

Revised SA to take into consideration the ‘focused changes’

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	O	No direct impact
2. To create a balanced, mixed community	?	Depends on outcome of feasibility study. 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	?	Depends on outcome of feasibility study. 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	?	Depends on outcome of feasibility study. Community/leisure facilities help to encourage people to be active in their communities.
5. To improve the education and skills of the population overall	?	Depends on outcome of feasibility study. 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 safely accessible locally	?	Depends on outcome of feasibility study. Community/leisure facility should be in the heart of the area and 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	?	Depends on outcome of feasibility study. 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	?	Depends on outcome of feasibility study. Community activities can help bring the community together and give them a sense of ownership. 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	?	Depends on outcome of feasibility study. If services are provided then they should be in an accessible location.
11. To improve access to cultural activities	?	Depends on outcome of feasibility study. Community facilities could potentially be used for various cultural activities.
12. To reduce the effect of transport on the environment and promote modal shift	?	Depends on outcome of feasibility study. Enhanced facilities will mean that 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	?	Depends on outcome of feasibility study. 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	?	Depends on outcome of feasibility study. 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.
Key for performance: + positive – negative O neutral ? uncertain +/- minor ++/- – major		
Conclusions and Recommendations		

Depends on the outcome of the feasibility study. Should it be demonstrated that there is a need for enhanced community/leisure facilities, then there would potentially be many benefits for the community including improving health and education and reducing anti-social behaviour. As such many of the above criteria would score positively.

However should the feasibility study demonstrate that there is no need for enhanced facilities, it is envisaged that none of the above criteria would score positively. The situation would likely to remain as existing.

Mitigation

Community/leisure facilities, if required, must 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.

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	+	+	+	+	+	+	Decent homes and employment opportunities all have the potential to reduce poverty and a feeling of social

exclusion							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. Impact on St Mary's Works factory (SMW1) depends on outcome of feasibility of scheme.
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.
Key for performance: + positive – negative O neutral ? uncertain +/- minor ++/- – major							
Conclusions and Recommendations 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. Mitigation The proportion of housing and commercial development must be well balanced and the proportion of family housing must to be adhered to.							