Option assessment results – development sites

BARWAY – housing sites (up to 10 dwellings)

Proposed allocation sites:	Other sites considered:
Option 1: Land east of the Barn, Randalls Farm	Option 3: Barn at Randalls Farm
Option 2: Land east of 5 Barway Road	Option 4: Land south of Barway Road
	Option 5: Land east of the Old School
	Option 6: Land east of Braeburn
	Option 7: Land south of Braeburn
	Option 8: Land north-east of St. Nicolas
	Option 9: land north of Barway Road

SA objective	Site options								
	1	2	3	4	5	6	7	8	9
1.1 Undeveloped land	-	-	+	-	-	+	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	-	~
3.2 Landscape and townscape character	~	~	~	--	-	-	--	--	--
3.3 Design and layout	?	?	?	?	?	?	-	?	-
4.1 Pollutants	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	--
6.1 Accessibility	~	~	~	~	~	~	~	~	--
6.2 Inequalities	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	-
7.1 Access to work	~	~	-	~	~	-	~	~	~
7.2 Investment	+	+	-	+	+	-	+	+	+
7.3 Local economy	+	+	-	+	+	-	+	+	+

Commentary

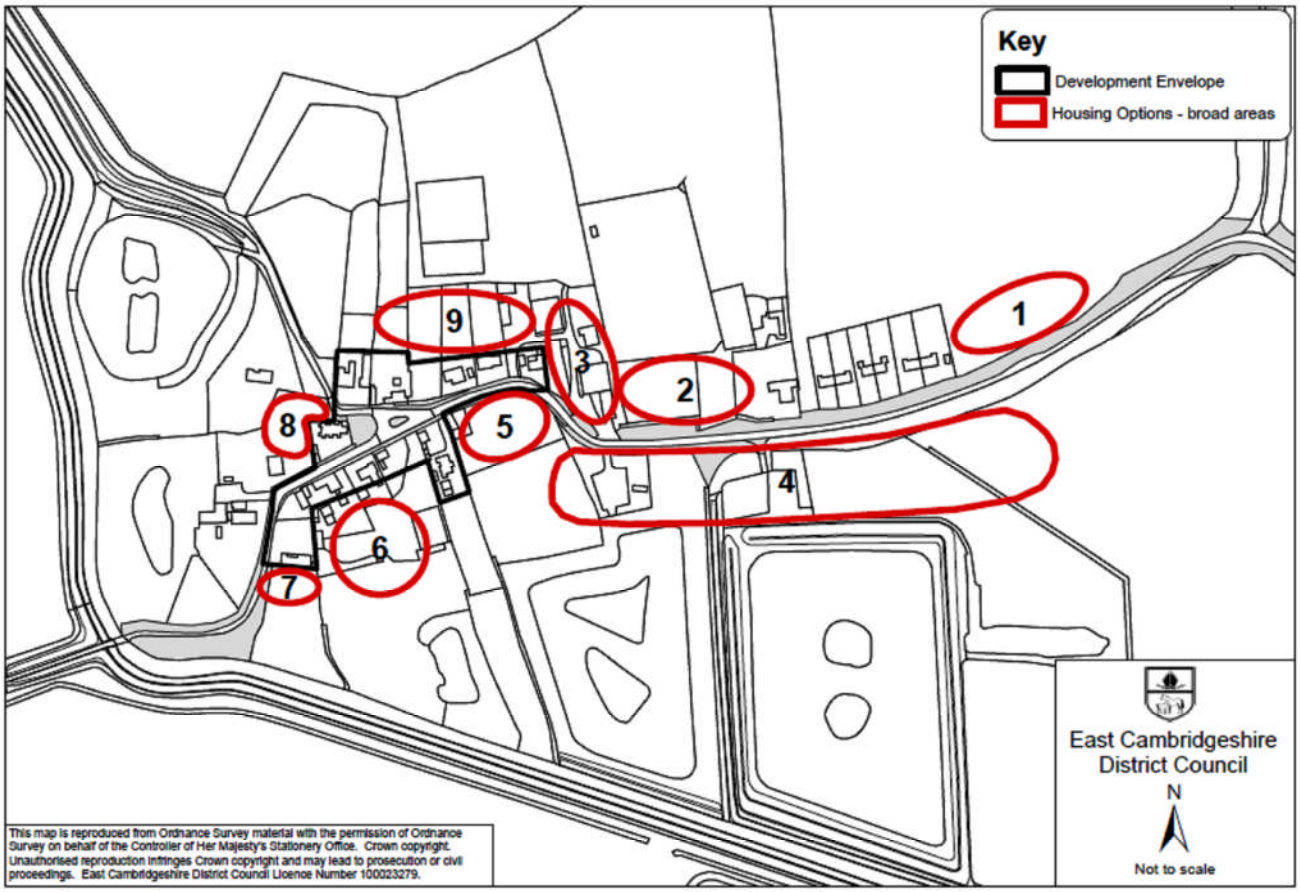
Summary of assessment – Options 1 and 2 are the most sustainable sites. Options 3 and 6 are partially in current employment use, so would result in a loss of local jobs and/or impact on local businesses (7.1, 7.2 and 7.3). Development on options 4 to 9 would potentially adversely affect the character and setting of Barway (3.2). Option 4 area is particularly open, which options 6 and 9 involve backland development which is at odds with the current frontage character of the village. Development on option 8 area could potentially adversely affect the setting of listed building (3.1). Option 9 area partly includes an area of open land gifted to the village for provision of a village hall/community garden. The development of this area would result in the loss of a vital community facility (6.1 and 6.4).

Short/medium/long term impacts – No differences identified

Secondary, cumulative or synergistic effects – None identified.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Barway housing site options:



BOTTISHAM – housing sites

Proposed allocation sites:

Option 5: Land east of Bell Road/St Peter's Field
Option 13: Crystal Structures (housing + employment)

Other sites considered:

Option 1: Land east of Tunbridge Lane Business Park
Option 2: Land north of Beechwood Avenue
Option 3: Land east of Cedar Walk
Option 4: Land south of the High Street
Option 6: Land west of Bell Road
Option 7: Bottisham Village College
Option 8: Land west of Lode Road
Option 9: Land east of Lode Road
Option 10: Land north of Thomas Christian Way
Option 11: Land north of Peacock Drive
Option 12: Land north of Tunbridge Hall

SA Objective	Site Option												
	1	2	3	4	5	6	7	8	9	10	11	12	13
1.1 Undeveloped land	~	-	-	-	-	-	-	-	-	-	-	-	+
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	-	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	-	~	~	~	~	~	~
3.1 Historical assets	~	~	-?	-?	-?	~	~	~	~	~	-?	~	~
3.2 Landscape / townscape character	++	+	-	-	~	-	+	-	-	+	-	-	++
3.3 Design and layout	+	+	+	+	+	+	+	+	+	+	+	+	+
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~

5.3 Open space	~	~	~	~	~	~	-	~	~	~	~	~	+
6.1 Accessibility	~	~	~	~	~	~	-	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	--	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	-	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

Summary of assessment – Options 2, 5 and 10 score the best in terms of sustainability. All areas could potentially be developed without harming visual or wildlife interests, are not in areas of flood risk, and would not involve the loss of recreational or employment areas. Part of Option 1 area which is not in current employment use also scores highly. Option 7 is part of the Village College playing field, and therefore scores poorly in relation to the loss of open space and recreational areas. All of the other options score poorly as it is considered that development would cause harm to the character and setting of Bottisham and the surrounding Greenbelt. As Bottisham is a relatively small and compact settlement, all of the potential areas are located within walking distance of the centre and village facilities.

Short/medium/long term impacts – None identified.

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of employment and retail growth.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

BOTTISHAM – employment sites

Proposed allocation sites:

Option 1: Land east of Tunbridge Lane Business Park

Other sites considered:

Option 2: Land north of Beechwood Avenue
Option 3: Land east of Cedar Walk
Option 4: Land south of the High Street
Option 5: Land east of Bell Road/St Peter's Field
Option 6: Land west of Bell Road
Option 7: Bottisham Village College
Option 8: Land west of Lode Road
Option 9: Land east of Lode Road
Option 10: Land north of Thomas Christian Way
Option 11: Land north of Peacock Drive
Option 12: Land north of Tunbridge Hall

SA Objective	Site Option											
	1	2	3	4	5	6	7	8	9	10	11	12
1.1 Undeveloped land	~	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	-	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	-	~	~	~	~	~
3.1 Historical assets	~	~	-?	-?	-?	~	~	~	~	~	-?	~
3.2 Landscape / townscape character	++	+	-	-	~	-	+	-	-	~	-	-
3.3 Design and layout	+	+	+	+	+	+	+	+	+	+	+	+
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	-	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	-	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+

7.3 Local economy	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++

Commentary

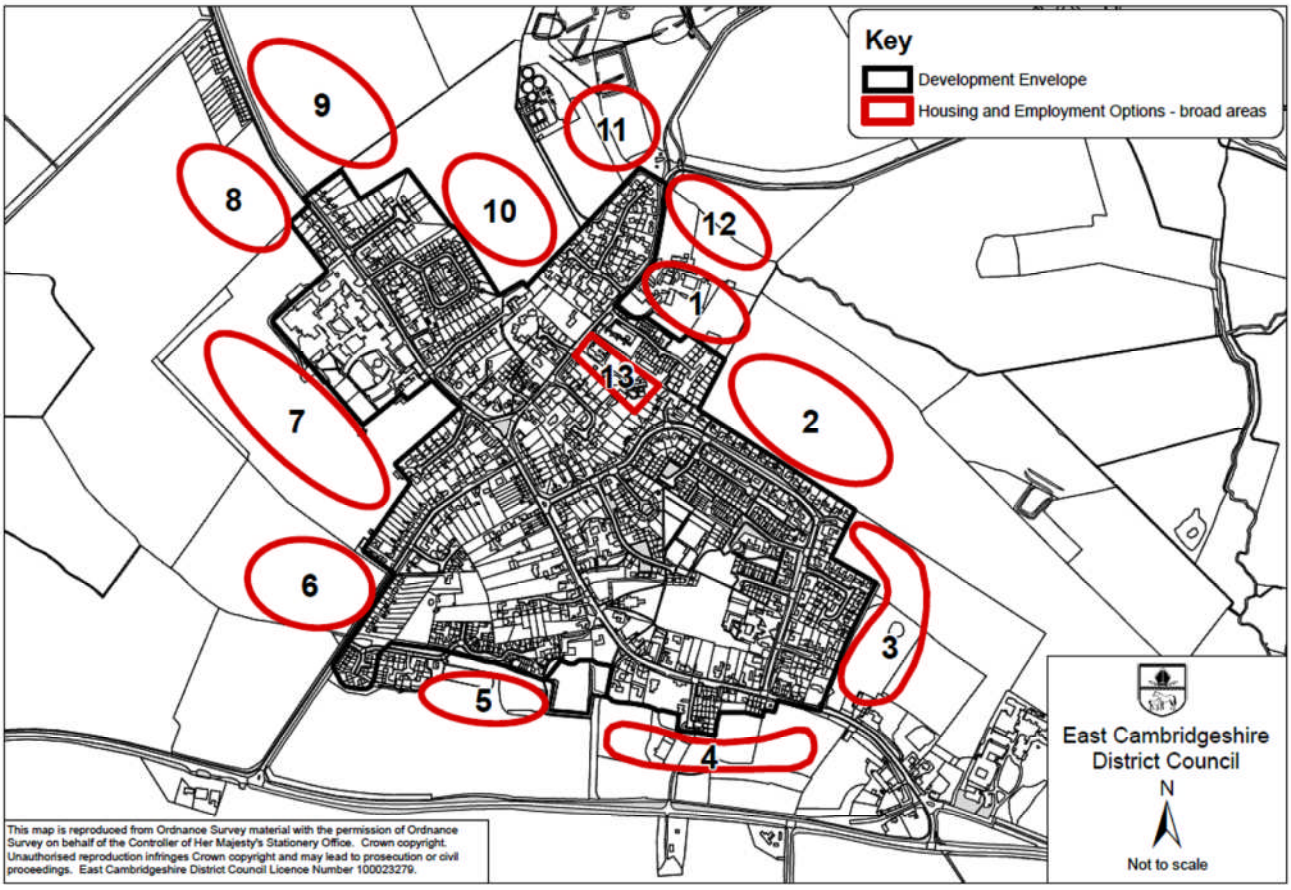
Summary of assessment – Option 1 scores the best in terms of sustainability as employment development there would have least effect in terms of adverse impact on the character and setting of the settlement and its landscape, as an extension to an existing employment area, it would also require less take-up of undeveloped land. Options 2, 5 and 10 follow all areas potentially being able to be developed without harming visual or wildlife interests, and they not in areas of flood risk. All of the other options score poorly as it is considered that development would cause harm to the character and setting of Bottisham and the surrounding Greenbelt. However Option 7 (part of the Village College playing field), scores worst due to the potential loss of open space and recreational areas. As Bottisham is a relatively small and compact settlement, all of the potential areas are located within walking distance of the centre and village facilities.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of employment and retail growth.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Bottisham housing and employment site options:



BURWELL – housing sites

Proposed allocation sites:	Other sites considered:
Option 1: Land off Newmarket Road	Option 2: Land at Judes Holes, North Street Option 3: Land rear of 110 North Street Option 4: Land west of Ness Road Option 5: Land east of Barkways Option 6: Land south-east of Isaacson Road Option 7: Land North of Heath Road Option 8:Land south of Heath Road Option 9: Land between Reach Road and Swaffham Road Option 10: Land north of Scotred Close Option 11: Land west of Church Option 12: Land west of Park Road Option 13: Land west of Low Road Option 14: Land west of North Street Option 15: Land off Howlem Baulk Option 16: Former DS Smith site, Reach Road Option 17: Land north-east of Ness Road

SA Objective	Site Option																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1.1 Undeveloped land	-	-	-	-	-	-	-	-	~	-	-	-	-	-	-	+	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	--?	~	--?	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	--?	?	--?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	-	~	~	-	-	-	~	~	-	---	~	-	-	~	~	~
3.2 Landscape and townscape character	-	-	~	-	--	-	--	--	-	--	--	--	-	--	--	~	---
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	-	-	~	-	-	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	-	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	-	-	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	--	~
7.2 Investment	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	-	+
7.3 Local economy	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	---	+

Commentary

Summary of assessment – Option 1 scores well overall in sustainability terms, with good access to amenities due to its proximity to the centre of Burwell, the majority of the other sites are distant from key facilities in the village.

