed through ongoing open space strategy	☹️ (assumed)
		B+GL2 Net area managed as semi-natural green space to be assessed through ongoing open space strategy	☹️ (assumed)
		B+GL3; Length of good quality ecological (green) links to be assessed through open space strategy	☹️ (assumed)
	Will it conserve and enhance species diversity?	B+GL4 Proposed Status of protected species in area indicator to be developed	😊
14. To enhance the appearance and quality of the townscape	Will it reduce the amount of derelict and degraded land and help to contribute to the regeneration of the area?	T1 Percentage of Housing Development on Previously Developed land	😊
		T2 Availability of Brownfield land for development	😊
15. To conserve and enhance the historic environment	Will it protect and enhance archaeology, historic buildings and features?	HE1 Listed buildings and Scheduled Ancient Monuments on historic Buildings at Risk Register	😊

		HE2 Quality of historic parks will be assessed through ongoing Open Space Strategy	😊/😞 (assumed)	
		Proposed HE3 % of developments including archaeological or historic preservation or interpretation indicator to be developed	😊/😞 (assumed)	
		Will it make the historic environment a key element of the design of redevelopment	HE4 The existence of an up-to-date Conservation Area character appraisal;	😊😊
		Proposed HE5 Restoration of historic view lines, vistas and street patterns indicator to be developed	😊 / 😞 (assumed)	
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	Will it reduce emissions of greenhouse gases by reducing energy consumption?	Proxy CC1 Greenhouse Gas and CO2 emissions in Norwich	😊 / 😞	
		Proxy CC2 HECA rating	😊	
		CC3 Number of development in the area accompanied by an Energy Efficiency Statement.	😊	
	Will it promote the use of sustainable energy?	CC4 Installed capacity of sustainable energy used in area	😊 / 😞	
	Will it help to minimise Norwich's ecological footprint?	CC5 Norwich's Ecological footprint	😞	
17. To avoid, reduce and manage flood risk	Will it minimise the risk of flooding from rivers for people and properties?	FR1 Planning applications granted permission against EA flood risk advice	😊 / 😞	
		Proposed FR2 Percentage of developments including SUDS measures and Green Roofs	😊	
18. To provide for sustainable sources of water supply and improve water	Will it ensure water is not wasted?	Proxy W1 Daily domestic water consumption in Norwich (litres per capita)	😊	

quality		Proposed W2 Percentage of development with water demand management measures	☹️
	Will it improve the quality of the water in Norwich's rivers?	Proxy W3 The % of river length assessed as good biological quality in Norwich	😊
		Proxy W4 The % of river length assessed as good chemical quality in Norwich	☹️
19. To minimise the production of waste	Will it lead to reduced consumption of materials and resources?	Proxy WS1 Waste arising	😊
	Will it increase waste recovery and recycling?	Proxy WS2 Percentage tonnage of waste which is recycled	😊/☹️
<b>Economic Objectives</b>			
20. To enhance the image of the area as a business location and encourage investment and economic growth	Will it encourage local business growth and attract new investment and additional skilled workers to the area?	Proxy B+11 VAT registered businesses	😊/☹️
		B+I2 OPERA business survey of perceptions of Norwich and Norfolk 2001/2	☹️
		B+I3 Employee numbers in area	☹️
		Proposed B+I4 Planning applications granted for new business floor space	☹️☹️ (assumed)
		Proposed B+I5 Office vacancy rate in the area Indicator to be developed	☹️☹️ (assumed)
21. To reduce economic disparities within the area	Will it improve economic performance in advantaged and disadvantaged areas?	E+DP1 Disparities in IMD Income Rank	😊/☹️
22. To improve the social and environmental performance of the economy	Will it encourage good employee relations and management practice?	S+EP2 Businesses recognised as Investors on People	☹️

## 4.5.2 Commentary on Sustainability Objectives and Indicators

Figure 9 below summarises evidence relating to the choice of sustainability objectives and the indicators chosen to measure them. For a detailed analysis of the baseline data, see appendix 3 of the Scoping Report for this SA (link in 4.4 above).

Sustainability Objective	Summary of evidence and explanation of indicators used
<b>Social Objectives</b>	
1. To provide everyone with the opportunity to live in a decent home	The IMD Barriers to Housing Score for the area, based on household overcrowding, homelessness and difficulty to access owner occupation, is the worst in the East of England. Homelessness in the area is high and there are more unfit homes than average. However: <ul style="list-style-type: none"> <li>house building rates, including affordable housing, have been high in recent years;</li> <li>the high homelessness rates may reflect the fact that there were homeless hostels in the area – these rates have started to fall significantly recently.</li> </ul>
2. To create a balanced, mixed community.	There has been a high percentage of affordable house building in the area recently, however, house prices have risen significantly, particularly in the south part of the area. The majority of dwelling completions have been flats and there are few houses to meet the needs of families, so the community is therefore not mixed. The Housing Needs Survey provides more detail on this issue.
3. To reduce poverty and social exclusion	The Overall Rank of IMD 2007 scores shows the area to be deprived, particularly the north part. The Rank of IMD income scores affecting young and old people shows these groups to be particularly deprived.
4. To improve the health of the population overall	The IMD shows that the area is among the 10% most deprived areas in Norfolk and the East of England in terms of health and disability. The IMD shows that the area has relatively high rates of people who die prematurely, are disabled or whose quality of life is impaired by ill health. This situation may be improving as the age adjusted Mortality from all Causes for the city as a whole shows life expectancy to be rising. Access to local health facilities is good, but access to the hospital is more difficult
5. To improve the education and skills of the population overall	The IMD shows the geographical variation in the overall level of qualifications of the people in the area. In the south the levels of qualification are above Norwich's average, probably reflecting the fact that there is a high proportion of further education students in the area. Use of a proxy indicator for the city shows overall school leaving qualifications to be below the national average.

<p>6. To ensure that key services and facilities are safely accessible locally</p>	<p>Access to facilities based on access to a family doctor, a supermarket, a primary school and a post office, does not show problem for the area in terms of access to facilities. However:</p> <ul style="list-style-type: none"> <li>• Since these figures were calculated, the local supermarket has closed down, though there remains a good variety of specialist shopping facilities and overall vacancy rates have been falling;</li> <li>• There is less good access to the hospital and further education facilities;</li> <li>• There are physical and psychological barriers to accessibility on foot in the area, including pollution, busy roads and the perception of danger of accidents, particularly for less mobile people. This is shown by the poor, but improving, score in the IMD Outdoor Living Environment ranking, which measures accidents and air pollution.</li> </ul>
<p>7. To reduce anti-social activity</p>	<p>The IMD Crime and Disorder ranking, based on burglary, theft, criminal damage and violence, shows crime to be a serious issue in the area especially in the north area. Local data identifies Anti Social behaviour in general as a problem, particularly highlighting vehicle crime, burglary, violence against the person and litter and rubbish. Data for the city as a whole on perceptions of crime after dark show these to be better than for many comparator cities.</p>
<p>8. To create greater community cohesion and promote the local area through community based projects</p>	<p>Early consultation on the AAP showed the potential for positive community involvement in regeneration of the area. The value of community involvement in regeneration has already been seen in Norwich in King Street. Proxy indicators for Norwich have been identified for this:</p> <ul style="list-style-type: none"> <li>• The % of population who feel that community activities in their area have improved in the last 3 years.</li> <li>• Local election turnout gives a guide to the degree of engagement in democracy, which in Norwich is lower than average. Mancroft is also low compared with the city as a whole.</li> <li>• The proportion of people from ethnic minorities is the same in the AAP area as in the city as a whole, though it is low in comparison with cities nationally. Ethnic relations, measured by the number of reported incidence of racial crimes, are at the national average in Norwich, but such crimes have risen in recent years.</li> </ul>
<p>9. To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>Unemployment in the area is twice the city average. The IMD Employment Deprivation indicator measures unemployment, people receiving long term benefits who are unable to work and people in training. It shows that the north part of the area in particular suffers from employment deprivation, though the south part is also in the worst 20% of SOAs in England. The IMD Rank of Income Score showed earnings in the north part of the area to be in the worst 10% nationally and in the south part in the worst 20%.</p>

<p>10. To improve accessibility, particularly for those most in need</p>	<p>No indicator has been identified at present, though the proposed indicator “Real changes in cost of transport” is likely to show that the cost of access by public transport has increased rapidly recently with the rise in petrol prices and consequent steep rise in bus fares in the city. Similarly, although the indicator assessing access for people with mobility difficulties has not yet been developed, it is unlikely to show a very positive picture. The IMD “Outdoor Living Environment”, based on air quality and accidents shows the northern part of the area is in the worst 20% nationally and the southern part the worst 30%.</p>
<p>11. To improve access to cultural activities</p>	<p>There is relatively good access to cultural activities in the area at present. There is a cinema, theatre and arts centre in the area and good access to other cultural facilities elsewhere in the city centre. However, due to the historic nature of the area, the possible growth of a creative industries hub locally and to the area’s excellent public transport facilities, there is potential for more cultural activities to be provided locally.</p>
<p><b>Environmental Objectives</b></p>	
<p>12. To reduce the effect of transport on the environment and to promote modal shift</p>	<p>Transport is probably the single most important sustainability issue affecting the area. It experiences a number of major transport problems resulting from the traffic passing through the area as it has the main routes to the north of Norwich, including the airport and possible further urban extension/s to the north and east of the city.</p> <p>Census data shows present patterns of movement by local residents to be relatively sustainable and there has been a growth in bus passengers passing through the areas in recent years. The high density development that the area has recently experienced promotes sustainable transport modes and reduces the need for housing development in less sustainable location which would result in more and longer journeys being made. There is a need to promote more sustainable patterns of movement into the future as transport pressures on the area outlined below will increase:</p> <ul style="list-style-type: none"> <li>• The physical and psychological disruption caused by the Inner Ring Road;</li> <li>• Poor pedestrian and cycle routes to and through the area;</li> <li>• Pedestrian/bus conflict in Magdalen Street;</li> <li>• Air pollution in St Augustine’s Street, which is above nationally acceptable levels and must be addressed.</li> <li>• The quality of local car parking facilities has been identified as a significant issue by local traders.</li> </ul> <p>The key transport issues are summarised in the map in the Issues and Options document.</p>

<p>13. To maintain and enhance biodiversity</p>	<p>These indicators are suggested as the best means of promoting biodiversity in such a highly urbanised area is to;</p> <ul style="list-style-type: none"> <li>• Promote positive management of open spaces to benefit wildlife (this is proposed for Gildencroft Park);</li> <li>• Ensure new development provides green links with semi-natural habitats to link into wider networks, such as the Riverside Walks;</li> <li>• Ensure that all development takes account of any protected species and habitats – the River Wensum in the north west of the area is an environmental asset which is protected from unsympathetic development.</li> </ul>
<p>14. To enhance the appearance and quality of the townscape</p>	<p>The area presently suffers from having large tracts of derelict and degraded land which seriously affects the appearance and quality of the townscape. Sustainable use of this land is a key issues for the AAP and success would mean very little of this land would remain vacant and this is therefore used as an indicator. As a result of the amount of vacant land, the area provides an opportunity for further housing growth which will all be on brownfield sites in a sustainable location, but the mix with other uses will be a key sustainability issue.</p> <p>Police Anti Social Behaviour statistics and local consultation show local mangement issues such as litter and poor quality street furniture to be an important issue in the area.</p>
<p>15. To conserve and enhance the historic environment</p>	<p>The area is rich historically, and has benefited from an ongoing programme of improvements to historic buildings. However, a few historic buildings remain on the listed buildings at risk register. Any development in the area must protect and enhance archaeology and historic buildings locally. This may lead to a reduction in numbers of buildings on the register and this is therefore used as an indictor.</p> <p>The historic environment should be a key element of the design of redevelopment and therefore a Character Appraisal for the Conservation Area, recently completed, is essential to the redevelopment of the area and is used as an indicator. Consideration will be given to, and advice would be welcomed on, the best indicators to use to ensure that redevelopment:</p> <ul style="list-style-type: none"> <li>• leads, where possible, to the restoration of historic view lines, vistas and street patterns;</li> <li>• does not lead to the loss of the character of the historic park at Gildencroft;</li> </ul>
<p>16. To reduce contributions to climate change</p>	<p>No CO2 emission data is available for the local area and therefore the proxy indicator for Norwich is used showing CO2 emissions by sector and per capita emissions. The result for the city is good in comparison with other districts in the East of England, reflecting the sustainability of high density development with easy access to services. Thermal efficiency of the council owned housing stock (HECA rating) is used as a proxy indicator and also gives a generally positive picture. However, ecological footprint data is used to give a sustainability overview and does not give such a positive picture for the city as a whole.</p>

17. To avoid, reduce and manage flood risk	Since the Environment Agency is responsible for giving advice on flood risk, the chosen indicator to assess whether the AAP will minimise the risk of flooding from rivers for people and properties is the “Number of developments which have been granted planning permission against flood risk advice.” A planning application for restoration of a listed building and conversion to a guesthouse was granted planning permission against Environment Agency advice in historic Colegate. The conservation, economic, tourism and regeneration were felt to outweigh sequential test considerations and flood mitigation measures were required as part of the development.
18. To provide for sustainable sources of water supply and improve water quality	Whilst the present trends for water usage are relatively good in Norwich in comparison with the nation as a whole, it is essential that new development incorporates measures to reduce water consumption and SUDS to ensure water is not wasted. No information is available on measures to reduce water consumption and SUDS, but the potential to develop such an indicator will be looked at. The biological quality of the water in Norwich’s rivers is very good but the chemical quality has recently worsen to now be below national average. Development in the area should ensure that pollutants do not enter water courses.
19. To minimise the production of waste	The proxy indicators for the city measure the consumption of materials and resources. Recent trends are generally not positive: <ul style="list-style-type: none"> <li>• Overall waste produced is less than the national average per capita and started to decrease in 05/06.</li> <li>• Recycling rates are increasing, but are lower than the national average.</li> </ul>
<b>Economic Objectives</b>	
20. To enhance the image of the area as a business location and encourage investment and economic growth	The proxy indicator for Norwich local business growth shows a positive trend in recent years. Locally, the situation is less positive, as there have been high office vacancy rates over a number of years. Data is not available yet, but the Office Vacancy Rate will be developed as an indicator. In addition, if it proves practicable, local indicators will be developed for the growth of local businesses employee numbers and the amount of businesses floorspace granted planning permission. Development of the business sector is very important in this highly accessible location which has distinct advantages in sustainability terms over edge of city office locations.
21. To reduce economic disparities within the area	The economic performance of the area will be measured through the differentials in the IMD Income Ranking between the north and south of the area. The present situation is poor for both the north and the south of the area – the south is among the 40% most deprived SOAs in the country and the north is in the most deprived 20%. Therefore there is a need to raise incomes in both parts of the plan area, most particularly in the north.



