

WEST SUFFOLK COLLEGE MASTERPLAN SUSTAINABILITY ASSESSMENT

Objective (from the UK Sustainable Development White Paper)	Reason for criteria (With reference to the Community Plan)	Primary criteria question	Required answer	Site characteristics (Where criteria is failed please indicate with a * where mitigating measures will be taken)
A. Social progress for all.	To ensure good accessibility, encourage sustainable transport and provide an integrated transport system.	1. Is the site accessible or capable of being served by a public transport network, such as railways?	Yes	Yes. Site is within walking distance of the railway station and a network of bus routes.
		2. Will a regular existing/proposed bus route and/or rail route serve the development?	Yes	Yes
		3. Is the site accessible by sustainable transport to a range of facilities and services, including retail, education and leisure?	Yes	Yes
		4. Does the settlement contain shopping facilities?	Yes	Yes
		5. Does the settlement contain a primary school?	Yes	Yes
		6. Does the settlement contain a middle school?	Yes	Yes
		7. Does the settlement contain existing community facilities available to and accessible from the new development?	Yes	Yes
		8. Is the site situated in an area of housing need?	Yes	Yes
		9. Will the site be isolated from the rest of the settlement (such as separation by a primary road)?	Yes	Yes

	<p>10. Will the site's development result in any of the following?</p> <ul style="list-style-type: none">1 – coalescence of settlements visually or physically2 – Ribbon development3 – Unchecked urban expansion4 – Physical intrusion into the countryside5 – Unsuitable living environment	No	No
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B. Protection of the natural and built environment.	Protecting rural land and habitats; enhancing built and urban environments promoting bio-diversity.	11. Is the site designated as open space or as an important open area?	No	Part of the site is Amenity Open Space as designated by the local plan. The Masterplan indicates that this part of the site will remain as AOS and identifies measures for its enhancement.
		12. Is the site within a special landscape area?	No	No
		13. Will the development effect areas of historical significance? 1 – Schedules ancient monuments or archaeological sites of importance 2 – Listed buildings 3 – Historic setting or feature	No	An archaeological assessment has been carried out and measures identified to ensure no adverse impact upon any findings. The site is part of the setting of a Listed Building and the Masterplan has been devised to ensure that the setting of the listed building is respected.

		14. Will the development of the site impact upon a wildlife site of international/national importance or other sites of ecological value?	No	The Masterplan includes a biodiversity assessment.
		15. Will the development of the site have a significant impact on the landscape through the loss of trees and woodland?	No	Some trees may be removed in accordance with an overall Tree Management Plan
C. Prudent use of natural resources	Reducing the use of natural resources and energy consumption; air, land and water issues.	16. How is the site classified in terms of the sequential approach? 1 – Brownfield within main urban area 2 – Brownfield adjoining a main urban area 3 – Greenfield within a main urban area 4 – Extension to a main urban area 5 – Infilling within a CS3 (e) settlement 6 – Extension to a CS3 (e) settlement 7 – Infilling within other villages 8 – Extension to other villages 9 – Brownfield rural 10 – Greenfield rural	1,2,3,4,5,6,	1. Brownfield within main urban area.
		17. Is the site on high grade agricultural land (grade 1)?	No	No
		18. Will the sites development result in the loss/sterilisation of mineral reserves or potential resources?	No	No

		19. Are there any known sources of contamination on the site?	No	No
		20. Does the site suffer from subsidence?	No	No
		21. Are there adequate water resources available to serve the new development?	Yes	Negotiations are underway with Anglian Water Services
		22. Will the development of the site affect a protected aquifer as defined by the Environment Agency?	No	No
		23. Is the site in an area where there is a serious risk of river flooding?	No	No
		24. Will the site's development affect the flow/storage of water on or downstream of the site resulting in surface water flooding, placing people and property at risk?	No	No
D. Maintain stable levels of economic growth	To build economic activity on local strengths	25. Does the settlement/parish contain a general employment area?	Yes	Yes
		26. Is the site located within an area of economic interest/growth?	Yes	Yes
			Failing Criteria	B11*, B13*, B14*, B15*, C21*