Development on many other sites is considered to either have potential for adverse visual impact on landscape-character, or other issues. For example options 2, 3, 13 and 14 are considered to have unsuitable access to the public highway (3.3) and Options 12, 13, and 14 are within areas of flood risk (4.3). Development on option 16 site would result in the loss of a large employment site, having adverse impacts on the local economy and business (7.1 and 7.3).

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of employment growth.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

BURWELL – employment sites

Proposed allocations:

Option 16: Former DS Smith site, Reach Road

Option 18: Land south-west of Reach Road

Other sites considered:

Option 1: Land off Newmarket Road
Option 2: Land at Judes Holes, North Street
Option 3: Land rear of 110 North Street
Option 4: Land west of Ness Road
Option 5: Land east of Barkways
Option 6: Land south-east of Isaacson Road
Option 7: Land North of Heath Road
Option 8: Land south of Heath Road
Option 9: Land between Reach Road and Swaffham Road
Option 10: Land north of Scotred Close
Option 11: Land west of Church
Option 12: Land west of Park Road
Option 13: Land west of Low Road
Option 14: Land west of North Street
Option 15: Land off Howlem Baulk
Option 17: Land north-east of Ness Road
Option 19: Land north-east of Reach Road
Option 20: Extension to Heath Road Industrial Estate

SA Objective	Site Option																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1.1 Undeveloped land	-	-	-	-	-	-	-	-	~	-	-	-	-	-	-	+	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	--?	~	--?	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	-	~	~	-	-	-	~	~	-	---	~	-	-	~	~	~	~	--	~
3.2 Landscape and townscape character	-	-	~	-	--	-	--	--	-	--	--	--	-	--	--	~	---	-	-	-
3.3 Design and layout	?	-	-	?	?	?	?	?	?	?	?	?	-	-	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	--
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

4.3 Climate change	~	~	~	~	~	~	~	~	~	-	-	~	-	-	~	~	~	-	-	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	-	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	-	-	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	-
7.2 Investment	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +

Commentary

Summary of assessment – Option 16 scores best in sustainability terms, as it can be developed with no adverse impact on the setting or character of Burwell (3.1 and 3.2), and involves re-use of brownfield land (1.1).

Development on other sites is considered to either have potential for adverse visual impact on landscape-character, or other issues. For example options 2, 3, 13 and 14 are considered to have unsuitable access to the public highway (3.3). Options 10, 11, 13, and 14, 18 and 19 lie within areas of flood risk (4.3) – although for employment development this risk is not so critical as for residential development. Option 20 is located a considerable distance from the village, so could increases the need to travel, particular by car (4.1 and 7.1).

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of housing and retail growth.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from employment growth. For example, policies relating to design and layout, and environmental protection.

Burwell housing and employment options:

Cheveley – housing sites

Proposed allocation sites:
Option 1: Land rear of Star and Garter Lane
Option 2: Land between 199-209 High Street

Other sites considered:
Option 3: Land south of Ashley Road
Option 4: Land west of High Street
Option 5: Land north of Park Road
Option 6: Land adjacent to Brook Stud
Option 7: Land between Little Green and Coach Lane
Option 8: Land east of Coach Lane
Option 9: Land south of Home Office Bungalows
Option 10: Land west of Home Office Bungalows
Option 11: Land between Park Road and Spurling Close
Option 12: Land east of the green on the High Street
Option 13: Land south-east of Park Road
Option 14: Land south of Newmarket Road
Option 15: Land north of Newmarket Road
Option 16: Land west of Moulton Road
Option 17: Land east of Moulton Road
Option 18: Land north of Ashley Road

SA Objective	Site option																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	-	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	-?	~	~	-?	-?	-?	~	~	~	~	-?	-?	~	~	~	~	~	~
3.2 Landscape and townscape character	+	+	-	+	+	+	+	+	+	+	--	+	+	-	-	-	-	-
3.3 Design and layout	?	?	?	?	?	?	?	-	?	-?	-	-	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

Summary of assessment – Options 1, 2, 4, 5, 6, 7, 9 and 13 appear to be similar in terms of sustainability, as they can be developed/partly developed without notable adverse impact on local landscape character (3.2), and can be readily accessed (3.3). However, it should be noted that there are some access restrictions at option sites 1 and 6, meaning that up to 2 dwellings only are suitable in these locations.

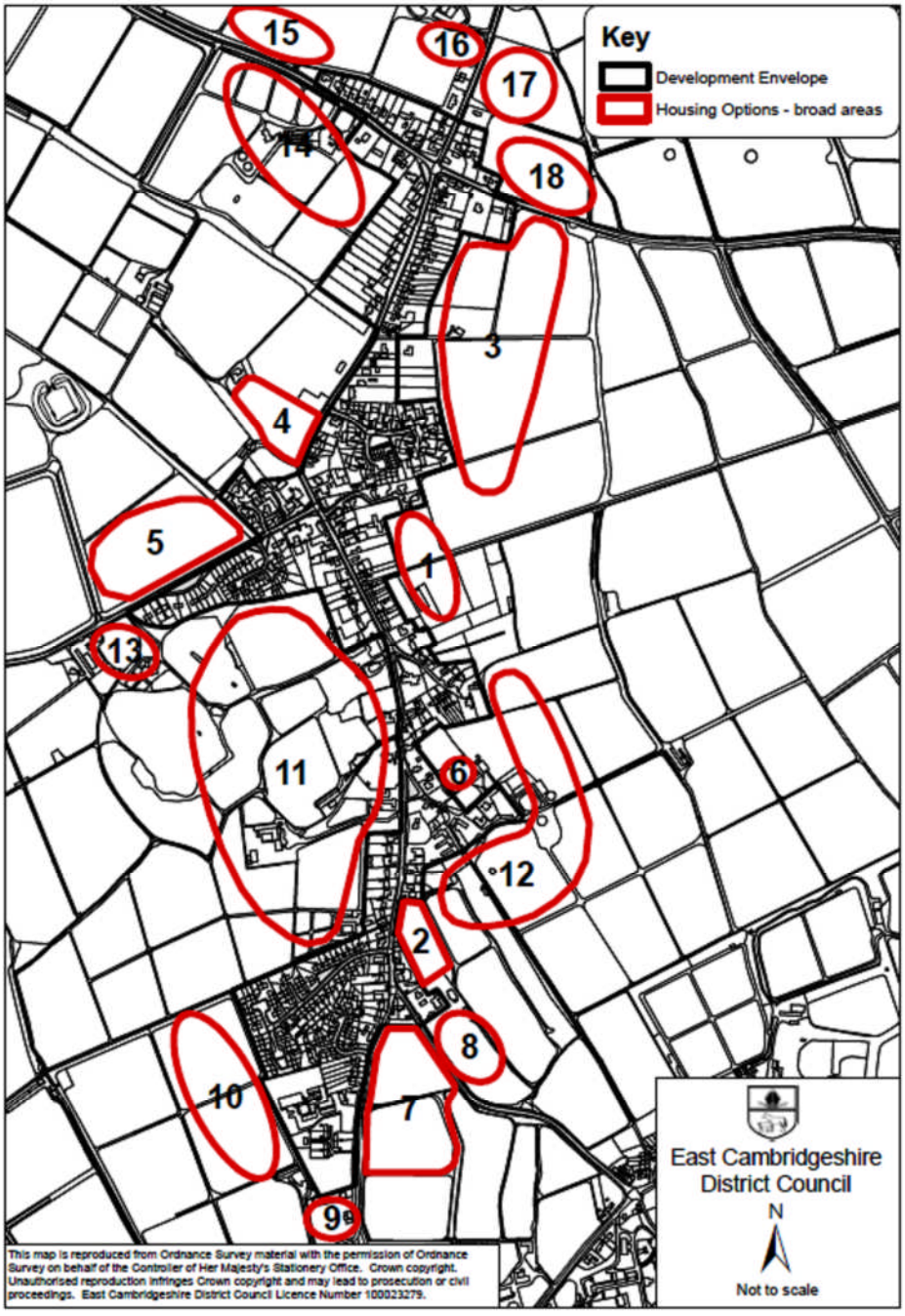
Options at the northern end of the village (3, 14, 15, 16, 17 and 18) have the potential to cause some harm to the setting of the village, whilst 4 options in the southern part of the village do not appear to have clear means of vehicular access (options 8, 10, 11 and 12). Option area 11 is a sensitive part of the village, and development in this locality would cause harm to landscape character and historical assets.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Cheveley housing site options:



ELY – housing-led/mixed use sites (up to 5000 dwellings + employment and community facilities)

Proposed allocation sites:	Other sites/options considered[1]:
Option 3: North Ely (3000 dwellings)	Option 1: North Ely – east of Lynn Road (1000 dwellings) Option 2: North Ely – west of Lynn Road (1000 dwellings) Option 4: North Ely (5000 dwellings) Option 5: Roswell Pits and east of Clayway Drove Option 6: Willow Walk Option 7: Riverside area Option 8: Station Gateway Option 9: Golf course area Option 10: Land between Witchford and Cambridge Road Option 11: Land west of the A10 Option 12: Land south of Angel Drove

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12
1.1 Undeveloped land	--	--	--	---	--	~	--	++	--	--	--	--
1.2 Energy use	-	-	--	---	--	-	-	-	-	-	--	--
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	---	~	--	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	--	?	--	?	?	?	?	?
2.3 Access to wildlife	+	~	+	+	---	~	---	~	~	~	~	~
3.1 Historical assets	~	~	~	-	---	~	--	?	-	--	---	---
3.2 Landscape / townscape character	-	-	-	--	---	~	---	+?	-	--	---	---
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	--	---	---	-	--	~	-	-	--	--
4.2 Waste production	-	-	--	---	--	-	--	-	-	-	--	--
4.3 Climate change	~	~	~	-	---	-	---	-/~	~	~	-/~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	+	~	+	+	---	~	---	+	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	-	-
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	+++	+++	++	+++	++	++	++	+++	+++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	+	+	+	+	+	+	+	-?	+	+	+	+
7.2 Investment	+	+	+	+	+	---?	+	-	--	+	+	+
7.3 Local economy	++	++	++	++	++	+	++	-	++	++	++	++

Commentary

Summary of assessment – Options 1 and 3 appear to score best in sustainability terms. Both options would involve the delivery of a new Country Park area for Ely, whilst having less adverse environmental impact that a larger scale development of 5000 in that locality. Option 3 scores better in terms of helping to meet identified local housing needs, as it involves a higher number of dwellings. Option 2 also scores fairly well, but would not involve the delivery of a new Country Park area.

Option 6 and 8 score well in environmental terms as they involve re-development of part of the established area of Ely. However, option 6 would involve the need to relocate the existing Sewage Treatment Works, which would have significant investment and viability issues. Option 8 will also involve the potential loss of some employment from this part of Ely.

The other site options are in sensitive locations in terms of landscape character and setting of Ely and the cathedral, and/or biodiversity and wildlife – and therefore score very poorly in sustainability terms. This includes options 5, 7, 10, 11 and 12. Option 9 involves the loss of an important community facility (the golf course) as well as potentially having an adverse impact on landscape setting of the town (on at least part of the area).

Short/medium/long term impacts – The impacts will increase in the longer term, as further phases of schemes are developed

Secondary, cumulative or synergistic effects – There may be cumulative impacts with other allocations for other land-uses.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

[1] Options appraised in Draft Ely Masterplan 2009 Sustainability Assessment

ELY – employment led/mixed use sites

Proposed allocation sites:	Other sites/options considered[2]:
Option 8: Station Gateway	Option 1: North Ely – east of Lynn Road
Option 13: Lancaster Way	Option 2: North Ely – west of Lynn Road
Option 14: Road and rail distribution centre, Queen Adelaide	Option 5: Roswell Pits and east of Clayway Drove
	Option 6: Willow Walk
	Option 7: Riverside area
	Option 9: Golf course area
	Option 10: Land between Witchford and Cambridge Road
	Option 11: Land west of the A10
	Option 12: Land south of Angel Drove

SA Objective	1	2	5	6	7	8	9	10	11	12	13	14
1.1 Undeveloped land	-	-	-	+/-	-	+	-	-	-	-	-	+
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	--	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	---	~	--	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	+	~	---	~	---	~	-	~	~	~	~	~
3.1 Historical assets	~	~	---	~	---	?	-	--	---	---	~	~
3.2 Landscape / townscape character	-	-	---	~	---	+?	-	--	---	---	~	~
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	---	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	---	-	---	-/~	~	~	-/~	~	~	--
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	+	~	---	~	---	+	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	-	-	---	--
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++
7.2 Investment	+	+	+	---?	+	+	--	+	+	+	+	+
7.3 Local economy	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++

Commentary

Summary of assessment – Options 1, 2, 8 and 14 appear to score best in terms of sustainability.