22. To improve the social and environmental performance of the economy	At present there is no data available on the environmental performance of the economy. Data on “Businesses recognised as Investors in People” as a measure of the social performance of the economy shows potential for growth in this field.
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## **5. COMPARATIVE APPRAISAL OF POLICIES**

### **5.1 Main Strategic Options considered and their identification**

The policies and proposals chosen for the AAP (see figure 3 above) were arrived at as a result of extensive consultation on the Regeneration Strategy for the area, the Issues and Options and Preferred Options Report for the AAP and through incorporating the ongoing findings of the Sustainability Appraisal as the AAP has developed.

### **5.2 Testing the compatibility of Sustainability Appraisal Objectives against the North City Centre Area Action Plan and the Preferred Options Report Objectives**

The following table tests the compatibility of the AAP Objectives with the SA Objectives. In summary, possible conflicts arise between the desire to create a mixed community and the potential benefits of high density development. Mitigation of identified conflicts is identified in 5.3 below.

**Figure 8: Testing the compatibility of Sustainability Appraisal Objectives with Plans Objectives**

NCCAAP Objectives	SA Scoping Report Objectives																					
1. To regenerate the area's physical environment, including its open spaces, streets, buildings and public areas and to preserve and enhance its historic character;	✓	✓	✓	✓	O	✓	✓	✓✓	?	✓✓	?	✓	✓	✓✓	✓✓	✓	?	?	?	✓✓	✓	✓✓
2. To achieve sustainable, energy efficient and high quality design in new development, and to create an attractive environment for people living in, working in and visiting the area.	X	?	?	?	O	✓	✓	✓	✓	?	✓	✓	✓	✓X	✓X	✓✓	?	?	?	✓✓	✓	✓✓
3. To reinvigorate the area's economy, providing for new employment in the core redevelopment areas along the Inner Ring Road and maintaining a sustainable mixture of houses, services and jobs in the rest of the area.	X	✓X	✓X	✓	?	✓X	✓✓	✓X	✓	?	?	?	?	?	?	?	?	O	?	✓✓	?	✓✓
4. To revitalise the retail and service provision of Anglia Square, Magdalen Street and St Augustines Street as a large district centre serving the wider area of North Norwich and acting as a catalyst for wider economic regeneration of the Northern City Centre.	X	X	✓	✓✓	?	✓	✓	✓	✓✓	✓✓	X	?	?	?	?	?	?	?	?	✓✓	✓	✓✓
5. To develop and enhance the local cultural and arts facilities with appropriate spaces (both indoor and outdoor) for performances and festivals.	X	?	?	O	✓	✓X	✓	✓✓	✓	?	✓✓	?	?	?	?	?	?	?	?	✓	?	✓
6. To improve traffic circulation in the area with reductions in congestion and air pollution, particularly (but not only) within the Air Quality Management Area on St Augustines Street, whilst allowing for the traffic generated by redevelopment to be accommodated. Provision will also be made for improved public transport interchange.	✓X	?	✓	✓✓	O	✓✓	?	?	✓	✓✓	?	✓✓	?	✓	✓	✓	?	?	O	✓✓	✓	✓

7. To enhance opportunities for pedestrian and cycle movement through the area	✓	✓✓	✓✓	✓✓	○	✓✓	?	✓	✓	✓✓	✓	✓✓	✓✓	✓✓	?	✓✓	?	?	○	✓✓	✓✓	✓✓																
8. To ensure that adequate recreational opportunities are provided throughout the area to meet the needs of children, teenagers and adults.	✓X	✓✓	✓✓	✓✓	✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	?	?	?	?	?	?	?	✓	✓	✓✓																
9. To encourage the development of a balanced community with a strong identity and changed perceptions of the area regarding crime and disorder.	X	✓✓	✓✓	✓	✓X	✓	✓✓	✓✓	○	✓✓	✓	✓	✓	✓✓	?	✓✓	○	○	✓	✓X	✓	✓✓																
<table border="1"> <thead> <tr> <th>Impact</th> <th>Symbol</th> </tr> </thead> <tbody> <tr> <td>Major positive compatible</td> <td>✓✓</td> </tr> <tr> <td>Positive Compatible</td> <td>✓</td> </tr> <tr> <td>Both Positive and Negative</td> <td>✓ X</td> </tr> <tr> <td>Neutral</td> <td>○</td> </tr> <tr> <td>Possible conflict</td> <td>X</td> </tr> <tr> <td>Possible major conflict</td> <td>XX</td> </tr> <tr> <td>Uncertain or depends on implementation</td> <td>?</td> </tr> </tbody> </table>	Impact	Symbol	Major positive compatible	✓✓	Positive Compatible	✓	Both Positive and Negative	✓ X	Neutral	○	Possible conflict	X	Possible major conflict	XX	Uncertain or depends on implementation	?	1. To provide everyone with the opportunity to live in a decent home	2. To create a balanced, mixed community.	3. To reduce poverty and social exclusion	4. To improve the health of the population overall	5. To improve the education and skills of the population overall	6. To ensure that key services and facilities are safely accessible locally	7. To reduce anti-social activity	8. To create greater community cohesion and to promote the local area through community based projects	9. To offer everybody the opportunity for rewarding and satisfying employment	10. To improve accessibility, particularly for those most in need	11. To improve access to cultural activities	12. To reduce the effect of transport on the environment and promote modal shift	13. To maintain and enhance biodiversity	14. To enhance the design, appearance and quality of the townscape	15. To conserve and enhance the historic environment	16. To reduce contributions to climate change	17. To avoid, reduce and manage flood risk	18. To improve water quality and provide for sustainable sources of water supply	19. To minimise the production of waste	20. To enhance the image of the area as a business location and encourage investment and economic growth	21. To reduce economic disparities within the area	22. To improve the social and environmental performance of the economy
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Possible conflict	X																																					
Possible major conflict	XX																																					
Uncertain or depends on implementation	?																																					

### **5.3 Comparison of likely Social, Environmental and Economic Effects of the Policies**

The following schedule (figure 9) contains the conclusions and mitigation measures proposed in relation to the direct, cumulative, synergistic and secondary effects of the proposed policies. Appendix 1 contains the full Options Evaluations.

**Figure 9: Conclusion of likely Social, Environmental and Economic Effects of the proposed policies**

<b>Policy</b>	<b>Conclusions and Recommendations</b>	<b>Mitigation</b>
LU1 Mixed use development to promote regeneration and a distinctive identity	A mixed use development should transform the area with the provision of new homes, jobs and facilities. Residential policies will ensure a mixture of housing type and tenure. There will be several other long term positive impacts from this development such a improved health, reduced anti-social behaviour, improved accessibility and more useable open space. The main concerns are the production of waste and minimising the impact that redevelopment will have during the construction stage. A phased redevelopment can provide for services to be maintained during the redevelopment period, in order to maintain continuity and community involvement in the process.	Planning for the continuity of provision of services and community use will be vital to the regeneration process. Ensure that waste is minimised from any leisure activities placing as much responsibility as possible on the operator
LU2 Large District Centre	A new foodstore and small shops will together, provide a considerable amount of jobs for unemployed people in the area and raise the profile of this area as a retail centre.	Seek to develop independent character that provides better economic prospects than the present niche for discount stores. Ensure that the foodstore is not overly large as this would result in a wide catchment area. This would be unsustainable and would create local traffic problems. Seek to agree with the foodstore operator to use local suppliers and services.
LU3 Residential Development	The active setting of targets for family housing will help to enable a balanced community to be developed, whilst still ensuring that high density residential development occurs in the most accessible locations. Density must be appropriate, in order to be in keeping with the area and the historic environment, but also to meet housing targets and provide enough housing to provide for those in housing need.	Family housing should be located and designed to reduce flood risk and encourage re-use of resources.

LU4 Community identity and changing perceptions of the area	Local, accessible community facilities have many benefits for the community including health, education and reducing anti-social behaviour.	Community/leisure facilities need to be at a reasonable cost so not to exclude the poorer families. The facilities need to be provided in the early stages of the development to maximise their effectiveness of bringing the community together and to reduce anti-social behaviour.
MV1 Sustainable transport	This policy promotes townscape improvements which result in an enhanced pedestrian and cycle network. This helps promote a modal shift and is therefore sustainable. Improvements in bus services will particularly help this modal shift and non-car accessibility measures, though affordability of buses is likely to remain an issue given recent price increases.	Mitigation requires careful attention to be paid to design and/or routing of cycle links through or around Anglia Square (and other areas of intensive use) to avoid pedestrian versus cycle conflict, which might reduce the success of the policy as they aim to promote modal shift. Ensure that the bus interchange will actually serve the Large District Centre effectively.
PR1 New Squares	New squares and links will improve accessibility, greenlinks, the public realm and should create a more pleasant environment for residents and businesses.	Ensure the squares have a high level of natural surveillance and are active areas in order to prevent them from being areas of anti-social behaviour. These areas need to be well landscaped (including planting) and should use permeable materials to help reduce flood risk.
PR2 Enhancement of space under flyover	A continuous frontage has many benefits including design, access, safety and the addition of retail units.	Ensure that the flyover can be easily accessed for maintenance and flood risk is not an issue.
TU1 Design for the historic environment	Designing for the historic environment will help create more accessible places, will enhance the environment as a whole and will help enhance the historic environment. There are potential conflicts as some forms of renewable technologies have a negative impact on the conservation area and townscape.	It is important that any potential negative impacts, regarding renewable technologies, on the conservation area and townscape are addressed as and when they arise.
TU2 Key landmarks and views; building massing and form	Retaining and enhancing local and strategic views will improve the overall townscape and ensure that many key historic remain to be seen. May potentially reduce housing density or employment opportunities as the layout of proposed schemes must take into consideration these views.	
ENV1 Climate change mitigation and adaption	Although there may be increased initial construction costs there are many long term benefits such as a reduction in fuel costs and therefore fuel poverty and a reduction in CO2 emissions. The main restrictions are ensuring that the visual impact on the conservation area and	Ensuring there is no negative visual impact on the conservation area and historic environment.

	historic buildings is not adversely affected.	
AS1 Anglia Square	A phased redevelopment can provide for services to be maintained during the redevelopment period, in order to maintain continuity and community involvement in the process.	Planning for the continuity of provision of services and community use will be vital to the regeneration process.
AS2 Retail development	A new foodstore and small shops will together, provide a considerable amount of jobs for unemployed people in the area and raise the profile of this area as a retail centre. The shops are sustainably located and will serve the surrounding residents.	Seek to develop independent character that provides better economic prospects than the present niche for discount stores. Ensure that the foodstore is not overly large as this would result in a wide catchment area. This would be unsustainable and would create local traffic problems. Seek to agree with the foodstore operator to use local suppliers and services.
AS3 Open space	Providing an enlarged open square will have direct sustainability benefits for peoples' health by enabling recreation activities. In addition, if well designed, it will promote sustainable transport and biodiversity and a number of other secondary and cumulative benefits.	The issue of land take for open space use potentially reducing housing and employment development opportunities should be addressed by good quality design which provides development at appropriate densities to enable adequate open space to be provided. Good design can also ensure that anti social behaviour issues are addressed.
AS4 Access and parking	Provision for car parking, servicing, access for pedestrians and cyclists will contribute towards a balanced and sustainable transport function.	There should be no unnecessary increase in car parking. There may be a need for 'contract parking' for those employed at Anglia Square that cannot access their jobs through sustainable transport.
WW1, SMW1, SCP1, BP1, WN1, CG1 Mixed use development	Each of these mixed use developments should help create sustainable communities as they are well located and provide a mixture of dwellings and employment opportunities. The sites that include a mixture of dwelling types (family housing/flats and affordable/market) score more positively as they will help create a mixed community. The sites which also provide open space or new pedestrian/cycle/green links also score more positively.	The proportion of housing and commercial development must be well balanced and the proportion of family housing must to be adhered to.
OSN1, OSN2, OSN3, WN2 Housing development	Each of housing developments are in sustainable locations. Two of the sites do not set out a requirement for family housing and one of the sites has an application pending for residential	There needs to be a balance between house type and also sufficient affordable housing. Site need to provide open space and be accessible by bike and on

	development which if permitted will not include any affordable housing. The sites which also provide open space or new pedestrian/cycle/green links also score more positively.	foot.
PS1 Employment development	This site is not suitable for housing, so the proposed use is appropriate as this will provide workshops for business expansion and relocation. The site is in a sustainable location.	Any proposal should only be for uses that would be consistent with its surrounding residential environment.
NS1 Leonard Street- Play area	Bringing this play area back into use will greatly improve play provision in the Northern City Centre. Currently residents of this area have to cross a busy road to access alternative facilities. Improving this area should reduce anti-social activity, promote healthy lifestyles and increase community cohesion.	To prevent the new facilities from being vandalised it is important that the scheme is well designed and there is a high level of natural surveillance from surrounding properties (proposed new development at Anglia Square).

#### **5.4 Uncertainties and risks**

As 5.3 and figure 10 below illustrate, there is a high likelihood that many positive benefits will result from the proposed policies for the AAP. Uncertainties and risks, however, depend on people and their response to the changes that the plan will bring about. It is difficult to control or predict perceptions, aspirations and behaviours of people – for example, the provision of good quality green links will not necessarily improve the health of the population overall, though not providing them would reduce peoples’ opportunities to lead healthier lifestyles. The amount people walk or cycle will remain a matter of personal choice that could be influenced by many other factors.

Some changes this SA promotes, such as water efficiency in new development, are largely dependent on factors outside the control of planning as they are covered mainly by building regulations. The AAP promotes energy efficiency in new development, but once again, the degree of success this will achieve is also dependent of the behaviour and understanding of individuals in using more efficient systems.

Levels of funding and community involvement will have a major impact on ensuring the success of regeneration initiatives and these are also difficult to predict.

**6. IMPLEMENTATION**

**6.1 Links to other tiers of plans and programmes**

The Replacement Local Plan was subject to SA, though in a less rigorous form than this assessment.

This AAP will form part of Norwich’s future Local Development Framework (LDF). All of the plans identified in this section will be subject to SA. The first stage of this is the emerging Joint Core Strategy (JCS), being prepared by Broadland, Norwich and South Norfolk. It has now reached its Regulation 25 stage. The JCS will provide the strategic framework within the 3 districts for implementing the Regional Spatial Strategy (RSS14) requirement that 33,000 new dwellings and 37,000 new jobs should provided in the Norwich Policy Area between 2001 and 2021, with a particular focus on regenerating the city and promoting tourism, retailing, leisure and culture in the “Contemporary Medieval City” and promoting modal change.

As a result of this, Norwich has become a “New Growth Point” and it is important that the AAP area is developed in a co-ordinated manner. This will both ensure that best use is made of brownfield sites, to reduce the need for greenfield development, and ensure that sustainable transport links can be established to future sustainable urban extensions.







Further documents in the LDF which will have to be read in conjunction with the AAP will include:

- Site allocation plan;
- Citywide development control policies;
- existing and future Supplementary Planning Documents.

**6.2 Proposals for monitoring and likely outcomes of the AAP**

Figure 10 below identifies the indicators that will be used to monitor the sustainability of the AAP, summarises the present sustainability trend and predicts the effects of the AAP on each aspect of sustainability in the Northern City Centre. The anticipated trends are, for the vast majority of objectives are positive. There is some uncertainty concerning areas that the plan is not able to affect due to the scope of planning documents, or may not be doing enough, to address. A summary list showing these indicators is in 7.3.

Figure 10 uses the following symbols:

-  Uncertain or unclassifiable (at present)
-  Needing Action
-  Priority for Action
-  Present situation / trend favourable
- 
-  Positive and negative aspects to present situation / trend









































**Figure 10: Present and anticipated future sustainability trends resulting from the AAP**

<b>Sustainability Appraisal Objectives, Sub-objectives and Indicators</b>				
<b>Objectives</b>	<b>Sub-objectives</b>	<b>Indicators</b>	<b>Present situation / trend</b>	<b>Anticipated future trends resulting from plan</b>
<b>Social</b>				
1) To provide everyone with the opportunity to live in a decent home	Will it reduce homelessness?	Proxy H1 Number of households for which a decision on homelessness was taken	☺	☺
	Will it reduce the number of unfit homes?	Proxy H2 Percentage of Council Homes which do not meet the Decent Homes Standard	☺ / ☹	☹
		H3 % of household accommodation without central heating	☺	☺
	Will it provide enough housing?	H4 Housing Completions per year in AAP area	☺	☺☺
2) To create a balanced, mixed community.	Will it increase the range and affordability of housing for all social groups?	BC1 IMD Barriers to Housing and Services Ranking	☹☹	☺
		BC2 Percentage housing completions that are affordable units	☺/☹	☺☺
	Will it help to create a balanced community?	BC3 Percentage of new residential development which are houses (rather than flats)	☹/☺	☺☺

3) To reduce poverty and social exclusion	Will it reduce poverty and social exclusion for those members of the community experiencing the worst deprivation?	P+SI1 Rank of Overall IMD 2004	☹️/😊	😊
		P+SI2 a Rank of IMD income score affecting children	☹️☹️	😊
		P+SI2 b Rank of IMD income score affecting the elderly	☹️☹️	😐
	Will it reduce fuel poverty?	Proxy Indicator P+SI3 Number of households in fuel poverty in England	😊/☹️	😊
4) To improve the health of the population overall	Will it reduce death rates and health inequalities?	H1 IMD Rank of Health Deprivation and Disability Score (2004)	☹️☹️	😊
		Proxy H2a Standardised Mortality Ratio;	☹️☹️	😊
		Proxy H2b Mortality from all Causes (DSR - age adjusted)	😊	😊
	Will it encourage healthy lifestyles?	H4 (See TP8 and TP9) Proportion of journeys made on foot and by bicycle	😊	😊😊
		H5 Open Space meeting Norwich City Council's quality and quantity standards –to be assessed through the ongoing open space strategy	☹️ (assumed)	😊
	Will it improve access to high quality health facilities?	H6 See K+SF1 IMD Access to local facilities	😊	😊
	Will it reduce accidents and pollution?	H7 (See T+P3) Killed and Seriously injured road accident casualties	😊/☹️	😊
		H8 (See T+P4) NO2 Emissions in St Augustine's Street	☹️☹️	😊😊

5) To improve the education and skills of the population overall	Will it improve the qualifications and skills of young people?	Proxy E1 % of 15 year old pupils in local authority schools achieving five or more GCSEs at Grade A*-C or equivalent	☹️/😊	😊
	Will it improve the education and skills of adults?	E2 % of working population with no qualifications	😊	😊
		E3 IMD Rank of Education, Skills and Training Score	😊/☹️	😊
6) To ensure that key services and facilities are safely accessible locally	Will it improve access to key local services? Will it improve access to a good range of shopping facilities?	KS+F1 IMD Barrier to access to Housing and Services Ranking	😊/☹️	😊😊
		KS+F2 Shop vacancies in area	😊/☹️	😊
	Will the facilities be safely accessible on foot?	KS+F3 IMD Outdoor Living Environment ranking	😊/☹️	😊😊
7) To reduce anti-social activity	Will it reduce actual levels of crime and anti social behaviour?	AS1 IMD Crime and Disorder ranking	😊/☹️	😊
		AS2 Anti Social Behaviour incidents per 1000 of population	☹️	😊
	Will it reduce fear of crime?	Proxy AS3 % of residents who say they feel safe or fairly safe outside after dark	😊	😊
8) To create greater community cohesion and promote the local area through community based projects	Will it encourage engagement in community activities?	Proxy C1 % of population who feel that community activities in their area have improved in the last 3 years	😊/☹️	😊
	Will it increase the ability of people to influence decisions?	Proxy C2 Percentage turnout at local elections	☹️	😊
	Will it improve ethnic relations?	Proxy C3 The number of racial incidents recorded by the authority per 100,000 population	😊/☹️	😊

9) To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment?	EMP1 IMD Rank of Employment Score	 	
		EMP2 Unemployment Rate		
	Will it help to improve earnings?	EMP3 IMD Rank of Income Score	 / 	
10) To improve accessibility, particularly for those most in need	Will it make access more affordable?	Proposed Proxy A1 Real changes in cost of transport- indicator to be developed	 (assumed)	
	Will it make access easier for those with mobility difficulties?	Proposed A2 Access for disabled people- indicator to be developed		 
11) To improve access to cultural, leisure and sports facilities	Will it make it easier for people to access cultural activities?	Proxy CLS1 % of residents who think that over the past three years, that cultural facilities (e.g. cinemas, museums) have got better or stayed the same.	 / 	 
	Will it make it easier for people to access sports and leisure activities?	Proxy Indicator CLS2 % of residents who think that for their local area, over the past three years, that sport and leisure facilities have got better or stayed the same.		
<b>Environmental objectives</b>				
12) To reduce the effect of transport on the environment and to promote modal shift	Will it reduce traffic volumes?	T+P1 Traffic Crossing the Inner Ring Road		
	Will it reduce the need to travel?	T+P2 Density of development (net dwellings per hectare)		 
	Will it reduce road accidents?	Proxy T+P3 Killed and Seriously Injured Road Accident Casualties	 / 	
	Will it improve air quality?	T+P4 NO2 Emissions in St Augustine's Street	 	 
	Will it ensure there is good quality car parking?	T+P5 <i>To be assessed through Parkmark</i>	  (assumed)	 
	Will it increase the number of journeys made by non car	Proxy T+P6 Modal share (all journeys)		 

	modes?	Proxy T+P7 Bus Use	☺	☺
		T+P8 Cycle Counts	☺	☺☺
		T+P9 Pedestrian Counts	☺	☺☺
13) To maintain and enhance biodiversity	Will it conserve and enhance semi natural habitats?	B+GL1; % of homes within 300 metres of an accessible natural green space- to be assessed through ongoing open space strategy	☹ (assumed)	☺
		B+GL2 Proposed Net area managed as semi-natural green space to be assessed through ongoing open space strategy	☹ (assumed)	☺
		B+GL3; Proposed Length of good quality ecological (green) links to be assessed through ongoing open space strategy	☹ (assumed)	☺☺
	Will it conserve and enhance species diversity?	B+GL4 Proposed Status of protected species in area indicator to be developed	☹	☺
14) To enhance the appearance and quality of the townscape	Will it reduce the amount of derelict and degraded land and help to contribute to the regeneration of the area?	T1 Percentage of Housing Development on Previously Developed land	☺	☺☺
		T2 Availability of Brownfield land for development	☺	☹
15) To conserve and enhance the historic environment	Will it protect and enhance archaeology, historic buildings and features?	HE1 Listed buildings and Scheduled Ancient Monuments on historic Buildings at Risk Register	☺	☺
		HE2 Quality of historic parks to be assessed through open space strategy	☺/☹ (assumed)	☺

		Proposed HE3 % of developments including archaeological or historic preservation or interpretation indicator to be developed	☺/☹ (assumed)	☺
	Will it make the historic environment a key element of the design of redevelopment	HE4 The existence of an up-to-date Conservation Area character appraisal;	☺	☺☺
		Proposed HE5 Restoration of historic view lines, vistas and street patterns indicator to be developed	☺/☹ (assumed)	☺☺
16) To reduce contributions to climate change and help to minimise Norwich's ecological footprint	Will it reduce emissions of greenhouse gases by reducing energy consumption?	Proxy CC1 Greenhouse Gas and CO2 emissions in Norwich	☺/☹	☺
		Proxy CC2 HECA rating	☺	☺
		CC3 Number of development in the area accompanied by an Energy Efficiency Statement.	☹	☺
	Will it promote the use of sustainable energy?	CC4 Installed capacity of sustainable energy used in area indicator to be developed	☺/☹	☺☺
	Will it help to minimise Norwich's ecological footprint?	CC5 Norwich's Ecological footprint	☹	☺
17) To avoid, reduce and manage flood risk	Will it minimise the risk of flooding from rivers for people and properties?	FR1 Planning applications granted permission against EA flood risk advice	☺	☺
		Proposed FR2 Percentage of developments including SUDS measures and Green Roofs – indicator to be developed	☹	☺☺