Option 6 involves re-development of an existing part of Ely, but scores poorly in economic terms as it involve the need to relocate the existing Sewage Treatment Works, which would have significant investment and viability issues. Option 13 scores less in terms of environmental issues, as it is located further from Ely than the other sites, so would increase the need to travel and have greater environmental impacts (1.2, 4.1 and 6.1).

The other site options are in sensitive locations in terms of landscape character and setting of Ely and the cathedral, and/or biodiversity and wildlife – and therefore score very poorly in sustainability terms. This includes options 5, 7, 10, 11 and 12. Option 9 involves the loss of an important community facility (the golf course) as well as potentially having an adverse impact on landscape setting of the town (on at least part of the area).

Short/medium/long term impacts – The impacts will increase in the longer term, as further phases of schemes are developed

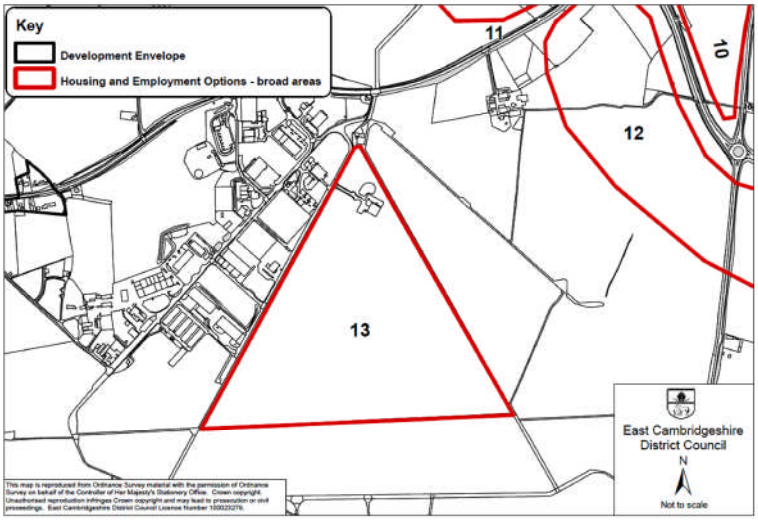
Secondary, cumulative or synergistic effects – There may be cumulative impacts with other allocations for other land-uses.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from employment-led/mixed-use growth. For example, policies relating to design and layout, and environmental protection.

[2] Options appraised in Draft Ely Masterplan 2009 Sustainability Assessment

Ely housing and employment sites options:

Ely – Lancaster way employment option 13:



ELY – town centre opportunity sites

Proposed opportunity sites:
Option 1: The Grange
Option 2: Paradise area
Option 3: Waitrose car park
Option 4: Police/ambulance station

Other sites considered:
No other potential town centre or edge of centre sites identified

SA Objective	1	2	3	4
1.1 Undeveloped land	+	+	+	+
1.2 Energy use	-	-	-	-
1.3 Water consumption	~	~	~	~
2.1 Nature sites and species	~	~	~	~
2.2 Biodiversity	?	?	?	?
2.3 Access to wildlife	~	~	~	~
3.1 Historical assets	?	?	?	?
3.2 Landscape and townscape character	+?	+?	+?	+?
3.3 Design and layout	?	?	?	?
4.1 Pollutants	-	-	-	-
4.2 Waste production	-	-	-	-
4.3 Climate change	~	~	~	~
5.1 Health	~	~	~	~
5.2 Crime	~	~	~	~
5.3 Open space	~	~	~	~
6.1 Accessibility	++	++	++	++
6.2 Inequalities	~	~	~	~
6.3 Housing need	+	+	+	+
6.4 Community involvement	~	~	~	~
7.1 Access to work	+	+	+	+
7.2 Investment	+	+	+	+
7.3 Local economy	+++	++	++	++

Commentary

Summary of assessment – There is little to choose between the options, in terms of sustainability. All options score highly against economic objectives as they would enhance the shopping hierarchy and improve vitality and viability of the city centre. In particular, Option 1 would create a logical extension to the existing city centre. All options would have potential to improve the visual appearance of their sites.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from new development. For example, policies relating to design and layout, and environmental protection.

ELY – cinema/leisure sites

Proposed allocation site:
Option 10: Land at junction of Downham Road / A10

Other sites considered:
Option 1: The Grange
Option 2: Paradise area
Option 3: Waitrose car park
Option 4: Police/ambulance station
Option 5: North Ely
Option 6: Station Gateway
Option 7: Riverside area and east of Prickwillow Road
Option 8: Golf course area
Option 9: Land between Cambridge Road, Witchford Road and the A10
Option 11: Land west and south of the A10/A142
Option 12: Land east of Downham Road

SA Objective	Site option											
	1	2	3	4	5	6	7	8	9	10	11	12
1.1 Undeveloped	+	+	+	+	-	-/+	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	---	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	--	~	~	~	~	~
3.1 Historical assets	?	?	?	?	~	?	--	-	-	-	-	-
3.2 Landscape and townscape character	+?	+?	+?	+?	-	+?	--	--	--	--	--	--
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	+/-	--	~	~	~	-/~	~
5.1 Health	~	~	~	~	~	~	~	~	~	+	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	+	++	++	+	++	++	++	++	++	++	++	++
6.2 Inequalities	+	+	+	+	+	+	+	+	+	+	+	+
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	+	+	+	+	+	+	+	+	+	+	+	+
7.2 Investment	+	+	+	+	+	+	+	+	+	+++	+	+
7.3 Local economy	+++	+++	+++	+++	++	++	++	++	++	++	++	++

Commentary

Summary of assessment – A number of options have similar sustainability scores. Option 10 is on the edge of Ely, but close to a large residential population and offers good walking/cycling access via the proposed underpass (as part of the leisure centre proposal). It is also offers potential synergies with the proposed leisure centre on the same site, encouraging healthy lifestyles due to linked trips and encouraging investment in community services and facilities (5.1 and 7.2). Two of the town centre sites – options 2 and 3 - have capacity for a multi-screen cinema, and score well in terms of support for the health and vitality of the town centre (7.3), and in terms of accessibility (4.1 and 6.1). Option 6 also scores reasonably, as it is an accessible area, which could offer synergies with other existing leisure uses in the vicinity (e.g. the bowling alley).

Two of the town centre sites have insufficient capacity for a large multi-screen cinema, so score less well in terms of increasing the quality and range of services and facilities (6.1). Options 7-12 are in sensitive locations in terms of landscape character and setting of Ely and the cathedral, and/or biodiversity and wildlife – and therefore score poorly in sustainability terms.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

Summary of mitigation measures – Policies in the Local Plan will seek to reduce and mitigate any adverse effects of development. For example, policies relating to design and layout, environmental protection, and access. Applications will need to determined on their merits. Planning obligations can also be secured to help mitigate against adverse effects.

Ely town centre opportunity and cinema/leisure site options:

Fordham – housing sites

Proposed allocation sites:
Option 8: Land east of 24 Mildenhall Road
Option 16: Land between 37-55 Mildenhall Road

Other sites considered:
Option 1: Land rear of 2 – 5 Soham Road
Option 2: Land off Harry Palmer Close
Option 3: Land north of Fordham Garden Centre
Option 4: Land between 16 - 18 Station Road
Option 5: Land at 5 Station Road
Option 6: Land rear of 184 Carter Street
Option 7: Land north of 26 Isleham Road
Option 9: Land at 78 Mildenhall Road
Option 10: Land between 110-118 Mildenhall Road
Option 11: Land between 67-115 Mildenhall Road
Option 12: Land adjacent The Pines, Mildenhall Road
Option 13: Land north of 19 Collins Hill
Option 14: Land south of 36 Newmarket Road
Option 15: Land east of Newmarket Road
Option 17: Land rear of 38-68 Mildenhall Road
Option 18: Trinity Hall Farm
Option 19: Land south of Collins Hill

See second table below
Option 20: Land between River Lane and Carter Street
Option 21: Land north-west of Murfitts Lane
Option 22: Land east of 228 Carter Street
Option 23: Land rear of Grove Park and Grove Gardens
Option 24: Land rear of the Chequers pub, Carter Street
Option 25: Land between 4 and 16 Carter Street
Option 26: Land north of Bassingbourn Manor Farm
Option 27: Land south-west of Soham Road

SA Objective	Site option																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~	-	-	~	?	~	?
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	-	~	~	~	~	~	~	-	~	~	~	~
3.2 Landscape and townscape character	+	+	+/-	-	-	-	-	+/-	-	+/-	-	-	-	-	-	+	-	--	--
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	++?	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	-	~	~	~	-	~
7.2 Investment	+	+	+	+	+	+	+	+++	+	+	+	+	+	+	+	+	+	+	+

7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

Summary of assessment – Site 8 (eastern part) appears to score best, as it can be developed without significant visual impact, (3.2) and could facilitate significant investment in the local area (7.2)(potentially helping to fund delivery of enhanced/new community facilities) as it is owned by the Parish Council. Options 1, 2, 3, 10 (frontage), 16 (frontage), 23 and 26 also appear to be deliverable without significant visual harm or other problems.

Development on other sites is considered to either have potential for adverse visual impact on landscape-character, or other issues. For example, in the case of site 24, there is no clear suitable vehicular access to the site. For example, sites 20 and 25 are identified by the Environment Agency as containing areas of flood risk.

Short/medium/long term impacts – Several of the sites are very large areas of land, and have significant capacity in excess of the scale of allocation likely in this Plan period. If these sites are allocated there will need to be regard to how the initial phase of development will fit with the longer term plans for the remainder of the site.

Secondary, cumulative or synergistic effects – Sites 3, 14, 18 and 26 are in employment use, and their loss would reduce job opportunities in the village.

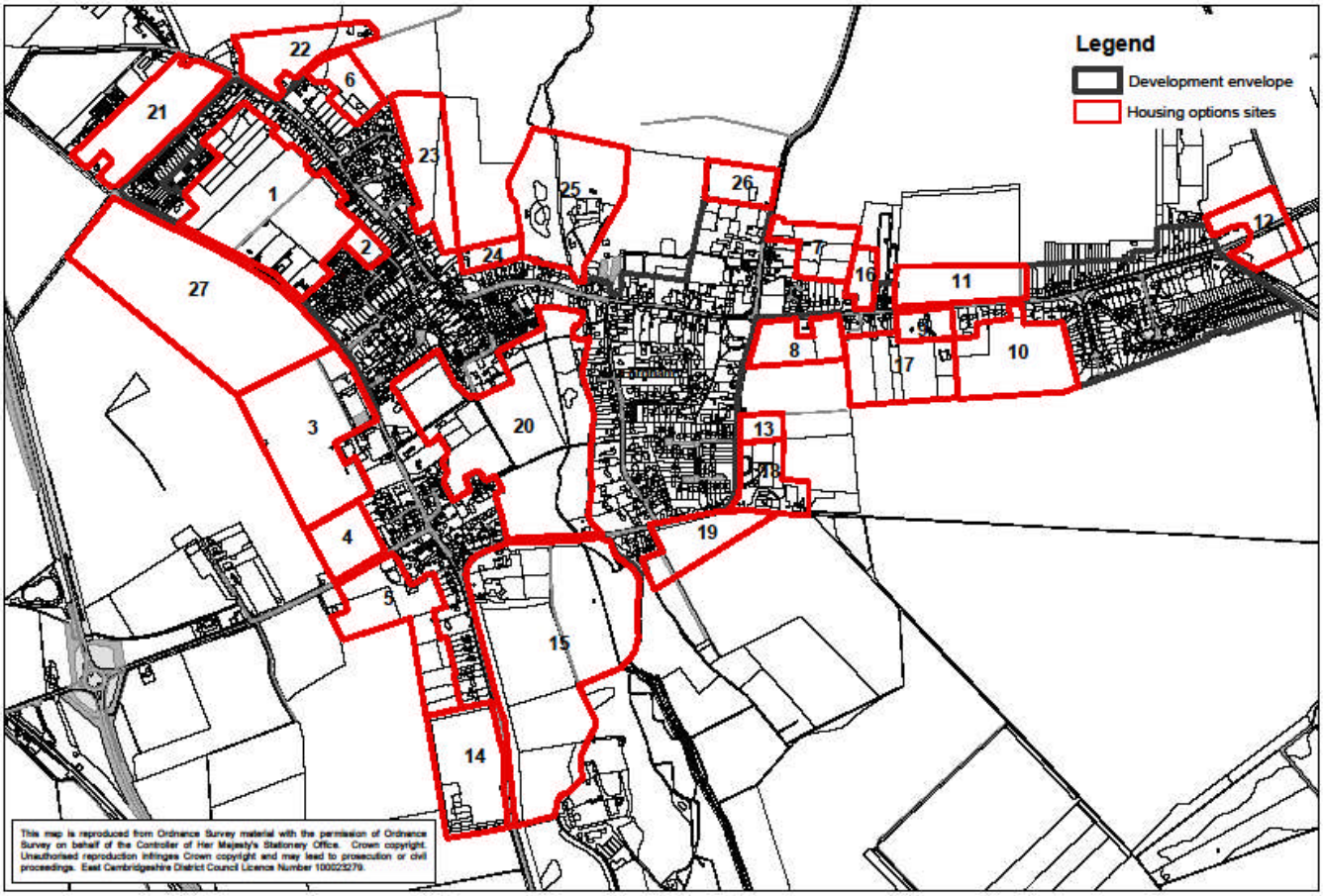
Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Fordham – housing sites (second table)

Option 20: Land between River Lane and Carter Street
Option 21: Land north-west of Murfitts Lane
Option 22: Land east of 228 Carter Street
Option 23: Land rear of Grove Park and Grove Gardens
Option 24: Land rear of the Chequers pub, Carter Street
Option 25: Land between 4 and 16 Carter Street
Option 26: Land north of Bassingbourn Manor Farm
Option 27: Land south-west of Soham Road

SA Objective	Site option							
	20	21	22	23	24	25	26	27
1.1 Undeveloped land	-	-	-	-	-	-	+	-
1.2 Energy use	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~
3.1 Historical assets	-	~	-	~	~	-	~	~
3.2 Landscape and townscape character	--	-	-	+	+	--	+	-
3.3 Design and layout	?	?	?	?	-	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-
4.3 Climate change	-	~	~	~	~	-	~	~
5.1 Health	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	-	~
7.2 Investment	?	?	?	?	?	?	?	?
7.3 Local economy	+	+	+	+	+	+	+	+

Fordham housing options map



FORDHAM – employment sites

Proposed allocation sites:

Option 1: Land south of Snailwell Road
Option 2: Land north of Snailwell Road
Option 3: Land at HFL
Option 4: Land north of Turners
Option 5: Land south of Landwade Road

Other sites considered:

Option 6: Land south-west of railway line
Option 7: Land off Snailwell Road
Option 8: Land north of HFL

SA Objective	1	2	3	4	5	6	7	8
1.1 Undeveloped land	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	-?	~
2.2 Biodiversity	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	-?	~
3.1 Historical assets	~	~	~	~	~	~	--	~
3.2 Landscape and townscape character	-	-	~	-	-	--	--	--
3.3 Design and layout	?	?	?	?	?	--	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~

6.4 Community involvement	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++
7.2 Investment	+	+	+	+	+	+	+	+
7.3 Local economy	++	++	+++	+++	+++	++	++	++

Commentary

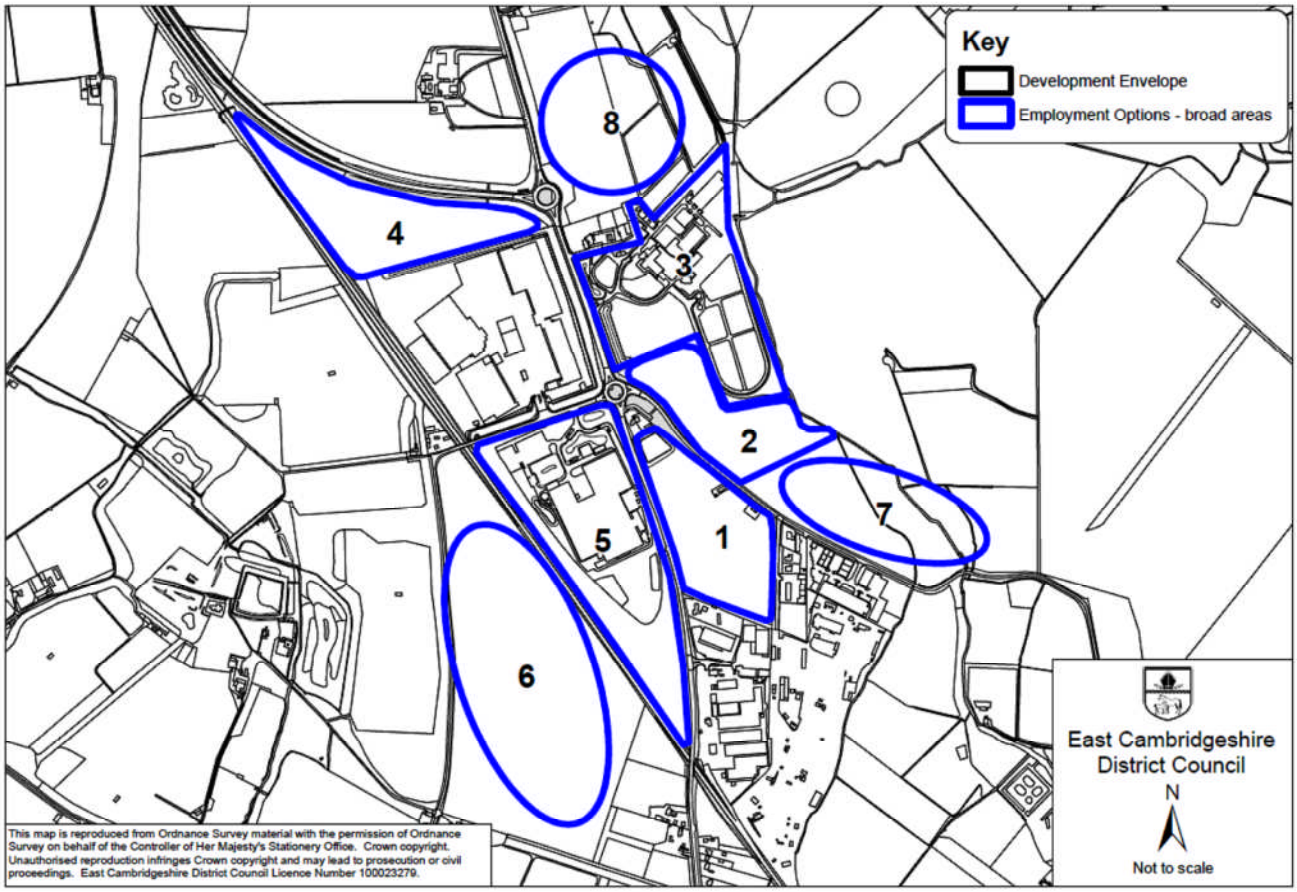
Summary of assessment – Options 3, 4 and 5 score best in terms of sustainability, as they involve the provision of additional land to enable the on-site expansion of existing key businesses (7.3), and can be developed with minima harm on the environment. Sites 4 and 5 are more visible than site 3, but good landscaping and design can help to mitigate any adverse impacts. The development of site 4 may actually serve to improve the current appearance by screening the large warehouse with new landscaping and buildings. Development on sites 1 and 2 will have some adverse impact in terms of landscape – but this can be party mitigated through good landscaping and design. They score better in visual and environmental terms than sites 6, 7 and 8, which are also located away from the core of the strategic employment cluster, and in sensitive landscape areas. In addition, site 6 cannot be readily accessed from the A142, and access off Landwade Road would be problematic in terms of impact on trees and local character and residential amenity.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – Cumulative benefits of the employment cluster.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from employment development. For example, policies relating to design and layout, and environmental protection.

Fordham employment site options:



HADDENHAM – housing sites

Proposed allocation sites:	Other sites considered:
Option 1: Land off Rowan Close	Option 3: Land east of Station Road
Option 2: Land at New Road	Option 4: Land south-east of Aldreth Road
	Option 5: Land off Chewells Lane
	Option 6: Land between Hinton View and Wilburton Road
	Option 7: Land east of Orchard Way
	Option 8: Land south of Cherry Orchard
	Option 9: Land south of Hod Hall Lane
	Option 10: Land west of Lode Way
	Option 11: Land west of Aldreth Road
	Option 12: Land between High Street and West End
	Option 13: Land south of Hill Row
	Option 14: Land north of Hill Row
	Option 15: Land north of West End and west of Station Road
	Option 16: Land adjacent Northumbria Close

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	--	~	--	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	-	~	-	--	~	~	~	~	~	--	-	--	--	~
3.2 Landscape and townscape character	~	~	-	--	~	-	--	~	~	~	--	---	---	---	---	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

Summary of assessment – It is considered that options 1 and 2 are most suitable for housing growth as development in these areas would have less landscape impact than development on part of areas 5, 8 or 10. Part of the area of option 5 is orchard/woodland and it also includes a graveyard and allotments. Part of area 10 closest to Nelsons Lane could be appropriate in visual terms but not clear how access could be obtained. The other options are considered unsuitable for housing due to access problems and or adverse character/visual impact.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing distribution of employment and retail growth.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

HADDENHAM – employment sites

Proposed allocation sites:

Option 17: Land south of Station Road Business Park

Other sites considered:

Option 1: Land off Rowan Close
Option 2: Land at New Road
Option 3: Land east of Station Road
Option 4: Land south-east of Aldreth Road
Option 5: Land off Chewells Lane
Option 6: Land between Hinton View and Wilburton Road
Option 7: Land east of Orchard Way
Option 8: Land south of Cherry Orchard
Option 9: Land south of Hod Hall Lane
Option 10: Land west of Lode Way
Option 11: Land west of Aldreth Road
Option 12: Land between High Street and West End
Option 13: Land south of Hill Row
Option 14: Land north of Hill Row
Option 15: Land north of West End and west of Station Road
Option 16: Land adjacent Northumbria Close
Option 18: Land north and east of Station Road Business Park
Option 19: Land rear of Anson Packaging, Station Road

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	--	~	--	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	-	~	-	--	~	~	~	~	~	--	-	--	--	~	~	~	~
3.2 Landscape and townscape character	~	~	-	--	~	-	--	~	~	~	--	---	---	---	---	-	-	--	--
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
4.2 Waste production	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	+++	++	++
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++

Commentary

Summary of assessment – Option 17 scores highest in terms of sustainability as employment development at that site would have minimal impact on landscape character and setting of the village. As an extension to an existing employment area, it would provide synergies and economic benefits to the existing business park. Many other options are considered unsuitable for employment due to access problems or adverse visual impact.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing distribution of employment and retail growth.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Haddenham housing and employment site options:

ISLEHAM – housing sites

Proposed allocation sites:	Other sites considered:
Option 5: Land south of 5a Fordham Road Option 6: Land west of Hall Barn Road (1) Option 8: Land south and west of Lady Frances Court	Option 1: Former Allotments, Beck Road Option 2: Land between 43 and 79 The Causeway Option 3: Land west of Pound Lane (1) Option 4: Land west of Pound Lane (2) Option 7: Land east of Hall Barn Road/south of West Street Option 9: Land off Coates Drove/Church Lane Option 10: Land at Little London Option 11: Land at Station Road Option 12: Land north of Sun Street Option 13: Land at Sheldrick's Road/Houghton Lane Option 14: Land east of Beck Road Option 15: Land west of Hall Barn Road (2) Option 16: Land east and west of Prickwillow Road Option 17: Land east of Hall Barn Road Option 18: Land at East Fen Road Option 19: Land north of East Road

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1.1 Undeveloped land	-	--	-	-	-	-	--	-	+/-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	--	-	-	-	-	--	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	-
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	---	---	~	~	~	~		-	~	~	~	~	~	~	-	~	?
3.2 Landscape and townscape character	~	-	-	-	~	~	-	~	--	-	-	--	-	-	--	--	--	--	--
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

Summary of assessment – Site 5, 6 and 8 appear to score best as they could be developed without significant visual impact. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example Option 1 may result in the loss of existing allotments unless replacement allotments are provided on-site or elsewhere. Sites 3 and 4 are located adjacent to a former priory which is designated as a scheduled ancient monument. Therefore housing development on this site could have a negative impact on the setting of the monument. The development of option 9 may require vehicular access from Coates Drove a public byway, which will involve altering its rural character. Options 2 and 7 are also likely to have an impact on the wider highway network due to the scale of housing which could be delivered on these sites.

Short/medium/long term impacts – A number of the sites are large areas of land, and have significant capacity in excess of the scale of allocation likely in this Plan period. If these sites are allocated there will need to be regard to how the initial phase of development will fit with longer term plans for the remainder of the site.