18) To provide for sustainable sources of water supply and improve water quality	Will it ensure water is not wasted?	Proxy W1 Daily domestic water consumption in Norwich (litres per capita)	☺	☺
		Proposed W2 Percentage of development with water demand management measures	☹	☺
	Will it improve the quality of the water in Norwich's rivers?	Proxy W3 The % of river length assessed as good biological quality in Norwich	☺	☺
		Proxy W4 The % of river length assessed as good chemical quality in Norwich	☹	☺
19) To minimise the production of waste	Will it lead to reduced consumption of materials and resources?	Proxy WS1 Waste arising	☺	☹
	Will it increase waste recovery and recycling?	Proxy WS2 Percentage tonnage of waste which is recycled	☺/☹	☺
<b>Economic Objectives</b>				
20) To enhance the image of the area as a business location and encourage investment and economic growth	Will it encourage local business growth and attract new investment and additional skilled workers to the area?	Proxy B+I1 VAT registered businesses	☺/☹	☺
		B+I2 OPERA business survey of perceptions of Norwich and Norfolk 2001/2	☹	☺
		B+I3 Employee numbers in area	☹	☺
		Proposed B+I4 Planning applications granted for new business floor space	☹☹ (assumed)	☺
		Proposed B+I5 Office vacancy rate in the area Indicator to be developed	☹☹ (assumed)	☺

21) To reduce economic disparities within the area	Will it improve economic performance in advantaged and disadvantaged areas?	E+DP1 Disparities in IMD Income Rank	😊/😞	😊
22) To improve the social and environmental performance of the economy	Will it encourage good employee relations and management practice?	S+EP2 Businesses recognised as Investors on People	😞	😞

### **6.3 Areas of uncertainty**

Code	Indicator	Suggested means of addressing issue
Proxy H2	Percentage of Council Homes which do not meet the Decent Homes Standard	Plan can have little influence on existing council housing, but helps to ensure that new affordable housing is built to high standards.
P+SI2 b	Rank of IMD income score affecting the elderly	Promotion of accessibility key issue.
Proxy E1	% of 15 year old pupils in local authority schools achieving five or more GCSEs at Grade A*-C or equivalent	Influence on schools of plan may be limited, by providing opportunities such as cultural facilities may have an influence.
Proxy C2	Percentage turnout at local elections	May be beyond scope of plan, but a more vibrant local community with more community activities may result in higher turnout in local elections.
Proposed Proxy A1	Real changes in cost of transport indicator to be developed	Difficult for plan to influence this – depends on external factors such as bus company pricing policy.
T2	Availability of Brownfield land for development	Likelihood that amounts of brownfield land available will be reduced as sites are developed and further sites do not come forward. This is inevitable, but the most efficient use of existing sites must be made.
Proxy WS1	Waste arising	Potential that move to service economy locally (particularly the evening economy) could generate more waste should be mitigated by placing as much responsibility as possible on the operator.
S+EP2	Businesses recognised as Investors on People	Depends on degree of uptake of this scheme.



## APPENDIX 1 SUSTAINABILITY APPRAISAL – POLICIES EVALUATION

### LU1 Mixed use development to promote regeneration and a distinctive identity

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	+	A mix of residential accommodation (type and tenure) is to be included across the area. Provision of other uses restricts the amount of dwellings to be provided. Policy is not able to have influence on existing housing stock but it can help ensure new affordable housing is built to high standards. By not encouraging late night uses in the area, this will help reduce noise and disturbance which could be damaging to the residential environment.
2. To create a balanced, mixed community	+ +	A mixture of housing types e.g. flats and family housing and market and affordable will help create a mixed community. The provision of community facilities will assist in bringing the community together. Evening uses may help create a mixed community.
3. To reduce poverty and social exclusion	+	Decent homes, employment opportunities and community facilities, all have the potential to reduce poverty and a feeling of social exclusion.
4. To improve the health of the population overall	+ +	In the long term the various aspects of the proposals for example leisure activities and decent homes should greatly improve health. The comprehensive scheme should enable physical activity and therefore promote healthier lifestyles.
5. To improve the education and skills of the population overall	?	Direct impact of this plan is uncertain; however providing opportunities such as cultural and educational facilities may have a positive influence, as could new employment uses which offer training and apprenticeships.
6. To ensure that key services and facilities are safely accessible locally	+ +	In the long term the range and quality of services and facilities will be improved as will the accessibility to them.

7. To reduce anti-social activity	+	A comprehensive redevelopment of Anglia Square and the Northern City Centre area should help to address the current high level of anti-social activity. This assumes a good design, with a high level of natural surveillance. The provision of more leisure facilities and community activities should reduce anti-social behaviour. There is however the potential to displace the problem elsewhere.
8. To create greater community cohesion and to promote the local area through community based projects	+	New community and educational facilities will help bring the community together. This assumes that it is provided early on in the development. Community cohesion can include evening activities, if appropriate.
9. To offer everybody the opportunity for rewarding and satisfying employment	+	New office, workshop, retail and leisure development will provide a significant number of new employment opportunities. Restaurants and bars will provide an additional source of evening jobs. Provision of other uses e.g. housing and open space may restrict employment opportunities.
10. To improve accessibility, particularly for those most in need	+	A mix of uses and through having more facilities in the vicinity should help to improve access to services for those in need. Redevelopment will assist accessibility by making movement easier for pedestrians around the area.
11. To improve access to cultural activities	+	Cultural uses and employment uses related to cultural activities will be promoted and will help this area have a distinctive identity.
12. To reduce the effect of transport on the environment and promote modal shift	+	A mixed use development with various facilities and services near to residential units should help reduce the need to travel. Regeneration will create a more pleasant environment for walking and cycling which should in turn encourage people to use alternative modes of transport.
13. To maintain and enhance biodiversity	?	Depends on the scheme. If a comprehensive landscaping scheme is included it will in the long term enhance biodiversity. However, such a large scale scheme could in the short term harm existing areas of biodiversity.
14. To enhance the design, appearance and quality of the townscape	+	Assumes that the new development respects the surroundings, is appropriately designed and well landscaped. A mixed use development can create a more lively townscape.

15. To conserve and enhance the historic environment	?	Impact on historic environment depends on impact of scheme on surrounding areas and views.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+	A comprehensive redevelopment allows for the use of sustainable sources of energy to serve the development and potentially with the capacity to serve other developments.
17. To avoid, reduce and manage flood risk	?	The part of the development within flood zone 2 will be subject to comments from the Environment Agency.
18. To improve water quality and provide for sustainable sources of water supply	O	No direct impact
19. To minimise the production of waste	-	Production of building waste from redevelopment will be a significant issue. Furthermore there may be additional waste from leisure uses.
20. To enhance the image of the area as a business location and encourage investment and economic growth	?	Long period of redevelopment may affect viability of small businesses in short to medium term; however in the long term a more attractive environment will promote employment and economic growth.
21. To reduce economic disparities within the area	+	Improved facilities should help reduce economic disparity in the area.
22. To improve the social and environmental performance of the economy	+	Sustainable sources of energy will be used to serve the businesses, retail, leisure units.
<b>Key for performance:</b>		
+ positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b>		
A mixed use development should transform the area with the provision of new homes, jobs and facilities. Residential policies will ensure a mixture of housing type and tenure. There will be several other long term positive impacts from this development such a improved health, reduced anti-social behaviour, improved accessibility and more useable open space. The main concerns are the production of waste and minimising the impact that redevelopment will have during the construction stage. A phased redevelopment can provide for services to be maintained during the redevelopment period, in order to maintain continuity and community involvement in the process.		

**Mitigation**

Planning for the continuity of provision of services and community use will be vital to the regeneration process.  
 Ensure that waste is minimised from any leisure activities placing as much responsibility as possible on the operator.

**LU2: Large District Centre**

<b>SA objective</b>		<b>Commentary - including direct and cumulative, synergistic and secondary effects</b>
1. To provide everyone with the opportunity to live in a decent home	-	This policy restricts the change of use of shops to residential therefore not contributing towards the housing stock.
2. To create a balanced, mixed community	+	Balance supported by measure to encourage or sustain smaller shops and to have a larger foodstore which should provide for the needs of the community.
3. To reduce poverty and social exclusion	+	A foodstore and smaller shops, cafes, restaurants and cultural uses would tend to create employment suitable for those without jobs and accessible services for those that need them.
4. To improve the health of the population overall	+ +	A new foodstore can increase the range of diet for local people by making it easier and cheaper for them to have a healthier diet. There are also better employment prospects with a new foodstore and a range of smaller shops and businesses.
5. To improve the education and skills of the population overall	?	Some jobs create opportunities for employees to further develop skills.
6. To ensure that key services and facilities are safely accessible locally	+ +	A foodstore, specialist shops, cafes, restaurants and cultural uses will promote accessibility to local services and make the area more attractive to future business development. The control of the size of the foodstore should prevent the smaller services from becoming unviable and measures to support independent traders such as resisting the change of use to residential will ensure provision in the

		medium/long term.
7. To reduce anti-social activity	?	Short term vacancies in small shops could lead to graffiti etc; however the redevelopment of a foodstore would enable the re-use of under used and unused brownfield land, leading to an improved landscape, reducing anti-social activity and social exclusion by creating local employment.
8. To create greater community cohesion and to promote the local area through community based projects	+	A foodstore can assist with local community development projects and activities. Local shops may result in stronger support for local trader groups who want to be proactive in improving/maintaining the area.
9. To offer everybody the opportunity for rewarding and satisfying employment	+ +	Jobs available in the foodstore can assist in providing suitable jobs for local unemployed people. Maintaining small local shops gives the opportunity for local business start ups.
10. To improve accessibility, particularly for those most in need	+ +	Accessibility to local services will be improved which means people have to travel less to other shopping centres and accessibility to jobs is improved as the foodstore and small shops will provide suitable jobs for local unemployed people.
11. To improve access to cultural activities	+	Cultural uses are to be encouraged.
12. To reduce the effect of transport on the environment and promote modal shift	?	A variety of sustainably located services (both small shops and a larger foodstore) would be located in a site that can be accessed by sustainable forms of transport and therefore will reduce the need for people to use cars to access good shopping facilities and thus reduce CO2 emissions. The foodstore has been restricted to a size similar to that of Sainsbury on Queens Road and Morrison at Riverside. People are likely to be drawn from fairly far afield (especially from those that work in Norwich but live north of the city) which could result in a significant rise in traffic in the area, but without a control on the size, there would be the potential to draw people from even further afield.
13. To maintain and enhance biodiversity	O	No direct impact.

14. To enhance the design, appearance and quality of the townscape	?	Redevelopment of a foodstore would enable the re-use of under used and unused brownfield land, leading to an improved townscape. However there may be a long term decline as vacant shops cannot change to residential.
15. To conserve and enhance the historic environment	?	Redevelopment of a foodstore would enable the re-use of under used and unused brownfield land, leading to an improved historic environment. However there may be a long term decline as vacant shops cannot change to residential.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+	Sustainably located shops reduce the need to travel and can be accessed by sustainable forms of transport. Small specialist shops/cafes may sell/use local products. There are likely to be a lot of linked trips, as people from further afield use the foodstore on their way home from work.
17. To avoid, reduce and manage flood risk	?	Depends on the design of the supermarket and the degree it incorporates SUDS
18. To improve water quality and provide for sustainable sources of water supply	?	Depends on groundwater supplies and water saving measures included in retail developments
19. To minimise the production of waste	?	Local Plan Policy EP21 only permits large retail development where they include provision of recycling facilities. A foodstore would also need to comply with Policy WM6 of the RSS which states that within major developments, provision should be made for waste management facilities to enable the sustainable management of waste from innovative approaches to local waste reduction, recycling and management. On the other hand, major foodstores produce a considerable amount of waste from non recyclable packaging.
20. To enhance the image of the area as a business location and encourage investment and economic growth	+ +	Jobs available in the foodstore can assist in providing suitable jobs for local unemployed people. Supporting small scale shops/cultural uses may provide the opportunity for new start up business. Restricting the change of use of these units to residential ensures there is enough provision of units.
21. To reduce economic disparities within the area	+	Jobs available in the foodstore can assist in providing suitable jobs for local unemployed people.

22. To improve the social and environmental performance of the economy	+	Local shops and businesses are more likely to be concerned about their social and environmental performance as well as providing an improved shopping experience which can be assessed by sustainable means.
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b> A new foodstore and small shops will together, provide a considerable amount of jobs for unemployed people in the area and raise the profile of this area as a retail centre.  <b>Mitigation</b> Seek to develop independent character that provides better economic prospects than the present niche for discount stores. Ensure that the foodstore is overly large as this would result in a wide catchment area. This would be unsustainable and would create local traffic problems. Seek to agree with the foodstore operator to use local suppliers and services.		

### LU3: Residential Development

<b>SA objective</b>		<b>Commentary - including direct and cumulative, synergistic and secondary effects</b>
1. To provide everyone with the opportunity to live in a decent home	+ +	A range of house type will be provided including both flats and family housing which will help meet the identified need (especially for family housing). Where necessary there will also be provision for student housing to meet their needs.
2. To create a balanced, mixed community	+ +	The active setting of targets for family housing will help to enable a balanced community to be developed. There is a mix between flats and houses and market and affordable dwellings.
3. To reduce poverty and social exclusion	+	There will be an increase of decent affordable housing. Modern, more energy efficient dwellings built to current building regulation standards should help reduce the number of people in fuel poverty. This policy has no implication on existing

		housing stock.
4. To improve the health of the population overall	+	All new housing will be of a decent standard. Open space will be provided for development of 40+ units which will benefit residents and the community.
5. To improve the education and skills of the population overall	O	No direct impact.
6. To ensure that key services and facilities are safely accessible locally	+	Housing is a key service for those in housing need.
7. To reduce anti-social activity	?	General provision of housing seen as positive
8. To create greater community cohesion and to promote the local area through community based projects	?	General provision of housing seen as positive
9. To offer everybody the opportunity for rewarding and satisfying employment	O	No direct impact
10. To improve accessibility, particularly for those most in need	+	Housing to be accessibly located with higher density closest to public transport.
11. To improve access to cultural activities	O	No direct impact
12. To reduce the effect of transport on the environment and promote modal shift	+	Housing to be located in a central, sustainable location with good access to facilities and services. This should reduce the need for people to travel.
13. To maintain and enhance biodiversity	?	Could potentially enhance biodiversity if measures are taken through landscaping to improve green infrastructure e.g. hedgerows.
14. To enhance the design, appearance and quality of the townscape	+	Residential development of high quality and open space provision will enhance the appearance of the townscape.



15. To conserve and enhance the historic environment	?	Any new development must be sympathetic to the historic character of the area. The Conservation Area Appraisal must be an important consideration in planning decisions. Higher density development could compromise the historic environment and character of the area.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+	Should reduce the need to travel and more energy efficient housing, would reduce the amount of CO2 emissions.
17. To avoid, reduce and manage flood risk	?	Some parts of the area are in flood zone 2 and therefore consultation with the Environment Agency will be necessary to assess whether family housing development is appropriate in such areas. It would also depend upon degree that SUDS are incorporated.
18. To improve water quality and provide for sustainable sources of water supply	?	Depends on groundwater supplies and water saving measures included in housing development.
19. To minimise the production of waste	?	The redevelopment of brownfield sites will result in a considerable amount of construction waste but housing redevelopment no more so than other uses. Adequate waste recycling facilities should be provided for family housing.
20. To enhance the image of the area as a business location and encourage investment and economic growth	?	An increased local population may provide opportunities for businesses.
21. To reduce economic disparities within the area	?	Depends on type and cost of housing provided.
22. To improve the social and environmental performance of the economy	+	Increased population will increase the social performance of the economy.
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b> The active setting of targets for family housing will help to enable a balanced community to be developed, whilst still ensuring that high density residential development occurs in the most accessible locations. Density must be appropriate, in order to be in keeping with the area and the historic		

environment, but also to meet housing targets and provide enough housing to provide for those in housing need.

**Mitigation**

Family housing should be located and designed to reduce flood risk and encourage re-use of resources.

**LU4 Community identity and changing perceptions of the area**

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	○	No direct impact
2. To create a balanced, mixed community	+	Balanced communities depend upon the provision of facilities and activities for children/elderly/community groups. Schemes involving local community organisations help provide a sense of ownership. Ideally community facilities and activities should be provided early on in the regeneration of the area to help bring communities together.
3. To reduce poverty and social exclusion	+	Providing that the cost of the activities/leisure facility are kept to a minimum, children and adults who live in the poorer households should still have access and be able to benefit from the community activities and not feel excluded from taking part.
4. To improve the health of the population overall	+	Community/leisure facilities help to encourage people to be active in their communities.
5. To improve the education and skills of the population overall	+	Community and leisure facilities can be used for many different uses some of which could significantly help to improve the communities' education and skills.
6. To ensure that key services and facilities are	+	The proposed community/leisure facility would be in the heart of the area and

safely accessible locally		should be accessible for everyone. If the cost of using the facility is too high this would be a barrier for some people.
7. To reduce anti-social activity	+ +	Anti-social activity is substantially caused by young people who are not involved in activities. Providing a range of activities in accessible, reasonably priced facilities would provide young people with something to do at weekends and evenings.
8. To create greater community cohesion and to promote the local area through community based projects	+	Community activities can help bring the community together and give them a sense of ownership. There is the opportunity for many various community projects. Community/leisure facilities need to be provided early on the redevelopment to maximise the potential for greater community cohesion and to bring the community together from the start.
9. To offer everybody the opportunity for rewarding and satisfying employment	O	No direct impact
10. To improve accessibility, particularly for those most in need	+	Assumed that services provided are accessible.
11. To improve access to cultural activities	+	Community facilities could potentially be used for various cultural activities.
12. To reduce the effect of transport on the environment and promote modal shift	+ +	Existing and future residents will have access to local facilities that they may otherwise have had to travel to.
13. To maintain and enhance biodiversity	O	No direct impact
14. To enhance the design, appearance and quality of the townscape	?	Impact will depend upon the design.
15. To conserve and enhance the historic environment	?	Impact will depend upon design and location.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+	Existing and future residents will have access to local facilities that they may otherwise have had to travel to.

17. To avoid, reduce and manage flood risk	?	The impact will depend upon the location. If the proposal is in a flood zone 2, consultation with the Environment Agency would be necessary and the impact would depend upon design and the incorporation of SUDS.
18. To improve water quality and provide for sustainable sources of water supply	?	Depends upon groundwater supplies and water saving measures included.
19. To minimise the production of waste	?	Depends on scale. A large scheme would need to comply with Policy WM6 of the RSS which states that within major developments, provision should be made for waste management facilities to enable the sustainable management of waste from innovative approaches to local waste reduction, recycling and management.
20. To enhance the image of the area as a business location and encourage investment and economic growth	+	People will tend to be more attracted to the area if children/young people are actively catered for.
21. To reduce economic disparities within the area	O	No direct impact
22. To improve the social and environmental performance of the economy	?	Could potentially improve social performance of the economy depending on use.
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b> Local, accessible community facilities have many benefits for the community including health, education and reducing anti-social behaviour.		
<b>Mitigation</b> Community/leisure facilities need to be at a reasonable cost so not to exclude the poorer families. The facilities need to be provided in the early stages of the development to maximise their effectiveness of bringing the community together and to reduce anti-social behaviour.		

## MV1 Sustainable transport

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	O	No direct impact
2. To create a balanced, mixed community	O	No direct impact
3. To reduce poverty and social exclusion	?	Potential negative effect of isolating residential areas by traffic; however improved bus facilities will give greater access to employment, services, and leisure and cultural activities, helping to reduce poverty and social exclusion and promote community activities.
4. To improve the health of the population overall	+	Pollution will be reduced especially in St Augustine Street which will result in an improved air quality; however there is the potential that pollution could increase in surrounding streets due to displacement of traffic. Improved bus services will reduce private car movements and thus reduce air pollution and improved pedestrian and cycle links will enable more active lifestyles.
5. To improve the education and skills of the population overall	O	No direct impact
6. To ensure that key services and facilities are safely accessible locally	+ +	Improved pedestrian and cycle links and bus facilities will give greater access to employment, services, and leisure and cultural activities. Pedestrian enhancement on main shopping streets will create a safer and more pleasant environment.
7. To reduce anti-social activity	+	Improving the roads, bus, pedestrian and cycle facilities will help reduce the run down feel of the Anglia Square area, thus reducing the likelihood of anti-social behaviour. Furthermore people will find it easier to access the main community facilities resulting in increased social activity.

8. To create greater community cohesion and to promote the local area through community based projects	+	More people will readily be able to access the main community facilities and the promotion of pedestrianised areas would be most beneficial as it would enable more community activities.
9. To offer everybody the opportunity for rewarding and satisfying employment	+	Improved bus facilities give greater access to employment.
10. To improve accessibility, particularly for those most in need	++	The one-way gyratory system will ease congestion on St Augustines Street. Improved pedestrian and cycle links improve access and accessibility and will enhance the main shopping street. Improved bus facilities give greater access to employment, services, community facilities. Those most in need tend to be people without the income to afford private means of transport.
11. To improve access to cultural activities	+	The promotion of pedestrianised areas would be beneficial and would enable more cultural activities to occur within the area. Improved bus facilities would improve access to these activities.
12. To reduce the effect of transport on the environment and promote modal shift	++	Congestion will be eased on St Augustines Street. With improved access for pedestrians and cyclists, and improved bus facilities, this will encourage a shift away from using the car and reduce the air quality problems and CO2 emissions. As part of a wider approach to addressing climate change, such modal shift will also reduce flood risk. There is however a potential cycle versus pedestrian conflict in the new Anglia Square.
13. To maintain and enhance biodiversity	O	No direct impact.
14. To enhance the design, appearance and quality of the townscape	++	Providing they are well designed, this proposal will improve the townscape by enabling the creation of attractive pedestrian and cycle routes through the area.
15. To conserve and enhance the historic environment	++	Providing they are well designed, this proposal will improve the historic environment by enabling the creation of attractive pedestrian and cycle routes through the area, allowing the recreation of historic routes.
16. To reduce contributions to climate change and	++	Improved bus, pedestrian and cycle facilities will promote modal shift and reduce

help to minimise Norwich's ecological footprint		the air quality problems and CO2 emissions.
17. To avoid, reduce and manage flood risk	+	As part of a wider approach to addressing climate change, a modal shift will reduce flood risk.
18. To improve water quality and provide for sustainable sources of water supply	O	No direct impact
19. To minimise the production of waste	O	No direct impact
20. To enhance the image of the area as a business location and encourage investment and economic growth	+	Traffic in the area should be improved which should help support local businesses. Improved pedestrian and cycle links and better bus facilities make the area more attractive to businesses.
21. To reduce economic disparities within the area	O	No direct impact
22. To improve the social and environmental performance of the economy	+	Traffic in the area should be improved which should help support local businesses. Improved pedestrian and cycle links and bus facilities make the area more attractive to businesses and employees and customers have an alternative to using the car.
<b>Key for performance:</b>		
+ positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b>		
This policy promotes townscape improvements which result in an enhanced pedestrian and cycle network. This helps promote a modal shift and is therefore sustainable. Improvements in bus services will particularly help this modal shift and non-car accessibility measures, though affordability of buses is likely to remain an issue given recent price increases.		
<b>Mitigation</b>		
Mitigation requires careful attention to be paid to design and/or routing of cycle links through or around Anglia Square (and other areas of intensive use) to avoid pedestrian versus cycle conflict, which might reduce the success of the policy as they aim to promote modal shift. Ensure that the bus interchange will actually serve the Large District Centre effectively.		

## PR1 New Squares

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	?	Depending on design, provision of squares could reduce space for housing or improve the environment for housing.
2. To create a balanced, mixed community	+	Residential areas will be enhanced.
3. To reduce poverty and social exclusion	O	No direct impact.
4. To improve the health of the population overall	+	Improving the pedestrian/cycling realm will encourage people to walk/spend time outdoors. As part of a network of green links it gives people the opportunity to access healthy activities.
5. To improve the education and skills of the population overall	O	No direct impact.
6. To ensure that key services and facilities are safely accessible locally	+	New squares and links improve the pedestrian realm and generally increases accessibility and access to facilities.
7. To reduce anti-social activity	?	Creating a more attractive environment will strengthen community feeling thus reducing social exclusion and anti social activity. The new squares will have a high level of natural surveillance throughout the day and during the evening (due to a mixture of uses). These squares need to be well maintained and cared for otherwise they could offer the potential to be a place for large groups to congregate resulting in a high level of fear of crime and a concentrated area for crime.
8. To create greater community cohesion and to promote the local area through community based projects	+	The new squares are designed for multiple use and have the potential to be used for small scale community based projects and activities. These improvements in the public realm will strengthen community feeling and should help raise the profile of the local area.



9. To offer everybody the opportunity for rewarding and satisfying employment	?	Depending on design, provision of squares could reduce the space for employment or could improve the environment for businesses/employees.
10. To improve accessibility, particularly for those most in need	+	As part of a network of green links, new and enlarged squares will give people better opportunities to access activities and facilities.
11. To improve access to cultural activities	+	The new squares have the potential to be used for cultural activities.
12. To reduce the effect of transport on the environment and promote modal shift	++	Improving the pedestrian realm will promote a modal shift away from using the car and the local impact of traffic in these areas will be greatly reduced as priority is given for pedestrians and cyclists.
13. To maintain and enhance biodiversity	?	Depends on planting. If these areas and the green links are well landscaped it will strengthen ecological links and enhance biodiversity.
14. To enhance the design, appearance and quality of the townscape	++	Provision of squares will have the main advantages of enhancing the historic and public realms.
15. To conserve and enhance the historic environment	++	Provision of squares will have the main advantages of enhancing the historic and public realms. A better setting for the historic environment will be created.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+	Will have a positive effect by promoting modal shift
17. To avoid, reduce and manage flood risk	?	Use of permeable materials would reduce flood risk.
18. To improve water quality and provide for sustainable sources of water supply	0	No direct impact
19. To minimise the production of waste	0	No direct impact
20. To enhance the image of the area as a business location and encourage investment and economic growth	+	These public realm improvements will help create a more attractive environment for businesses, thereby promoting employment.

21. To reduce economic disparities within the area	O	No direct impact
22. To improve the social and environmental performance of the economy	O	No direct impact
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b> New squares and links will improve accessibility, greenlinks, the public realm and should create a more pleasant environment for residents and businesses.		
<b>Mitigation</b> Ensure the squares have a high level of natural surveillance and are active areas in order to prevent them from being areas of anti-social behaviour. These areas need to be well landscaped (including planting) and should use permeable materials to help reduce flood risk.		