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of employment and retail growth.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse housing growth. For example, policies relating to housing design and layout, and environmental protection

ISLEHAM – employment sites

Proposed allocation sites:	Other sites considered:
Option 20: Land adjacent to Hall Barn Road Industrial Estate *(see second table below)*	Option 1: Former Allotments, Beck Road Option 2: Land between 43 and 79 The Causeway Option 3: Land west of Pound Lane (1) Option 4: Land west of Pound Lane (2) Option 7: Land east of Hall Barn Road/south of West Street Option 9: Land off Coates Drove/Church Lane Option 10: Land at Little London Option 11: Land at Station Road Option 12: Land north of Sun Street Option 13: Land at Sheldrick's Road/Houghton Lane Option 14: Land east of Beck Road Option 15: Land west of Hall Barn Road (2) Option 16: Land east and west of Prickwillow Road Option 17: Land east of Hall Barn Road Option 18: Land at East Fen Road *See second table below* Option 19: Land north of East Road Option 21: Land to rear of Hall Barn Road Industrial Estate Option 22: Land west of Beck Road

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1.1 Undeveloped land	-	--	-	-	-	-	--	-	+/-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	--	-	-	-	-	--	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	---	---	~	~	~	~		-	~	~	~	~	~	~	-	~
3.2 Landscape and townscape character	~	-	-	-	~	~	-	~	--	-	-	--	-	-	--	--	--	--
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~

6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++

Commentary

Summary of assessment – Site 20 appears to score best it would have the least adverse impact on the character and setting of the Isleham and its landscape, as a logical extension to the existing employment area. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example Sites 3 and 4 are located adjacent to a former priory which is designated as a scheduled ancient monument. Therefore employment development on this site could have a negative impact on the setting of the monument. In the case of site 21, there is also no obvious vehicular access to the site as it is located to the rear of existing industrial estate. If vehicular access is provided from Fordham Road across neighbouring land it would have a significant impact on the character of the surrounding area.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None

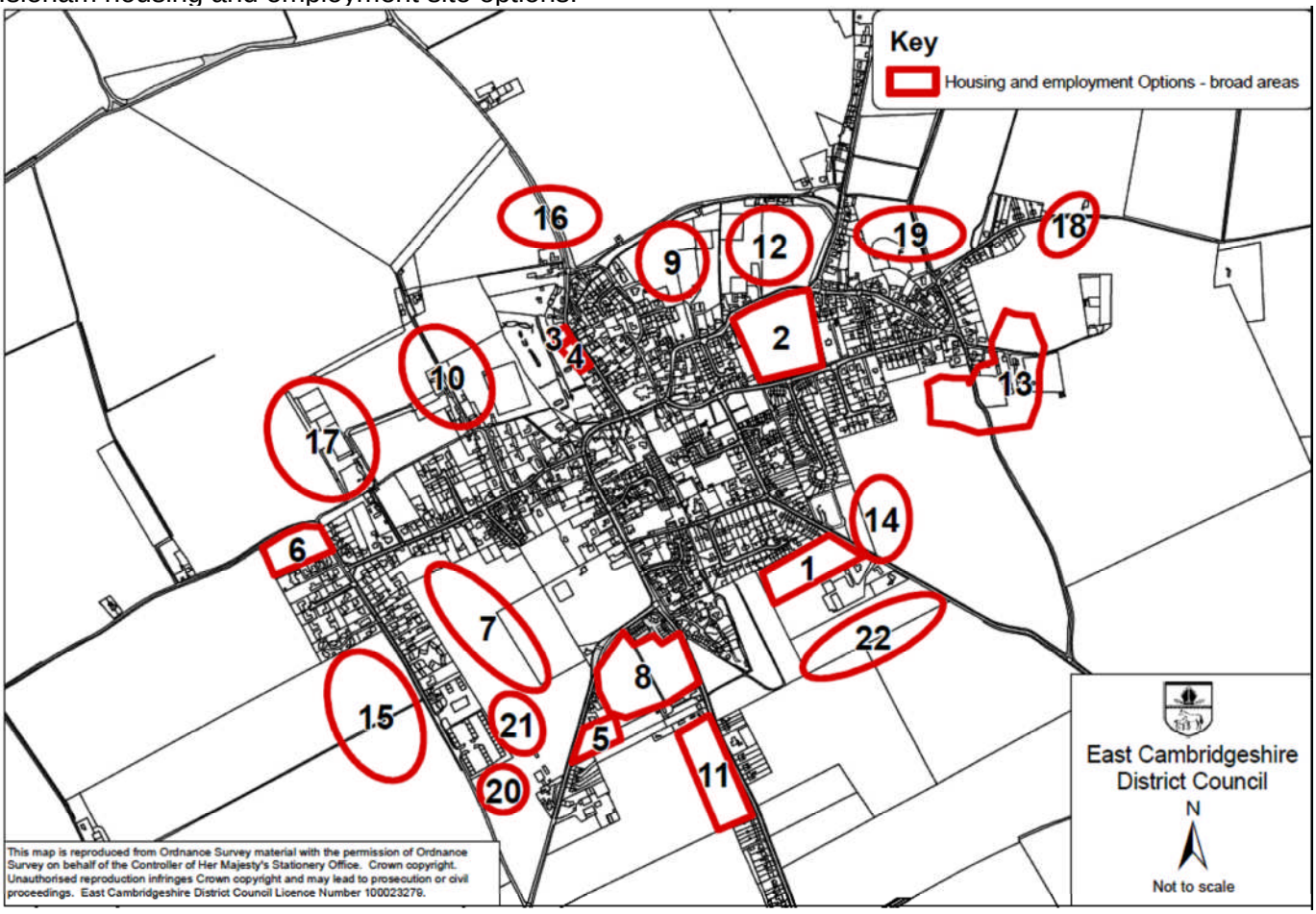
Summary of mitigation measures – Ensure developments are of high quality design, with extensive landscaping, good accessibility and links to the walking and cycling network.

ISLEHAM – employment sites (contd)

Option 19: Land north of East Road
Option 20: Land adjacent to Hall Barn Road Industrial Estate
Option 21: Land to rear of Hall Barn Road Industrial Estate
Option 22: Land west of Beck Road

SA Objective	19	20	21	22
1.1 Undeveloped land	-	-	-	-
1.2 Energy use	-	-	-	-
1.3 Water consumption	-	-	-	-
2.1 Nature sites and species	~	~	~	~
2.2 Biodiversity	?	?	?	?
2.3 Access to wildlife	~	~	~	~
3.1 Historical assets	?	?	?	?
3.2 Landscape and townscape character	--	-	---	+/-
3.3 Design and layout	?	+	-	?
4.1 Pollutants	-	-	-	-
4.2 Waste production	-	-	-	-
4.3 Climate change	~	~	~	~
5.1 Health	~	~	~	~
5.2 Crime	~	~	~	~
5.3 Open space	~	~	~	~
6.1 Accessibility	~	~	~	~
6.2 Inequalities	~	~	~	~
6.3 Housing need	~	~	~	~
6.4 Community involvement	~	~	~	~
7.1 Access to work	++	++	++	++
7.2 Investment	+	+	+	+
7.3 Local economy	+++	+++	+++	+++

Isleham housing and employment site options:



LITTLE DOWNHAM – housing sites

Proposed allocation sites:

Option 2: Land rear of 1 – 7 Cannon Road

Other sites considered:

Option 1: Land to the north of School Lane/ north of Rectory
Option 3: Land off Ely Road
Option 4: Land at Bury Farm
Option 5: Land north-east of Kiln Close/south east of Lawn Lane
Option 6: Land off Cowbridge Hall Road
Option 7: Land north of Lawn Lane
Option 8: Land off Park Lane
Option 9: Land south of Cowbridge Hall Road
Option 10: Land west of Tower Road
Option 11: Land south of High Road
Option 12: Land at West Fen Drove
Option 13: Land at Hurst Lane
Option 14: Land north of Lawn Lane
Option 15: Land south of Ely Road

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1.1 Undeveloped land	-	+	+	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	-	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	-	~	~
3.1 Historical assets	-	~	~	~	~	~	~	-	~	~	~	-	~	-	~
3.2 Landscape and townscape character	-	~	~/-	-	--	--	-	-	--	--	--	--	--	-	--
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

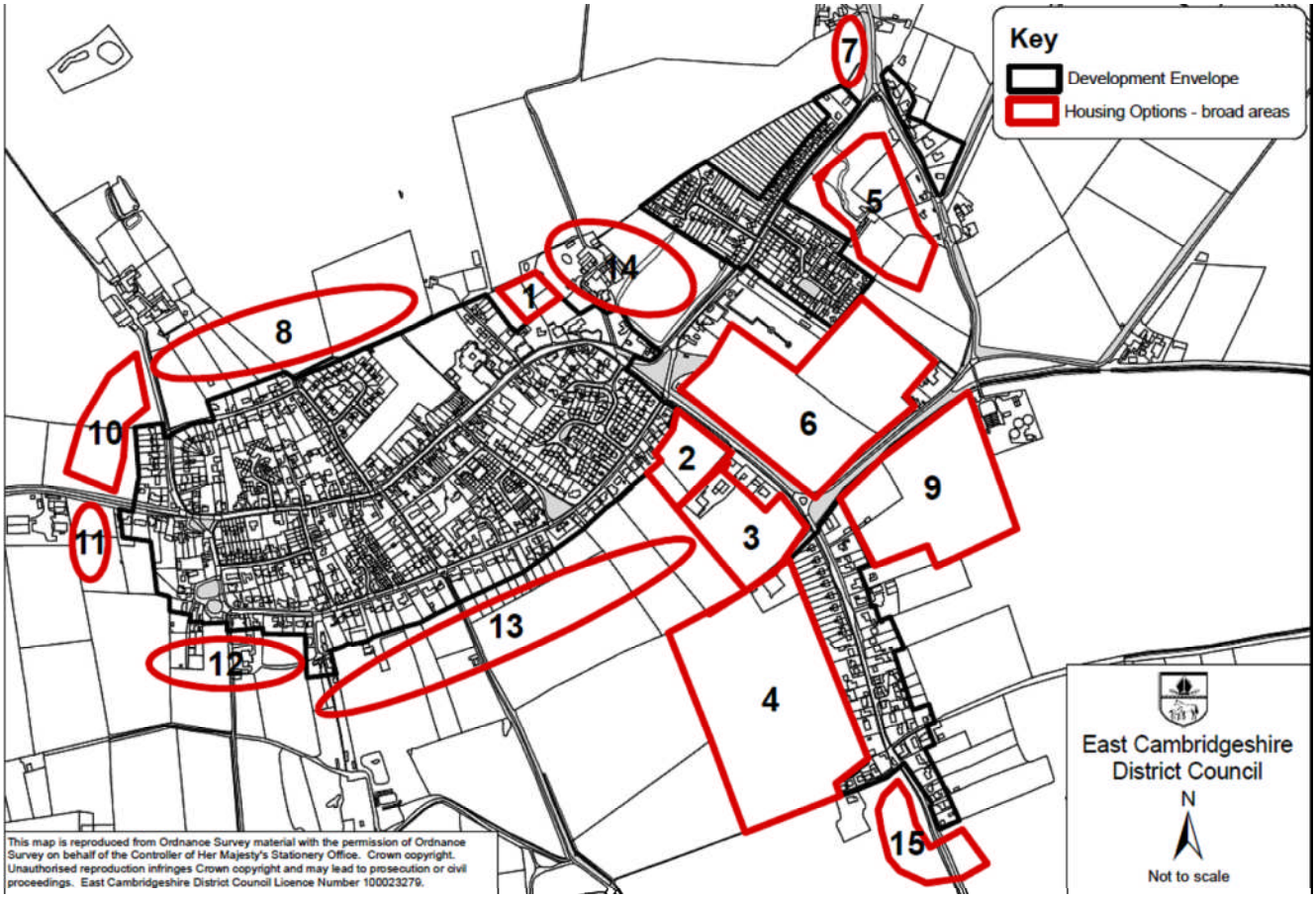
Summary of assessment – Site 2 appears to score best as it could be developed without significant visual impact or any other difficulties. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example site 13 could potentially have an impact on a Local Nature Reserve which is to the south of the village. Sites 6 and 9 are likely to require highway and pedestrian/cycle access improvements to enable housing development on Cowbridge Hall Road. Sites 12 and 13 are currently accessed by single track roads which would require improvement to enable housing development to the south of the village.

Short/medium/long term impacts – Several of the sites are very large areas of land, and have significant capacity in excess of the scale of allocation likely in this Plan period. If these sites are allocated there will need to be regard to how the initial phase of development will fit with the longer term plans for the remainder of the site

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of employment and retail growth.

Summary of mitigation measures - The Local Plan will need to include a range of other policies ad proposals that will seek to mitigate any adverse housing growth. For example, policies relating to housing design and layout, and environmental protection

Little Downham housing site options:



LITTLEPORT– housing-led/mixed use sites

Proposed allocation sites:	Other sites considered:
Option 1: West of Woodfen Road (housing + employment)	Option 3: Land west of Camel Road
Option 2: Land west of Highfields	Option 4: Land west of 150 Wisbech Road
	Option 5: Land north of Silt Road and Back Lane
	Option 6: Land west of Lynn Road
	Option 7: Land north-east of City Road
	Option 8: Land south of Padnal
	Option 9: Land between Hoof Close and Hawthorn Close
	Option 10: Land east of Ely Road
	Option 11: Land south of the Coppice
	Option 12: Land west of Ely Road
	Option 13: Land south of Grange Lane
	Option 14: Land north of Wisbech Road
	Option 15: Land north of Black Bank Drove
	Option 16: Land south of Wisbech Road (1)
	Option 17: Land south of Wisbech Road (2)

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.2 Landscape and townscape character	~/-	~	-	-	-	-	-	-	~/-	~/-	-	-	~	-	-	-	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	--	~	--	--	--	--	~	~	~	~	~	--	--	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	+	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

Summary of assessment – Sites 1 and 2 appear to score best. Sites 8 and 12 also perform well as they are not within areas of high flood risk and could be partially developed without adverse visual impact. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example sites 3 and 5 – 8 are located in areas of significant flood risk and therefore considered to be unsuitable for significant housing growth. Option 1 would also involve the loss of existing playing fields (objective 5.3).

Short/medium/long term impacts – Impacts will increase over time as phases come forward.

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of employment and retail growth.

Summary of mitigation measures - The Local Plan will need to include a range of other policies ad proposals that will seek to mitigate any adverse housing growth. For example, policies relating to housing design and layout, and environmental protection

LITTLEPORT– employment sites

Proposed allocation sites:	Other sites considered:
Option 1: West of Woodfen Road (housing + employment)	Option 2: Land west of Highfields
Option 4: Land west of 150 Wisbech Road	Option 3: Land west of Camel Road
Option 14: Land north of Wisbech Road	Option 5: Land north of Silt Road and Back Lane
	Option 6: Land west of Lynn Road
	Option 7: Land north-east of City Road
	Option 8: Land south of Padnal
	Option 9: Land between Hoof Close and Hawthorn Close
	Option 10: Land east of Ely Road
	Option 11: Land south of the Coppice
	Option 12: Land west of Ely Road
	Option 13: Land south of Grange Lane
	Option 15: Land north of Black Bank Drove
	Option 16: Land south of Wisbech Road (1)
	Option 17: Land south of Wisbech Road (2)

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.2 Landscape and townscape character	~/-	~	-	-	-	-	-	-	~/-	~/-	-	-	~	-	-	-	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	--	~	--	--	--	--	~	~	~	~	~	--	--	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++

Commentary

Summary of assessment – Options 1, 4 and 14 offer the best opportunity for suitable and deliverable employment sites subject to resolving issues relating to flood risk and visual impact. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example Option 15 does not have suitable highway access to the site.

Short/medium/long term impacts – Impacts will increase over time as phases come forward.

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of housing and retail growth.

Summary of mitigation measures - The Local plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from employment growth. For example, policies relating to the distribution of growth, design, layout and environmental protection.

LITTLEPORT – primary and secondary school sites

Proposed allocation sites:	Other sites considered:
Option 3: Land west of Camel Road	Option 1: Land west of Woodfen Road Option 2: Land west of Highfields Option 4: Land west of 150 Wisbech Road Option 5: Land north of Silt Road and Back Lane Option 6: Land west of Lynn Road Option 7: Land north-east of City Road Option 8: Land south of Padnal Option 9: Land between Hoof Close and Hawthorn Close Option 10: Land to the east of Ely Road Option 11: Land south of the Coppice Option 12: Land west of Ely Road Option 13: Land south of Grange Lane Option 18: Land south of The Paddocks

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	18
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.2 Landscape and townscape character	~/-	~	-	-	-	-	-	-	~/-	~/-	-	-	~	~
3.3 Design and layout	~	~	~	~	~	~	~	~	~	~	~	~	~	~
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	~	~	~	~	~	~	~	~	~	~	~	~	~	~
4.3 Climate change	-	~	--	~	--	-	--	--	-	~	~	-	-	-
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.2 Inequalities	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++
7.1 Access to work	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.2 Investment	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.3 Local economy	++	++	++	++	++	++	++	++	++	++	++	++	++	++

Commentary

Summary of assessment – Option 3 is considered to be a suitable option for a primary and secondary school which benefits from having good pedestrian and cycle accessibility and could facilitate investment in the neighbouring Leisure centre through the shared use of facilities (objective 7.2). However the potential risk of flooding (objective 4.3) and loss of playing fields (objective 5.3) would have to be resolved to enable development on this site.

Options 1, 2 and 10 also perform well in that these sites have a more limited visual impact and are not located in areas at a significant risk of flooding. Option 18 is not large enough to accommodate a primary and secondary school but could have potential for a primary school.

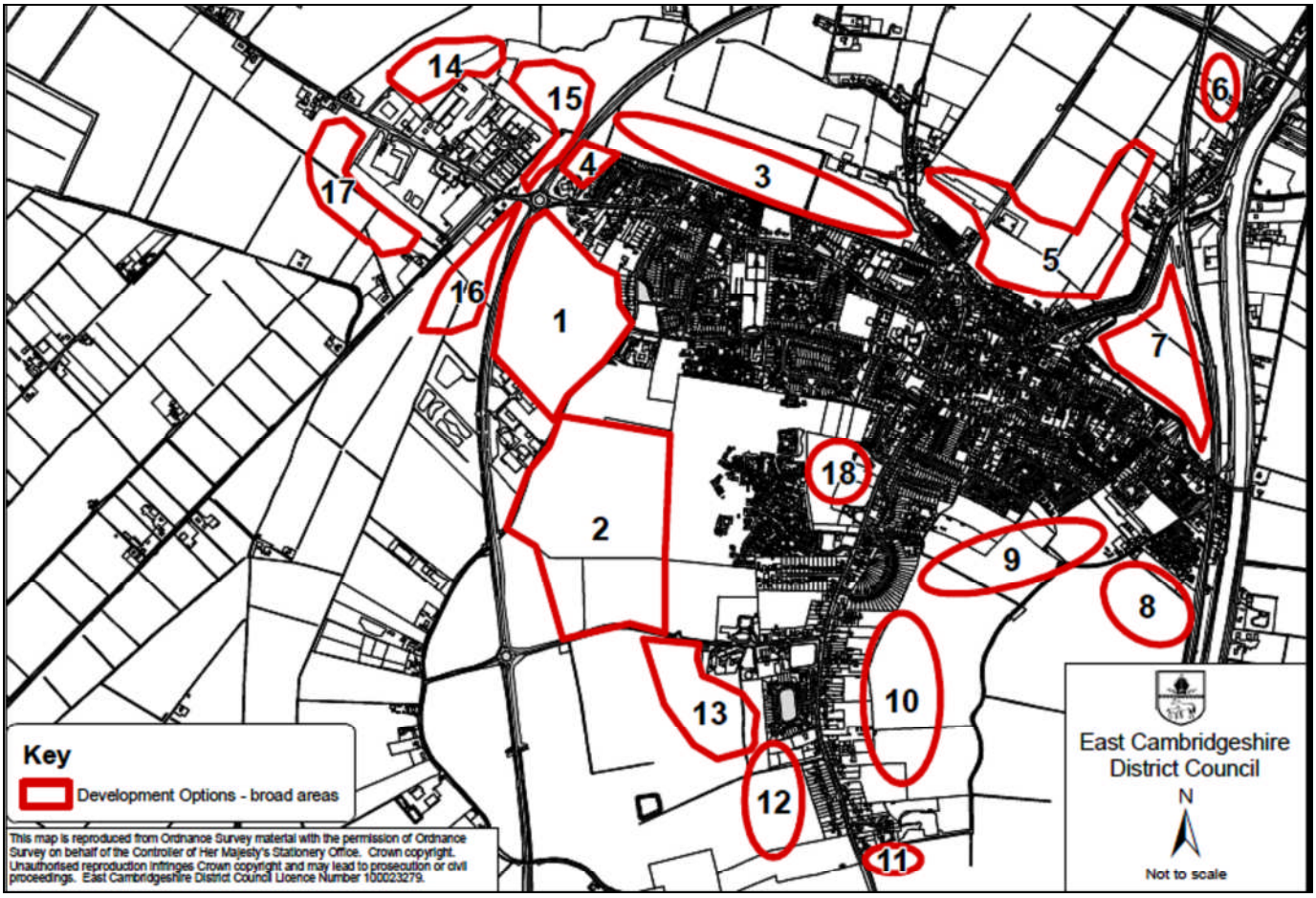
Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example Option 8 has a lack of suitable highway access due to limitations at the Victoria Street junction.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – If the primary school and secondary school are co-located, this could synergistic effects – e.g. less travel by parents dropping children at the same location, less construction and energy consumption, less use of greenfield land etc.

Summary of mitigation measures – Policies in the Local Plan will seek to reduce and mitigate any adverse effects of development. For example, policies relating to design and layout, environmental protection, and access. Applications will need to be determined on their merits.

Littleport development site options:



PRICKWILLOW – housing sites (up to 10 dwellings)

Proposed allocation site:
Option 1: Land adjacent to Putney Hill Road

Other sites considered:
Option 2: Land between Limes Farm and Bunker's Hill
Option 3: Land west of the recreation ground
Option 4: Land west of Kingdon Avenue
Option 5: Land north of Ely Road
Option 6: Land east of the Village Hall
Option 7: Land east and south of recreation ground
Option 8: Land east of Main Street
Option 9: Land south of Drainage Museum
Option 10: Land off Padnal Bank

SA Objective	1	2	3	4	5	6	7	8	9	10
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	?	~	?	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	--	~
3.2 Landscape / townscape character	~	~	~	~	--	~	--	--	--	~
3.3 Design and layout	?	?	?	?	?	?	?	-?	?	-
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	--	--	--	--	--	--	--	--	--	--
5.1 Health	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~

5.3 Open space	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+

Commentary

Summary of assessment – All options are in Flood Zone 1, however, proposals will need to be in accordance with national/local policy on flood risk. Options 1-4 and 6 appear to be the most sustainable, as development would have little landscape impact as they read as part of the village.

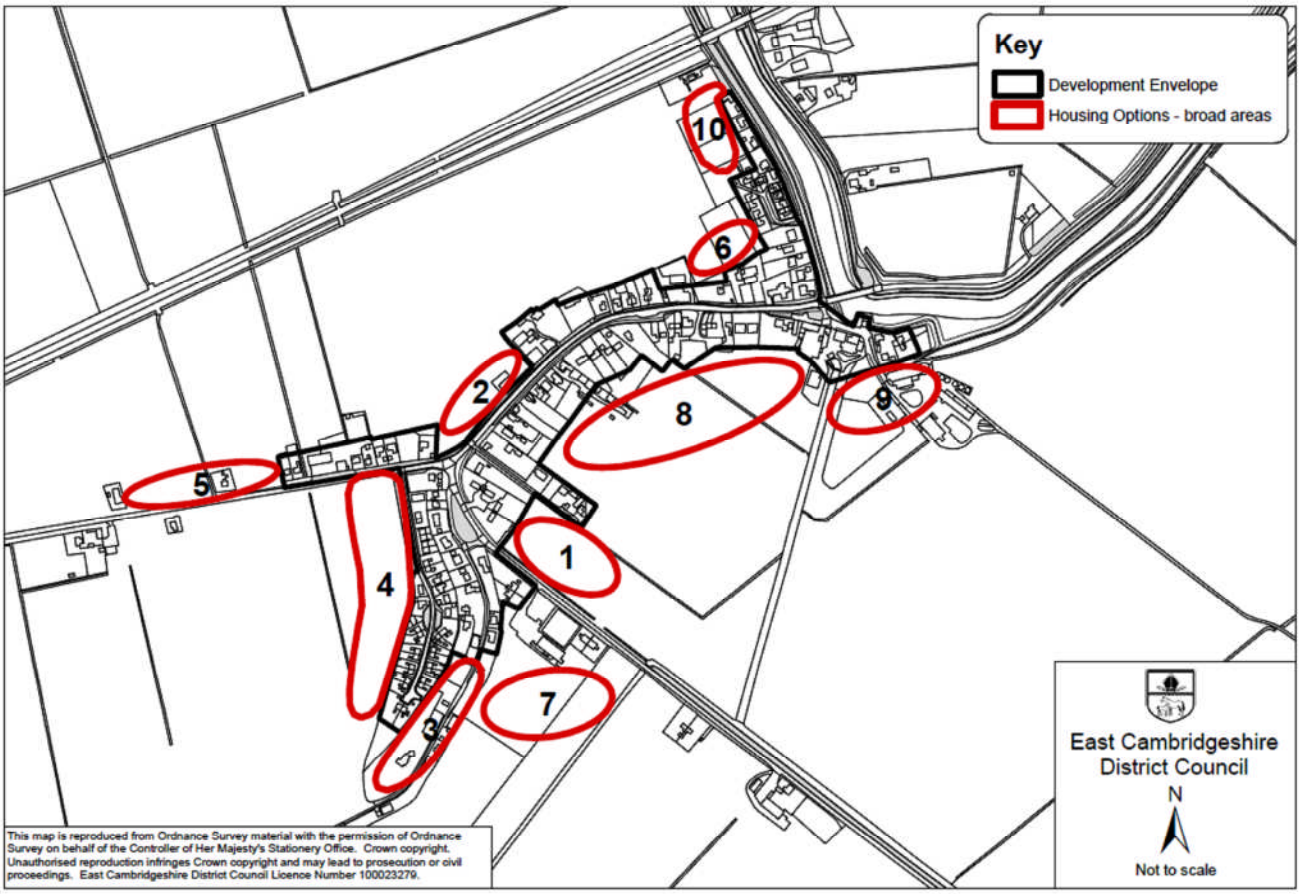
Options 5 and 7 are located beyond the natural built-up area, and would involve highly visible extensions into the countryside. Option 8 and 9 also have potential to cause harm to landscape character and the setting of the village. Access to option 8 area is also not clear – and development on option 9 area could have an adverse impact on the setting of the historic Drainage Museum. Option 10 scores poorly as it adjoins the Waste Water Treatment Works (4.1) and Padnal Bank provides poor access.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Prickwillow housing site options:



PYMOOR – housing sites

Proposed allocation sites:

Option 1: Land north-east of 9 Straight Furlong

Other sites considered:

Option 2: Land at junction of School Lane and Pygore Drove
Option 3: Land south-east of Main Street
Option 4: Land south-west of Main Street
Option 5: Land south of Pymoor Lane (a)
Option 6: Land south of Pymoor Lane (b)
Option 7: Land south of Pymoor Lane (c)
Option 8: Land south of Pymoor Lane (d)
Option 9: Land north of Pymoor Lane
Option 10: Land north of 26 Straight Furlong
Option 11: Land at Pygore Drove

SA Objective	1	2	3	4	5	6	7	8	9	10	11
1.1 Undeveloped land	+	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	?	?	?	?	?	?	?	?	?	?	?
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	-	~	~
3.2 Landscape and townscape character	~	-	--	--	~	-	-	-	-	--	--
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	--	~	--	--	~	~	~	~	~	--	-
5.1 Health	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+