## PR2 Enhancement of space under flyover

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	O	No direct impact
2. To create a balanced, mixed community	O	No direct impact
3. To reduce poverty and social exclusion	O	No direct impact
4. To improve the health of the population overall	O	No direct impact
5. To improve the education and skills of the population overall	O	No direct impact

6. To ensure that key services and facilities are safely accessible locally	+	Would slightly increase the number of retail units or market stalls locally and may make the existing units safer to access as this current 'non active' area would be used more.
7. To reduce anti-social activity	+	This proposal would bring an existing underused area into better use, reducing the potential for this to be an area of anti-social activities and crime. Improved bus passenger facilities could result in a more 'active' area reducing the potential for crime.
8. To create greater community cohesion and to promote the local area through community based projects	O	No direct impact
9. To offer everybody the opportunity for rewarding and satisfying employment	+	Would provide a minimal number of additional service jobs in the area.
10. To improve accessibility, particularly for those most in need	?	The current flyover area discourages people from visiting Anglia Square. These improvements in landscaping should encourage more people to use the area. However maintenance of the flyover could be an issue and would need exploring with the County Council as Highways Authority.
11. To improve access to cultural activities	O	No direct impact
12. To reduce the effect of transport on the environment and promote modal shift	+	If waiting facilities for bus passengers are improved, this may encourage people to use buses more.
13. To maintain and enhance biodiversity	O	No direct impacts
14. To enhance the design, appearance and quality of the townscape	+	This section of Magdalen Street would be improved and would become a more active area. The impact of the existing flyover would be reduced due to a continuous frontage.

15. To conserve and enhance the historic environment	O	No direct impact
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	O	No direct impact
17. To avoid, reduce and manage flood risk	?	This is in a flood risk area, so any proposal would need to be accompanied by a Flood Risk Assessment and/or be subject to comments from the Environment Agency.
18. To improve water quality and provide for sustainable sources of water supply	O	No direct impact
19. To minimise the production of waste	O	No direct impact
20. To enhance the image of the area as a business location and encourage investment and economic growth	+	This section of Magdalen Street would be improved and there would be a continuous frontage. This has the potential to not only provide additional units for small shops/businesses but if the appearance of the wider streetscape is also improved there is the potential to attract more businesses to this area too.
21. To reduce economic disparities within the area	O	No direct impact
22. To improve the social and environmental performance of the economy	+	Improvements to the area under the flyover would improve the wellbeing of the area.
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b> A continuous frontage has many benefits including design, access, safety and the addition of retail units.		
<b>Mitigation</b> Ensure that the flyover can be easily accessed for maintenance and flood risk is not an issue.		

## TU1 Design for the historic environment

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	○	No direct impact
2. To create a balanced, mixed community	○	No direct impact
3. To reduce poverty and social exclusion	○	No direct impact
4. To improve the health of the population overall	○	No direct impact
5. To improve the education and skills of the population overall	○	No direct impact
6. To ensure that key services and facilities are safely accessible locally	○	No direct impact
7. To reduce anti-social activity	+	Designing out crime through natural surveillance is key to reducing the potential for anti-social activity. This policy does not go into sufficient detail to say how it will address safety and security concerns to make an assessment on the extent to which it will reduce anti-social behaviour.
8. To create greater community cohesion and to promote the local area through community based projects	○	No direct impact
9. To offer everybody the opportunity for rewarding and satisfying employment	○	No direct impact

10. To improve accessibility, particularly for those most in need	+	Re-establishing the historic street pattern and mitigating against the negative effects of St Crispin's Road could help improve accessibility around the area.
11. To improve access to cultural activities	O	No direct impact
12. To reduce the effect of transport on the environment and promote modal shift	O	No direct impact
13. To maintain and enhance biodiversity	O	No direct impacts
14. To enhance the design, appearance and quality of the townscape	++	All new development should enhance the environment. It is important to get the design right and the City Centre Conservation Area Appraisal should help inform any decision.
15. To conserve and enhance the historic environment	++	Re-establishing the historic street pattern will enhance the historic environment. There are many historic building within this area of which a number are listed. This policy should encourage all new developments to be sympathetic and work with the historic character however still permits the use of modern materials and design where there is a successful contrast.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	-	Potential conflict as some forms of renewable technologies have a negative impact on the conservation area and townscape. Under this policy these renewable technologies may be discouraged.
17. To avoid, reduce and manage flood risk	-	Potential conflict as some forms of renewable technologies have a negative impact on the conservation area and townscape. Under this policy these renewable technologies may be discouraged.
18. To improve water quality and provide for sustainable sources of water supply	O	No direct impact
19. To minimise the production of waste	O	No direct impact

20. To enhance the image of the area as a business location and encourage investment and economic growth	+	Good design adds value to the area and promotes it as a good area to invest in.
21. To reduce economic disparities within the area	O	No direct impact
22. To improve the social and environmental performance of the economy	O	No direct impact
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<p><b>Conclusions and Recommendations</b> Designing for the historic environment will help create more accessible places, will enhance the environment as a whole and will help enhance the historic environment. There are potential conflicts as some forms of renewable technologies have a negative impact on the conservation area and townscape.</p> <p><b>Mitigation</b> It is important that any potential negative impacts, regarding renewable technologies, on the conservation area and townscape are addressed as and when they arise.</p>		

## TU2 Key landmarks and views; building massing and form

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	O	No direct impact
2. To create a balanced, mixed community	O	No direct impact
3. To reduce poverty and social exclusion	O	No direct impact

4. To improve the health of the population overall	+	Riverside walk will offer a pleasant environment for both recreation and for getting to places.
5. To improve the education and skills of the population overall	O	No direct impact
6. To ensure that key services and facilities are safely accessible locally	O	No direct impact
7. To reduce anti-social activity	?	Possibly creating better natural surveillance
8. To create greater community cohesion and to promote the local area through community based projects	O	No direct impact
9. To offer everybody the opportunity for rewarding and satisfying employment	O	No direct impact
10. To improve accessibility, particularly for those most in need	+	Enhanced strategic and local views across the area encourages people to access them and encourages walking around the area. The extended riverside walk will also help improve accessibility.
11. To improve access to cultural activities	?	Possible positive effect
12. To reduce the effect of transport on the environment and promote modal shift	O	No direct impact
13. To maintain and enhance biodiversity	?	A well landscaped riverside walk could be positive and enhance biodiversity. Redeveloping/ constructing buildings adjacent to the riverside could in the short term be detrimental.
14. To enhance the design, appearance and quality of the townscape	+ +	Retaining and enhancing local and strategic views will improve the overall townscape



15. To conserve and enhance the historic environment	++	Retaining and enhancing local and strategic views will ensure that many key historic buildings remain to be seen.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	O	No direct impact
17. To avoid, reduce and manage flood risk	O	No direct impact
18. To improve water quality and provide for sustainable sources of water supply	O	No direct impact
19. To minimise the production of waste	O	No direct impact
20. To enhance the image of the area as a business location and encourage investment and economic growth	O	Creating a more attractive environment is likely to attract more business to the area and bring in more investment.
21. To reduce economic disparities within the area	O	No direct impact
22. To improve the social and environmental performance of the economy	+	Should improve social well-being of people using the area.
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b> Retaining and enhancing local and strategic views will improve the overall townscape and ensure that many key historic remain to be seen. May potentially reduce housing density or employment opportunities as the layout of proposed schemes must take into consideration these views.		
<b>Mitigation</b> None		

## ENV1- Climate change mitigation and adaptation

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	?	Building to high energy efficiency/water efficiency standards and providing on site sustainable energy would provide good quality and in the long term, cheap to run homes. In the short term, until supply networks are established for sustainable construction, it is possible that the increased cost could reduce the amount of houses provided and could increase the cost of houses/flats to buy or rent.
2. To create a balanced, mixed community	O	No direct impact
3. To reduce poverty and social exclusion	+ +	Renewable energy and high standard of energy efficiency would be effective in helping to overcome fuel poverty and thus promoting better health and reducing inequalities.
4. To improve the health of the population overall	+ +	A reduction in fuel poverty can help promote better health.
5. To improve the education and skills of the population overall	O	No direct impact
6. To ensure that key services and facilities are safely accessible locally	O	No direct impact
7. To reduce anti-social activity	O	No direct impact
8. To create greater community cohesion and to promote the local area through community based projects	+	Shared sustainable energy facilities, such as combined heat and power networks, can help to promote community feeling.
9. To offer everybody the opportunity for rewarding and satisfying employment	?	Development of sustainable house construction and energy provision is likely to create new employment in addition to standard construction methods.

10. To improve accessibility, particularly for those most in need	O	No direct impact
11. To improve access to cultural activities	O	No direct impact
12. To reduce the effect of transport on the environment and promote modal shift	+	Recycling materials from on-site demolition will help reduce the amount of construction traffic.
13. To maintain and enhance biodiversity	?	The use of sustainable energy and sustainably built and located developments will reduce CO2 emission into the environment and support biodiversity.
14. To enhance the design, appearance and quality of the townscape	?	Building to a high level on the code for sustainable homes should have no negative visual impact on the conservation area as the appearance of sustainable buildings can be adapted to suit the local environment. Some renewable technologies e.g. small scale wind turbines could have a negative impact on the conservation area and townscape.
15. To conserve and enhance the historic environment	?	Building to a high level on the code for sustainable homes should have no negative visual impact on the conservation area as the appearance of sustainable buildings can be adapted to suit the local environment. Some renewable technologies e.g. small scale wind turbines could have a negative impact on the historic environment.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+ +	Use of sustainable energy and sustainably built and located developments will reduce CO2 emissions into the environment which will reduce climate change contributions. Housing built to high levels of the code will be better adapted to climate change.
17. To avoid, reduce and manage flood risk	+	Site Flood Risk Assessments are required which will prevent vulnerable uses being in areas of flood risk. Meeting high code for sustainable homes standards and the use of sustainable energy will help ensure houses are designed to reduce flood risk by minimising CO2 emission and by reducing water use and employing SUDS.
18. To improve water quality and provide for sustainable sources of water supply	+	Actively seeking to have water efficient development and the use of SUDS.

19. To minimise the production of waste	+	The recycling of materials from on-site demolition will help reduce construction waste. Recycling bins will be provided in retail and commercial schemes.
20. To enhance the image of the area as a business location and encourage investment and economic growth	?	Sustainable buildings attract forward looking businesses, though some business may perceive potential extra costs involved as a problem.
21. To reduce economic disparities within the area	?	Should reduce energy bills in the long term.
22. To improve the social and environmental performance of the economy	+	Sustainable buildings attract forward looking businesses and will help improve the environmental performance of the economy.
<b>Key for performance:</b>		
+ positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b>		
Although there may be increased initial construction costs there are many long term benefits such as a reduction in fuel costs and therefore fuel poverty and a reduction in CO2 emissions. The main restrictions are ensuring that the visual impact on the conservation area and historic buildings is not adversely affected.		
<b>Mitigation</b>		
Ensuring there is no negative visual impact on the conservation area and historic environment.		

## AS1 Anglia Square

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	+	A mix of residential accommodation to be included in the scheme. Provision of other uses restricts the amount of dwellings to be provided.
2. To create a balanced, mixed community	+	Mixture of uses and housing types will help create a mixed community. Evening/ leisure/ community uses will greatly assist.
3. To reduce poverty and social exclusion	++	Decent homes, employment opportunities, community facilities, renewable energy/ energy efficient schemes all have the potential to reduce poverty and a feeling of social exclusion.
4. To improve the health of the population overall	++	In the short term a phased scheme should not significantly upset aspect of health provision and community wellbeing and in the long term the various aspects of the proposals for example open space and decent homes should greatly improve health. The scheme should enable physical activity and therefore promote more healthier lifestyles.
5. To improve the education and skills of the population overall	?	Some jobs create opportunities for employees to further develop skills.
6. To ensure that key services and facilities are safely accessible locally	++	A phased scheme assumes that key services and facilities can be retained. In the long term the range and quality of services and facilities will be improved as will the accessibility to them.
7. To reduce anti-social activity	+	The current high level of anti-social activity is seen to be related to the current design of Anglia Square and empty buildings. A comprehensive redevelopment of Anglia Square should help to address this. This assumes a good design, with a high level of natural surveillance. The provision of more leisure facilities and community activities should reduce anti-social behaviour. There is however the