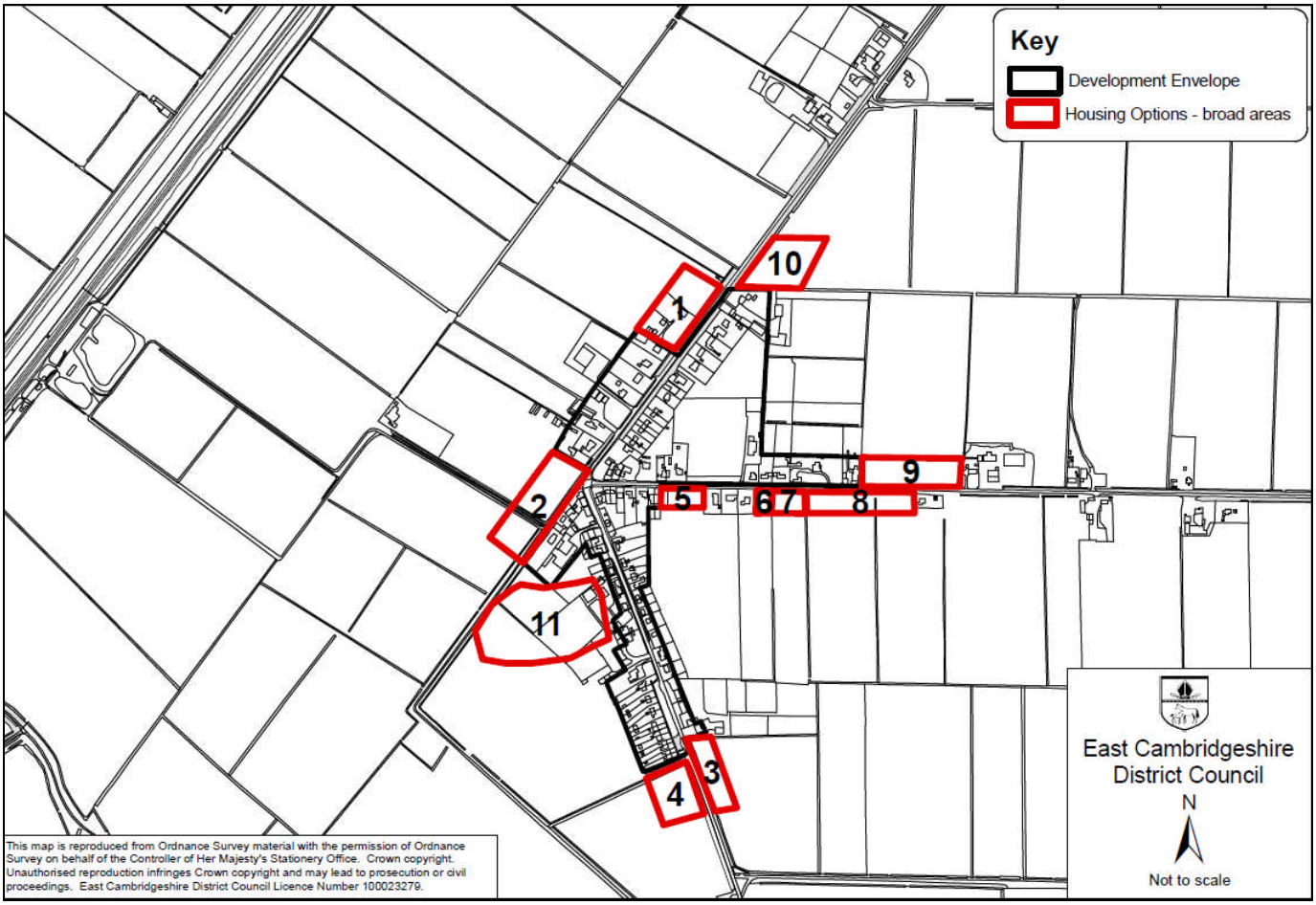
Commentary

Summary of assessment – Site 1 appears to score best as it could be developed without significant visual impact, is easily accessed from the public highway and the potential for flooding can be adequately mitigated. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example site 2 would require highway improvements and sites 3, 4 and 10 are located in areas of flood risk. The village is close to the Ouse Washes (Ramsar and Special Area of Conservation) and Natural England have not yet replied to consultation on the Habitats Screening document – hence the ? scoring on category 2.1.

Short/medium/long term impacts – None identified.

Summary of mitigation measures - The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse housing growth. For example, policies relating to housing design and layout, and environmental protection

Pymoor housing site options:



SOHAM – housing-led/mixed use sites

Proposed allocation sites:

Option 1: Land off Brook Street
Option 2: Land off Station Road
Option 3: Eastern Gateway area

Other sites considered:

Option 4: Land north-east of Fordham Road
Option 5: Land south of Cherry Tree Lane
Option 6: Land north of Cherry Tree Lane
Option 7: Land west of The Butts
Option 8: Land off Mereside
Option 9: Land north-west of Kingfisher Drive
Option 10: Land off Northfield Road
Option 11: Land east of The Shade

SA Objective	1	2	3	4	5	6	7	8	9	10	11
1.1 Undeveloped land	-	+	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	-	~	~	~	-	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	+?	~	~	~	~	~	~	~	~	~
3.2 Landscape and townscape character	~	+	~/-	-	-	~	~	~	-	~/-	~/-
3.3 Design and layout	?	?	?	?	?	?	--	?	?	--	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~

5.2 Crime	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	+	+	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	++	++	~	~	~	~	~	~	~	~
7.2 Investment	+	++	++	+	+	+	+	+	+	+	+
7.3 Local economy	+	++	++	+	+	+	+	+	+	+	+

Commentary

Summary of assessment – Options 1 to 3 score best as the sites are located close to the centre of Soham. As such they should provide good access to facilities (6.1), help to promote walking and cycling and reduce car use (4.1), and benefit the local economy and businesses by supporting the health of the town centre (7.2 and 7.3). Option 3 scores more given that it involves the regeneration of the station area, and could assist in delivering the reprovision of a railway station for Soham.

The other options have similar scores to each other, apart from options 4 and 8, part of which include County Wildlife Sites – so there is potential to impact on an area of biodiversity importance. Option 7 area scores poorly in terms of design and layout (3.3) as it cannot be easily accessed, and would involve the reconfiguration of the primary school site. Option 10 area also has access problems which would require significant investment in the junction on the A142 and widening of Northfield Road,.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

Summary of mitigation measures – Ensure that new developments are of high quality design, which reflects local character and does not adversely affect the natural environment. Incorporate sustainable construction methods and create developments which are safe, accessible and attractive places to live.

Soham housing site options:

SOHAM – employment-led sites

Proposed allocation sites:	Other sites considered:
Option 1: Land east of The Shade	Option 4: Land north of the roundabout on The Shade
Option 2: Land north of The Shade	Option 5: Land off Northfield Road
Option 3: Land east of the A142 bypass	Option 6: Land north-east of the A142 bypass
	Option 7: Land south-east of the A142 bypass
	Option 8: Eastern Gateway
	Option 9: Brook Street
	Option 10: Land south of Downfields
	Option 11: Land south of Cherry Tree Lane
	Option 12: Land north of Cherry Tree Lane
	Option 13: Land west of The Butts
	Option 14: Station area
	Option 15: Land off Mereside
	Option 16: Land north-west of Kingfisher Drive

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	+	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	-	~	~	~	~	~	~	~	-	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	+	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.2 Landscape and townscape character	~/-	-	--	---	~	--	--	~	~	--	~/-	~	~	+	~	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	+	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	--?	~	~	~	~	~	~	~	~	~	~	~	--?	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	+	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	++	+	+
7.3 Local economy	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +	++ +

Commentary

Summary of assessment – As with the assessment of housing/mixed use sites, the development of station area (option 14) scores the best, due to the regeneration benefits that re-development could bring, along with potential facilitation of the re-provision of the railway station. The other preferred housing options (options 8 and 9) also scored very highly in the employment site option appraisal. Option 1 and 2, 11, 12 and 16 all score well as employment sites.

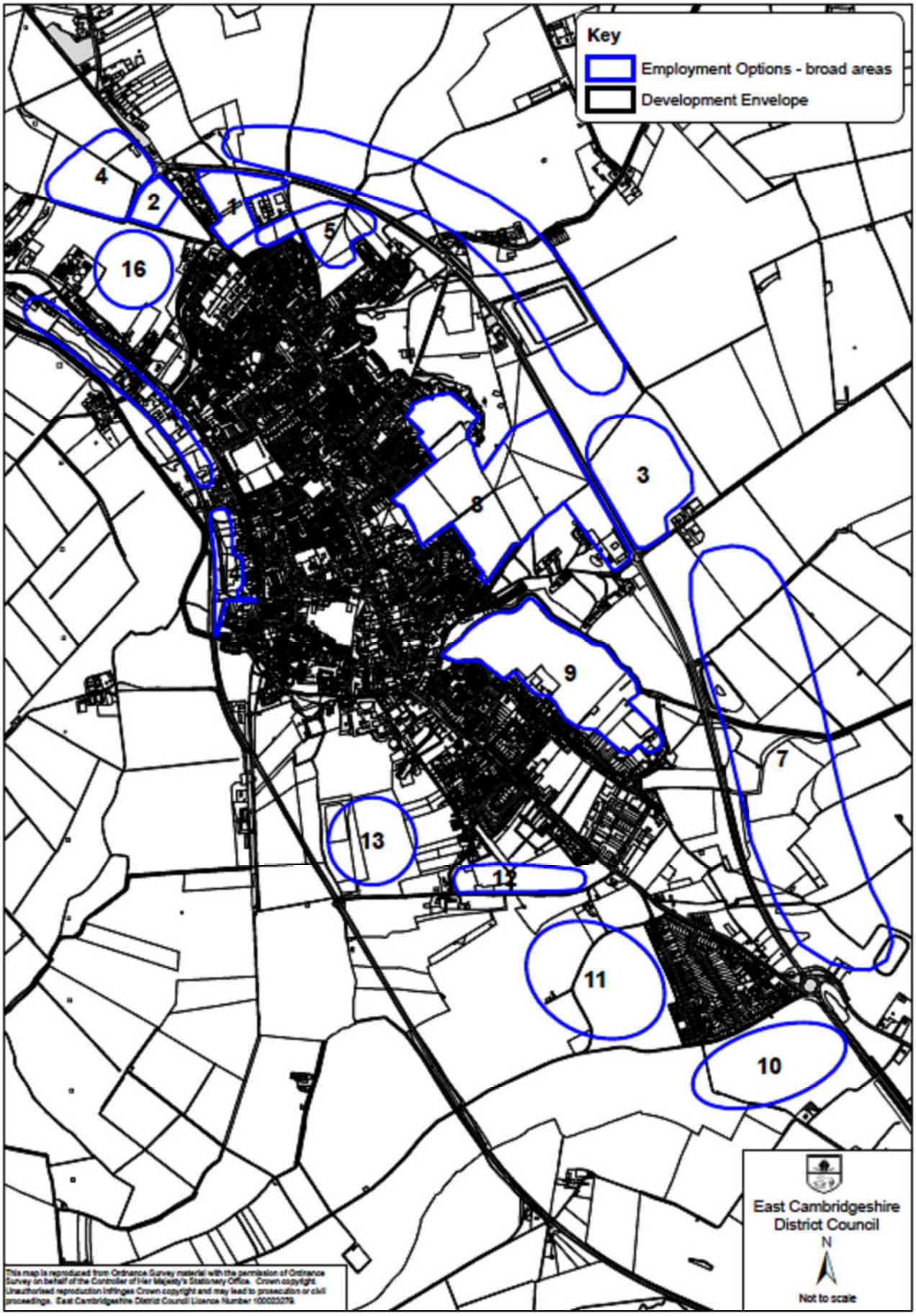
A number of the options have access issues and therefore score poorly either in terms of design and layout (3.3) or accessibility and pollutants (6.1 and 4.1). For example, Option 5 area scores poorly in terms of design and layout (3.3) as it cannot be easily accessed, and would involve the reconfiguration of the primary school site, and Option 13 area has significant access problems which would require significant investment in the junction on the A142 and widening of Northfield Road. The three options sites to the east of the A142 bypass (options 3, 6 and 7) plus land south of Downfields (option 10) raise issues relating to accessibility, due to the barrier of the A142 and the A1141, and the likelihood that most people would access the sites by car. All of the options beyond the natural edge of Soham (options 3, 4, 6, 7 and 10) also register potentially low scores in relation to landscape impact, due to their high visibility in an open countryside setting.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None

Summary of mitigation measures – Ensure developments are of high quality design, with extensive landscaping, good accessibility and links to the walking and cycling network.