		potential to displace the problem elsewhere.
8. To create greater community cohesion and to promote the local area through community based projects	+	In the short term a phased scheme will retain existing community uses. A new community hub and open space will help bring the community together with the new enlarged square being used for events. This assumes that it is provided early on in the development.
9. To offer everybody the opportunity for rewarding and satisfying employment	+	With a phased scheme, some jobs will be retained during the redevelopment period. New office, retail and leisure development will provide a significant number of new employment opportunities. Provision of other uses e.g. housing and open space may restrict employment opportunities.
10. To improve accessibility, particularly for those most in need	+	Redevelopment will assist accessibility by making movement easier for pedestrians around the Anglia Square area.
11. To improve access to cultural activities	++	Key cultural activities can be retained in a phased scheme and the new square will provide a focus for cultural activities in the long term.
12. To reduce the effect of transport on the environment and promote modal shift	+	A mixed use development with various facilities and services near to residential units should help reduce the need to travel. Townscape improvements will create a more pleasant environment for walking and cycling which should in turn encourage people to use alternative modes of transport.
13. To maintain and enhance biodiversity	?	Depending on the scheme, a comprehensive landscaping scheme will in the long term enhance biodiversity. Such a large scale scheme could in the short term harm existing areas of biodiversity.
14. To enhance the design, appearance and quality of the townscape	+	Assumes that the new development respects the surroundings, is appropriately designed and well landscaped.
15. To conserve and enhance the historic environment	?	Impact on historic environment depends on impact of scheme on surrounding areas and views.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+	The comprehensive redevelopment allows for the use of sustainable sources of energy to serve the development and potentially with the capacity to serve other

		developments.
17. To avoid, reduce and manage flood risk	?	The part of the development within flood zone 2 will be subject to comments from the Environment Agency. The use of permeable materials in the open space area will reduce flood risk.
18. To improve water quality and provide for sustainable sources of water supply	?	Depends on groundwater supplies and water saving measures included in development.
19. To minimise the production of waste	?	Production of building waste from redevelopment will be a significant issue- management of this should be better in a phased scheme.
20. To enhance the image of the area as a business location and encourage investment and economic growth	?	Long period of redevelopment may affect viability of small businesses in short to medium term; however in the long term a more attractive environment will promote employment and economic growth.
21. To reduce economic disparities within the area	+	Improved facilities should help reduce economic disparity in the area.
22. To improve the social and environmental performance of the economy	+	Sustainable sources of energy will be used to serve the businesses, retail, leisure units. A regenerated Anglia Square will improve the social well being of the area.
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b> A phased redevelopment can provide for services to be maintained during the redevelopment period, in order to maintain continuity and community involvement in the process.		
<b>Mitigation</b> Planning for the continuity of provision of services and community use will be vital to the regeneration process.		

## AS2: Retail Development

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	O	No direct impact.
2. To create a balanced, mixed community	+	Balance supported by measure to encourage or sustain smaller shops and to have a larger foodstore which should provide for the needs of the community.
3. To reduce poverty and social exclusion	+	A foodstore would tend to create employment suitable for those without jobs.
4. To improve the health of the population overall	+ +	A new foodstore can increase the range of diet for local people, by making it easier and cheaper for them to have a healthier diet. There are also better employment prospects with a new foodstore and a range of smaller shops and businesses.
5. To improve the education and skills of the population overall	?	Some jobs create opportunities for employees to further develop skills.
6. To ensure that key services and facilities are safely accessible locally	+ +	A foodstore, specialist shops, cafes, restaurants and cultural uses will promote accessibility to local services and make the area more attractive to future business development. The control of the size of the foodstore should prevent the smaller services from becoming unviable and measures to support independent traders such as resisting the change of use to residential will ensure provision in the medium/long term.
7. To reduce anti-social activity	+	The redevelopment of a foodstore would enable the re-use of under used and unused brownfield land, leading to an improved landscape, reducing anti-social activity and social exclusion by creating local employment.



8. To create greater community cohesion and to promote the local area through community based projects	+	A foodstore can assist with local community development projects and activities. Local shops may result in stronger support for local trader groups who want to be proactive in improving/maintaining the area.
9. To offer everybody the opportunity for rewarding and satisfying employment	++	Jobs available in the foodstore can assist in providing suitable jobs for local unemployed people. Small local shops give the opportunity for local business start ups.
10. To improve accessibility, particularly for those most in need	++	Accessibility to local services will be improved which means people have to travel less to other shopping centres and accessibility to jobs is improved as the foodstore and small shops will provide suitable jobs for local unemployed people.
11. To improve access to cultural activities	0	No direct impact
12. To reduce the effect of transport on the environment and promote modal shift	?	A variety of sustainably located services (both small shops and a larger foodstore) would be located in a site that can be accessed by sustainable forms of transport and therefore will reduce the need for people to use cars to access good shopping facilities and thus reduce CO2 emissions. The foodstore has been restricted to a size similar to that of Sainsbury on Queens Road and Morrison at Riverside. People are likely to be drawn from fairly far afield but without a control on the size, there would be the potential to draw people from even further which could result in a lot of traffic in this area.
13. To maintain and enhance biodiversity	0	No direct impact.
14. To enhance the design, appearance and quality of the townscape	+	Redevelopment of a foodstore would enable the re-use of under used and unused brownfield land, leading to an improved townscape.
15. To conserve and enhance the historic environment	0	No direct impact
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+	Sustainably located shops reduce the need to travel and can be accessed by sustainable forms of transport. Small specialist shops/cafes may sell/use local products. There are likely to be a lot of linked trips, as people from further afield use

		the foodstore on their way home from work.
17. To avoid, reduce and manage flood risk	?	Depends on the design of the supermarket and the degree it incorporates SUDS
18. To improve water quality and provide for sustainable sources of water supply	?	Depends on groundwater supplies and water saving measures included in retail developments
19. To minimise the production of waste	?	Local Plan Policy EP21 only permits large retail development where they include provision of recycling facilities. A foodstore would also need to comply with Policy WM6 of the RSS which states that within major developments, provision should be made for waste management facilities to enable the sustainable management of waste from innovative approaches to local waste reduction, recycling and management. On the other hand, major foodstores produce a considerable amount of waste from non recyclable packaging.
20. To enhance the image of the area as a business location and encourage investment and economic growth	+ +	Jobs available in the foodstore can assist in providing suitable jobs for local unemployed people. Supporting small scale shops/cultural uses may provide the opportunity for new start up business. Restricting the change of use of these units to residential ensures there is enough provision of units.
21. To reduce economic disparities within the area	+	Jobs available in the foodstore can assist in providing suitable jobs for local unemployed people.
22. To improve the social and environmental performance of the economy	+	Local shops and businesses are more likely to be concerned about their social and environmental performance as well as providing an improved shopping experience which can be assessed by sustainable means.
<b>Key for performance:</b>		
+ positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b>		
A new foodstore and small shops will together, provide a considerable amount of jobs for unemployed people in the area and raise the profile of this area as a retail centre. The shops are sustainably located and will serve the surrounding residents.		
<b>Mitigation</b>		
Seek to develop independent character that provides better economic prospects than the present niche for discount stores.		

Ensure that the foodstore is not overly large as this would result in a wide catchment area. This would be unsustainable and would create local traffic problems.  
Seek to agree with the foodstore operator to use local suppliers and services.

### AS3 Open Space

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	?	Land take for open space may reduce housing development opportunities; for those residents of the Anglia Square area they will have a more pleasant environment in which to live.
2. To create a balanced, mixed community	O	No direct impact
3. To reduce poverty and social exclusion	+	With good design, areas of open space can reduce social exclusion.
4. To improve the health of the population overall	+ +	Provision of open space in this area will have the main advantage of promoting healthy lifestyles by enabling physical activity and improving landscape.
5. To improve the education and skills of the population overall	O	No direct impact
6. To ensure that key services and facilities are safely accessible locally	+	Good quality open space can help promote accessibility and access to facilities.
7. To reduce anti-social activity	+	Dependent on good design
8. To create greater community cohesion and to promote the local area through community based projects	+ +	Open space includes a performance/ events space, seating areas, market all of which should help promote the area and can be used for community projects.

9. To offer everybody the opportunity for rewarding and satisfying employment	?	Land take up for open space may reduce employment development opportunities; however the environment for those who work in the area will be improved.
10. To improve accessibility, particularly for those most in need	+	Good quality open space can help promote accessibility and access to facilities.
11. To improve access to cultural activities	++	This focal point with a performance area can be used for regular cultural events.
12. To reduce the effect of transport on the environment and promote modal shift	+	Appropriate pedestrian/cycle circulation routes will encourage people to walk and cycle around the area.
13. To maintain and enhance biodiversity	?	Depends on landscaping.
14. To enhance the design, appearance and quality of the townscape	++	One of the main advantages is improving the townscape.
15. To conserve and enhance the historic environment	O	No direct impact
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+	Will help promote modal shift and green the area.
17. To avoid, reduce and manage flood risk	?	Use of permeable materials would reduce flood risk.
18. To improve water quality and provide for sustainable sources of water supply	O	No direct impact
19. To minimise the production of waste	O	No direct impact
20. To enhance the image of the area as a business location and encourage investment and economic growth	+	The new square could help create a more attractive environment for businesses, thereby promoting employment.
21. To reduce economic disparities within the area	O	No direct impact

22. To improve the social and environmental performance of the economy	+	Should improve social well being in the area.
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b> Providing an enlarged open square will have direct sustainability benefits for peoples' health by enabling recreation activities. In addition, if well designed, it will promote sustainable transport and biodiversity and a number of other secondary and cumulative benefits.  <b>Mitigation</b> The issue of land take for open space use potentially reducing housing and employment development opportunities should be addressed by good quality design which provides development at appropriate densities to enable adequate open space to be provided. Good design can also ensure that anti social behaviour issues are addressed.		

#### AS4 Access and parking

SA objective		Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	?	Land taken for parking may reduce housing development opportunities. Assumes that there will be sufficient parking allocated for residential dwellings.
2. To create a balanced, mixed community	O	No direct impact
3. To reduce poverty and social exclusion	O	No direct impact
4. To improve the health of the population overall	?	Assumes that pedestrian and cycle routes will be well maintained and provision made during construction period so that people can be active.  Any increase in parking provision may have a negative effect on health through increased pollution and poorer air quality.

5. To improve the education and skills of the population overall	O	No direct impact
6. To ensure that key services and facilities are safely accessible locally	+	Provision made for road, servicing and parking to ensure that the services and facilities are easy to access by car, foot and bike. Whilst good quality parking should help to support a range of facilities and provide access to employment, it is important that pedestrian access to facilities is not compromised by the design of parking facilities.
7. To reduce anti-social activity	+	Removal of local source of anti social activity in multi-storey car park would be beneficial. Assumption that design of new car parking facilities would be good with high levels of natural surveillance.
8. To create greater community cohesion and to promote the local area through community based projects	O	No direct impact
9. To offer everybody the opportunity for rewarding and satisfying employment	-	Whilst good quality parking should help to support a range of facilities and provide access to employment, it is important that pedestrian access to facilities is not compromised by the design of parking facilities. Long stay parking is limited which may have a detrimental impact upon employees who work in the Anglia Square area and need to park all day.
10. To improve accessibility, particularly for those most in need	+	Accessibility will generally be improved in the area for pedestrians, cyclists and car users.
11. To improve access to cultural activities	+	Provision of medium stay parking to provide for leisure and community uses.
12. To reduce the effect of transport on the environment and promote modal shift	+	Increased parking spaces could lead to greater car use, though removal of surface car parking in favour of dedicated facilities should reduce commuter parking in the area. In order to promote modal shift and thus reduce contributions to climate change, it is important that no additional parking will be provided on this development, beyond Local Plan limits.

13. To maintain and enhance biodiversity	O	No direct impact
14. To enhance the design, appearance and quality of the townscape	+	Removal or remodelling of existing multi-storey car park and removal of surface level car parking would be beneficial in townscape terms. Assumes replacement car park, new routes are of a high quality design.
15. To conserve and enhance the historic environment	+	Removal or remodelling of existing multi-storey car park and removal of surface level car parking would be beneficial in historic environment terms. Assumes replacement car park, new routes are of a high quality design.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	?	Increased parking spaces could lead to greater car use, though removal of surface car parking in favour of dedicated facilities should reduce commuter parking in the area. In order to promote modal shift and thus reduce contributions to climate change, it is important that no additional parking will be provided on this development, beyond Local Plan limits. The policy does however, also highlight the importance of pedestrian and cycle movement during the construction period.
17. To avoid, reduce and manage flood risk	O	No direct impact
18. To improve water quality and provide for sustainable sources of water supply	O	No direct impact
19. To minimise the production of waste	O	No direct impact
20. To enhance the image of the area as a business location and encourage investment and economic growth	++	Good access, servicing and parking are key to attracting investment into the area. Improvements to the quality of car parking facilities should promote the location of the area for business users.
21. To reduce economic disparities within the area	+	Good access, servicing and parking are key to attracting investment into the area.
22. To improve the social and environmental performance of the economy	O	No direct impact
<b>Key for performance:</b>		

+ positive – negative O neutral ? uncertain +/- minor ++/- – major

**Conclusions and Recommendations**

Provision for car parking, servicing, access for pedestrians and cyclists will contribute towards a balanced and sustainable transport function.

**Mitigation**

There should be no unnecessary increase in car parking. There may be a need for ‘contract parking’ for those employed at Anglia Square that cannot access their jobs through sustainable transport.

**Site Specific proposals- Mixed use developments**

Reference	Option Description
WW1	West of Whitefriars- mixed use development
SMW1	St Mary’s Works mixed use development
SC1	St Crispins/Pitt St mixed use development
BP1	Beckham Place- small workshops and housing development
WN1	Friar’s Quay/Colegate- housing and commercial development
CG1	Muspole Street- Mixed use development

SA objective	WW1	SMW1	SCP1	BP1	WN1	CG1	Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	+	+	+	+	+	+	All sites contributing towards providing sufficient decent homes. Provision of other uses restricts the amount of dwellings to be provided.



2. To create a balanced, mixed community	+	++	++	++	+	++	Those that have a more positive score, include a minimum percentage of family units. All schemes are likely to provide affordable housing (providing applications are not submitted prior to the adoption of the revised affordable housing SPD) .
3. To reduce poverty and social exclusion	+	+	+	+	+	+	Decent homes and employment opportunities all have the potential to reduce poverty and a feeling of social exclusion.
4. To improve the health of the population overall	+	+	O	O	O	+	Decent homes, open space and pedestrian routes have the potential to improve the health of the population overall.
5. To improve the education and skills of the population overall	?	?	?	?	?	?	Depends upon the training that future employers may offer to their employees.
6. To ensure that key services and facilities are safely accessible locally	++	++	+	+	+	+	Housing is a key service for those in need as are employment opportunities. The policies which score highest are those that provided additional services/better access to services.
7. To reduce anti-social activity	?	?	?	?	?	?	Redevelopment of these various sites should help to address the current high level of anti-social activity in the area. This assumes a good design, with a high level of natural surveillance. There is however the potential to displace the problem elsewhere.
8. To create greater community cohesion and to promote the local area through community based projects	O	O	O	O	O	O	Unlikely to have a direct impact

9. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	+	+	+	New office, workshop and retail development will provide a significant number of new employment opportunities. Provision of other uses e.g. housing and open space may restrict employment opportunities.
10. To improve accessibility, particularly for those most in need	++	++	+	+	+	+	A mix of uses and through having more facilities in the vicinity should help to improve access to services for those in need. Redevelopment will assist accessibility by making movement easier for pedestrians around the area. Some of these policies include the provision of new pedestrian routes.
11. To improve access to cultural activities	O	O	O	O	O	O	No direct impact
12. To reduce the effect of transport on the environment and promote modal shift	+	+	?	?	?	+	Mixed use developments with links to various facilities and services should help reduce the need to travel. Some site specific policies include new pedestrian accesses which will create a more pleasant environment for walking and cycling which should in turn encourage people to use alternative modes of transport.
13. To maintain and enhance biodiversity	?	?	?	O	O	?	New areas of open space, landscaping, green links, riverside walks and enhancement of churchyards may enhance biodiversity but without more details of schemes unable to make sound judgement.
14. To enhance the design, appearance and quality of the townscape	+	+	+	+	+	+	Assumes that the new development respects the surroundings, is appropriately designed and well landscaped. A mixed use development can create a more lively townscape.

15. To conserve and enhance the historic environment	?	+	?	?	?	+	Impact on historic environment depends on impact of scheme on surrounding areas and views.  Assumes SMW1 and CG1 development respects the character of the churches and local views are improved.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+	+	+	+	+	+	New housing will be energy efficient as it must meet a certain level on the Code for Sustainable Homes. There is also the potential for commercial premises to improve their energy efficient performance.
17. To avoid, reduce and manage flood risk	?	?	?	○	?	?	Any development within flood zone 2 will be subject to comments from the Environment Agency.
18. To improve water quality and provide for sustainable sources of water supply	?	?	?	?	?	?	Depends on groundwater supplies and water saving measures included in housing development.
19. To minimise the production of waste	○	○	○	○	○	○	No direct impact
20. To enhance the image of the area as a business location and encourage investment and economic growth	+	+	+	+	+	+	The provision of office, workshop and commercial space will promote the image of the area as a business location and improvements to the whole of the area will make it attractive for businesses to locate there.
21. To reduce economic disparities within the area	+	+	+	+	+	+	The provision of more jobs and businesses will help to reduce the economic disparity in the area.
22. To improve the social and environmental performance of the economy	?	?	?	?	?	?	Depends upon other policies such as renewable energy, green travel plans etc. The addition of housing should improve the social performance of the economy by creating new communities.

<p><b>Key for performance:</b>  + positive – negative O neutral ? uncertain +/- minor ++/- – major</p>
<p><b>Conclusions and Recommendations</b>  Each of these mixed use developments should help create sustainable communities as they are well located and provide a mixture of dwellings and employment opportunities. The sites that include a mixture of dwelling types (family housing/flats and affordable/market) score more positively as they will help create a mixed community. The sites which also provide open space or new pedestrian/cycle/green links also score more positively.</p>
<p><b>Mitigation</b>  The proportion of housing and commercial development must be well balanced and the proportion of family housing must to be adhered to.</p>

**Site Specific Proposals- Housing development**

Reference	Option Description
OSN1	The Talk nightclub, Oak Street- housing development
OSN2	123-161 Oak Street- housing development
OSN3	Sussex House, housing development
WN2	Bulsare Warehouse site
WN3	Mary Chapman Court- housing development

SA objective	OSN1	OSN2	OSN3	WN2	WN3	Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	++	++	+	+	++	All sites contribute towards providing sufficient decent homes.

2. To create a balanced, mixed community	++	+	+	+	++	Those sites where there is a mixture of flats/ family houses and market/affordable score highest. Note: OSN3 currently has an application pending. If this is approved no affordable housing will be provided on this site.
3. To reduce poverty and social exclusion	+	+	+	+	+	There will be an increase of decent affordable housing. Modern, more energy efficient dwellings built to current building regulation standards should help reduce the number of people in fuel poverty.
4. To improve the health of the population overall	+	+	○	○	+	All new housing will be of a decent standard. Open space will be provided for development of 40+ units which will benefit residents and the community.
5. To improve the education and skills of the population overall	○	○	○	○	○	No direct impact
6. To ensure that key services and facilities are safely accessible locally	+	+	○	○	+	Housing is a key service for those in housing need. All sites are within easy access of local services.
7. To reduce anti-social activity	○	○	+	○	○	Redevelopment of site OSN3 should help reduce anti-social behaviour as this site is currently derelict.
8. To create greater community cohesion and to promote the local area through community based projects	○	○	○	○	○	No direct impact
9. To offer everybody the opportunity for rewarding and satisfying employment	○	○	○	○	○	No direct impact
10. To improve accessibility, particularly for those most in need	+	○	+	○	○	OSN1 & OSN3 provide improved access links.

11. To improve access to cultural activities	○	○	○	○	○	No direct impact
12. To reduce the effect of transport on the environment and promote modal shift	+	+	+	+	+	Housing to be located in a central, sustainable location with good access to facilities and services. There should not be an increase in the need for people to travel.
13. To maintain and enhance biodiversity	?	?	?	?	?	Possibly enhance through Green links, extension of riverside walk but need more information to make sound judgement.
14. To enhance the design, appearance and quality of the townscape	+	+	+	+	+	Residential development of high quality and open space provision will enhance the appearance of the townscape.
15. To conserve and enhance the historic environment	?	?	?	?	?	Any new development must be sympathetic to the historic character of the area. The Conservation Area Appraisal must be an important consideration in planning decisions. Higher density development could compromise the historic environment and character of the area.
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	+	+	+	+	+	New housing will need to be energy efficient and meet the appropriate level of the Code for Sustainable Homes.
17. To avoid, reduce and manage flood risk	○	?	○	?	?	Any development within flood zone 2 will be subject to comments from the Environment Agency.
18. To improve water quality and provide for sustainable sources of water supply	?	?	?	?	?	Depends on groundwater supplies and water saving measures included in housing development.
19. To minimise the production of waste	○	○	○	○	○	No direct impact

20. To enhance the image of the area as a business location and encourage investment and economic growth	O	O	O	O	O	No direct impact
21. To reduce economic disparities within the area	O	O	O	O	O	No direct impact
22. To improve the social and environmental performance of the economy	?	?	?	?	?	The addition of housing should improve the social performance of the economy by creating new communities.
<b>Key for performance:</b>						
+ positive – negative O neutral ? uncertain +/- minor ++/- – major						
<b>Conclusions and Recommendations</b>						
Each of housing developments are in sustainable locations. Two of the sites do not set out a requirement for family housing and one of the sites has an application pending for residential development which if permitted will not include any affordable housing. The sites which also provide open space or new pedestrian/cycle/green links also score more positively.						
<b>Mitigation</b>						
There needs to be a balance between house type and also sufficient affordable housing. Site need to provide open space and be accessible by bike and on foot.						

## Site Specific Proposals- Employment

Reference	Option Description
PS1	Peacock Street- workshops

SA objective	PS1	Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	O	No direct impact. This site is not suitable for housing development.
2. To create a balanced, mixed community	O	No direct impact
3. To reduce poverty and social exclusion	O	No direct impact
4. To improve the health of the population overall	O	No direct impact
5. To improve the education and skills of the population overall	?	Depends upon training prospects of future businesses.
6. To ensure that key services and facilities are safely accessible locally	+	This site is situated near Magdalen Street so has good access to facilities. It would also provide employment in a safe locality.
7. To reduce anti-social activity	O	No direct impact
8. To create greater community cohesion and to promote the local area through community based projects	O	No direct impact



9. To offer everybody the opportunity for rewarding and satisfying employment	+	A small businesses or service workshops will provide addition jobs
10. To improve accessibility, particularly for those most in need	○	No direct impact
11. To improve access to cultural activities	○	No direct impact
12. To reduce the effect of transport on the environment and promote modal shift	○	No direct impact
13. To maintain and enhance biodiversity	○	No direct impact
14. To enhance the design, appearance and quality of the townscape	+	Providing redevelopment of this site is of high quality, it will enhance the appearance of the townscape.
15. To conserve and enhance the historic environment	○	No direct impact
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	○	No direct impact
17. To avoid, reduce and manage flood risk	?	The part of the development within flood zone 2 will be subject to comments from the Environment Agency.
18. To improve water quality and provide for sustainable sources of water supply	○	No direct impact

19. To minimise the production of waste	O	No direct impact
20. To enhance the image of the area as a business location and encourage investment and economic growth	+	Site is suitable for small workshops for business expansion or relocation.
21. To reduce economic disparities within the area	O	No direct impact
22. To improve the social and environmental performance of the economy	O	No direct impact
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b> This site is not suitable for housing, so the proposed use is appropriate as this will provide workshops for business expansion and relocation. The site is in a sustainable location.		
<b>Mitigation</b> Any proposal should only be for uses that would be consistent with its surrounding residential environment.		

## Site Specific Proposals- Play area

Reference	Option Description
NS1	Leonard Street- Play area

SA objective	PS1	Commentary - including direct and cumulative, synergistic and secondary effects
1. To provide everyone with the opportunity to live in a decent home	?	Land taken for a play area may reduce housing development opportunities; however it will create a more pleasant environment for those that live in the area.
2. To create a balanced, mixed community	O	No direct impact
3. To reduce poverty and social exclusion	+	With good design, play areas can reduce social exclusion.
4. To improve the health of the population overall	+	Provision of a play area in this area will have the main advantage of promoting healthy lifestyles by enabling physical activity and improving landscape.
5. To improve the education and skills of the population overall	O	No direct impact
6. To ensure that key services and facilities are safely accessible locally	+	Play space is a key facility for children and without this improved area children would have to cross a busy road to access facilities elsewhere.
7. To reduce anti-social activity	+	The current play area is run down and subject to vandalism. Improving the area should reduce anti-social activity; however this will depend on good design and a high level of natural surveillance otherwise the new play area could be misused and abused.

8. To create greater community cohesion and to promote the local area through community based projects	+	Parents and children from the local area would have a nearby play area to use which could help bring the community together.
9. To offer everybody the opportunity for rewarding and satisfying employment	O	No direct impact
10. To improve accessibility, particularly for those most in need	+	Will improve access to play facilities.
11. To improve access to cultural activities	O	No direct impact
12. To reduce the effect of transport on the environment and promote modal shift	O	No direct impact
13. To maintain and enhance biodiversity	?	Depends upon design and landscaping.
14. To enhance the design, appearance and quality of the townscape	+	This site is currently rundown. A new play area will improve the appearance of this area.
15. To conserve and enhance the historic environment	O	No direct impact
16. To reduce contributions to climate change and help to minimise Norwich's ecological footprint	O	No direct impact
17. To avoid, reduce and manage	O	No direct impact

flood risk		
18. To improve water quality and provide for sustainable sources of water supply	O	No direct impact
19. To minimise the production of waste	O	No direct impact
20. To enhance the image of the area as a business location and encourage investment and economic growth	O	No direct impact
21. To reduce economic disparities within the area	O	No direct impact
22. To improve the social and environmental performance of the economy	+	Should improve social well being in the area.
<b>Key for performance:</b> + positive – negative O neutral ? uncertain +/- minor ++/- – major		
<b>Conclusions and Recommendations</b> Bringing this play area back into use will greatly improve play provision in the Northern City Centre. Currently residents of this area have to cross a busy road to access alternative facilities. Improving this area should reduce anti-social activity, promote healthy lifestyles and increase community cohesion.		
<b>Mitigation</b> To prevent the new facilities from being vandalised it is important that the scheme is well designed and there is a high level of natural surveillance from surrounding properties (proposed new development at Anglia Square).		