Soham employment site options:



SOHAM – town centre opportunity sites

Proposed opportunity sites:	Other sites considered:
Option 1: Budgens area Option 2: Church hall area Option 3: Cooperative store area Option 4: Fountain Lane recreation ground	No other potential town centre or edge of centre sites identified

SA Objective	1	2	3	4
1.1 Undeveloped land	+	+	+	-
1.2 Energy use	-	-	-	-
1.3 Water consumption	~	~	~	~
2.1 Nature sites and species	~	~	~	~
2.2 Biodiversity	?	?	?	?
2.3 Access to wildlife	~	~	~	+?
3.1 Historical assets	?	?	?	?
3.2 Landscape and townscape character	+?	+?	+?	+
3.3 Design and layout	?	?	?	?
4.1 Pollutants	-	-	-	-
4.2 Waste production	-	-	-	-
4.3 Climate change	~	~	~	~
5.1 Health	~	~	~	~
5.2 Crime	~	~	~	~
5.3 Open space	~	~	~	++
6.1 Accessibility	+	+	+	+
6.2 Inequalities	~	~	~	~
6.3 Housing need	?	?	?	?
6.4 Community involvement	~	~	~	++
7.1 Access to work	+	+	+	~
7.2 Investment	+	+	+	+++
7.3 Local economy	+++	+++	+++	+

Commentary

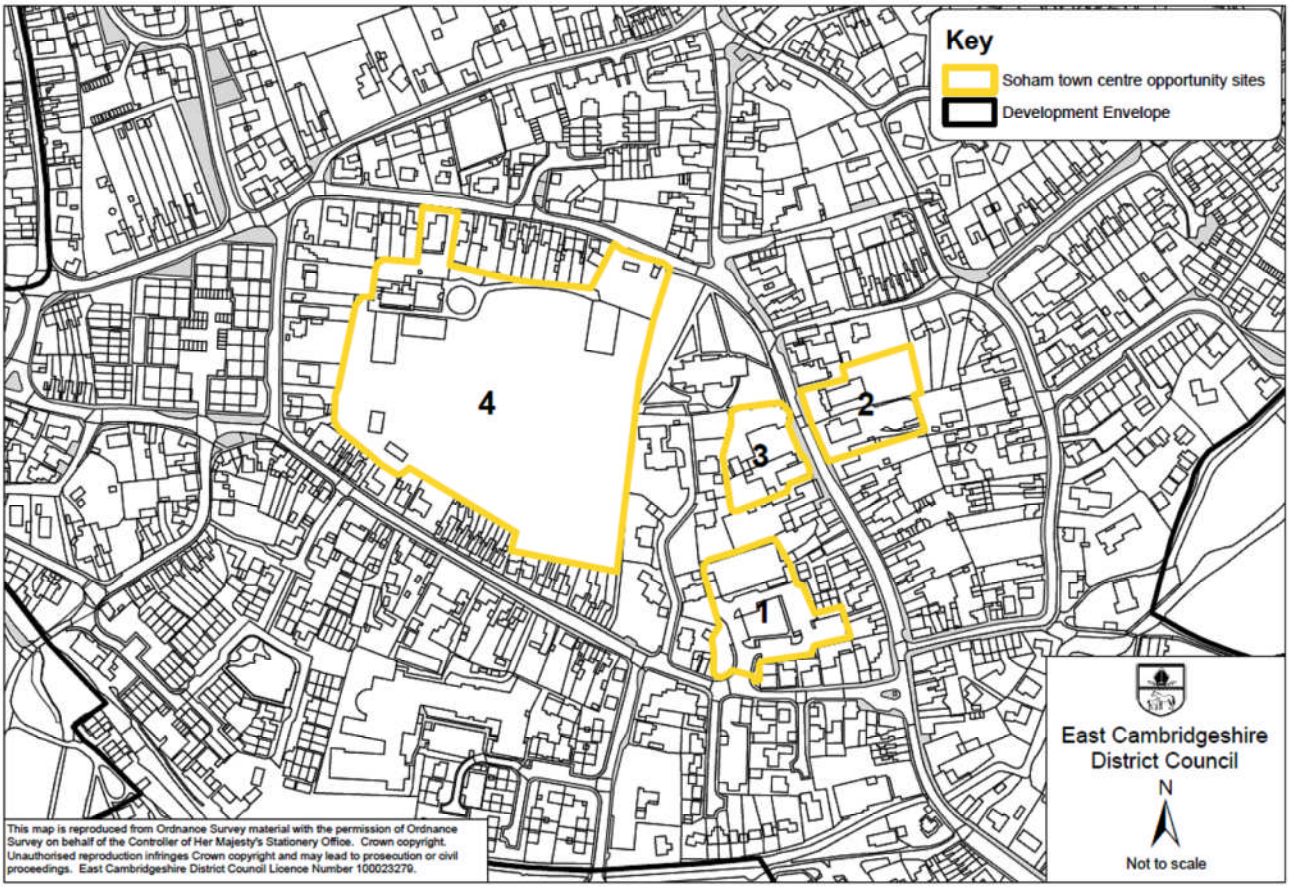
Summary of assessment – The first three options score highly against economic objectives as they would enhance the shopping hierarchy and improve vitality and viability of the city centre. All three would also have potential to improve the visual appearance of their sites. The fourth option is assumed as an enhanced recreation ground/pavilion with redeveloped parking and toilet facilities, as it is not available for other uses. As such, it would involve significant investment in a key town centre facility (7.2), and improve the quality of public open space (2.3 and 5.3).

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – The redevelopment and enhancement of option 4 area could also benefit the health and vitality of the town centre, through more linked trips.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from new development. For example, policies relating to design and layout, and environmental protection.

Soham town centre opportunity site options:



Sutton – housing sites

Proposed allocation site:
Option 4: Land east of Brooklands Farm

Other sites considered:
Option 1: land west of Bury Lane
Option 2: land east of Bury Lane
Option 3: Land north of The Brook
Option 5: land north of Fieldgate
Option 6: Sutton Park
Option 7: land east of Link Lane
Option 8: land south of The Row
Option 9: Land west of The Row
Option 10: Land off A142 roundabout
Option 11: Elean Business Park

SA Objective	Site option										
	1	2	3	4	5	6	7	8	9	10	11
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	+
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	-	?	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	---	~	~	~	~	---	~	~	~	~	~
3.2 Landscape / townscape character	---	---	~	~	~	---	-	--	--	---	---
3.3 Design and layout	-	?	?/-	?	?	-	?	?/-	?	-	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	--
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	---	-	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~

5.2 Crime	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	---
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	--
7.2 Investment	+	+	-?	+	+	+	+	+	+	+	--
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	--

Commentary

Summary of assessment – Options 3 and 4 appear to be the most sustainable options, primarily as development could be accommodated here with the least visual harm to the character and setting of Sutton (3.2). However, option area 3 does not have clear vehicular access, other than via option area 4, or through significant reconfiguration of the greenspace, play area and swale within the Stirling Way development – and therefore it is not clear if appropriate scheme can be delivered (3.3) and whether there could be an adverse impact on local infrastructure (7.2).

Options 1 and 6 score poorly as development could harm important historical assets in the village (3.1), and have an adverse impact on landscape (3.2). Options 8 and 10 also score poorly – option 8 as it is largely in an area of high flood risk (4.3) and option 10 as it is a highly visible site at the entrance to the village. Both options 10 and 11 would involve extending the village beyond its natural boundaries, and potentially harm the setting and framework of the village. Option 11 also has the significant disadvantage of being an important strategic employment site (7.1, 7.2 and 7.3), as well as offering poor pedestrian and cycle access to the village (3.3 and 4.1).

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of employment growth.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Sutton housing site options:

Swaffham Prior – housing sites

Proposed allocation sites:
Option 1: Land off Rogers Road

Other sites considered:
Option 2: Land west of Lower End
Option 3: Land west of 75 High Street
Option 4: Land adjacent 75 High Street
Option 5: Land north of 49 Lower End
Option 6: Land south of 42 Lower End
Option 7: Land between 32-38 Mill Hill
Option 8: Land at the Manor House, Lower End
Option 9: Land south-west of the Cemetery
Option 10: Land west of Goodwin Farm
Option 11: Land east of Goodwin Farm
Option 12: Land south of Heath Road
Option 13: Land north of Rogers Road
Option 14: Land south of Station Road
Option 15: Land south of Vicarage Lane
Option 16: Land north of Fairview Grove
Option 17: Land north of Rogers Road
Option 18: Land north of Station Road

SA Objective	Site option																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	-	~	~	~	?	?	?	?	?	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	-	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	?	?	?	-	?	?	?	?	?	?	?	?	?	--	--	?	?	?
3.2 Landscape and townscape character	--	--	~	-	-	--	--	--	--	~	~	--	--	---	---	---	---	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	--	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	-	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

Summary of assessment – Options 1 and 18 appear to be most sustainable, primarily because it is considered they could be developed without visual harm to the character and setting of Swaffham Prior (3.2). Option 3 could also potentially be developed with minimal visual harm – however, it would involve the relocation of a community facility that may negatively impact upon the satisfaction of people living within the village (6.1 and 6.4). Options 6, 7, 8, 9, 12, 13, 16 and 17 are considered to be poor options, based on the adverse visual impact that development would have on the surrounding areas. Options 14 and 15 also score poorly as the area is part of a historic parkland, and development would adversely affect a historical asset and landscape character (3.1 and 3.2).

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of employment growth.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Swaffham Prior – employment sites

Proposed allocation sites:
Option 11: Land east of Goodwin Farm

Other sites considered:
Option 1: Land off Rogers Road
Option 2: Land west of Lower End
Option 3: Land west of 75 High Street
Option 4: Land adjacent 75 High Street
Option 5: Land north of 49 Lower End
Option 6: Land south of 42 Lower End
Option 7: Land between 32-38 Mill Hill
Option 8: Land at the Manor House, Lower End
Option 9: Land south-west of the Cemetery
Option 10: Land west of Goodwin Farm
Option 12: Land south of Heath Road
Option 13: Land north of Rogers Road
Option 14: Land south of Station Road
Option 15: Land south of Vicarage Lane
Option 16: Land north of Fairview Grove
Option 17: Land north of Rogers Road
Option 18: Land north of Station Road

SA Objective	Site option																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	-	~	~	~	?	?	?	?	?	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	-	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	-	~	-	~	~	-	-	~	~	~	~	~	--	--	~	~	--
3.2 Landscape and townscape character	-	--	~	-	-	--	--	--	--	~	~	--	--	---	---	---	---	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	--	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	-	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++

Commentary

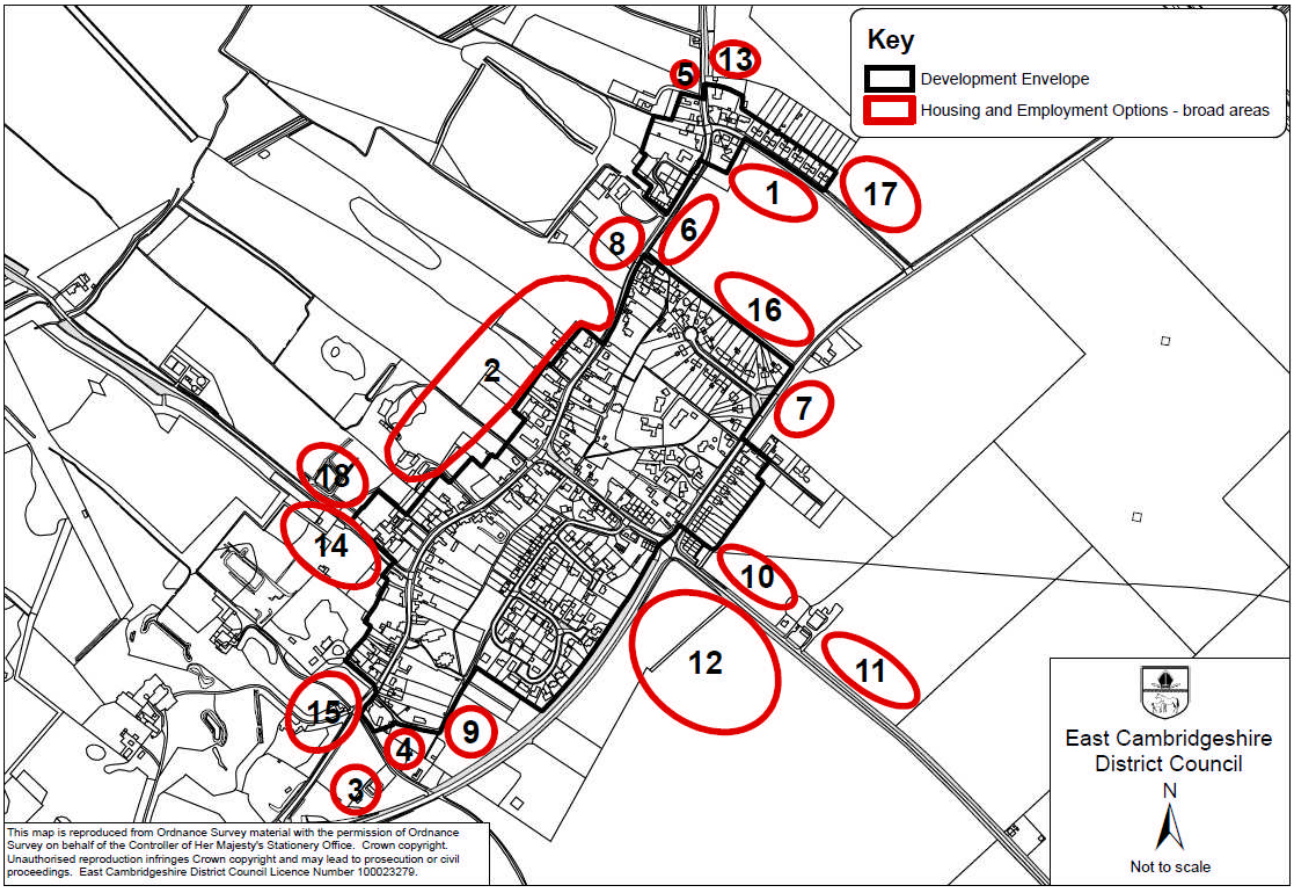
Summary of assessment – Options 10 and 11 appear to be most sustainable, as they are accessible to the main road network (3.3), and could be developed without visual harm to the character and setting of Swaffham Prior (3.2). Option 11 is considered to be marginally more sustainable, as there is a gap between the site and the residential part of the Swaffham Prior, which means less potential for noise and disturbance and impact on residential amenity (4.1 and 3.3) Option 3 also offers these benefits, but is less sustainable as it would involve the relocation of a community facility that may negatively impact upon the satisfaction of people living within the village (6.1 and 6.4). Many of the other options are considered unsuitable for employment uses are they would involve increasing heavy good traffic on residential roads, and/or impacting on the landscape character and setting of the village.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies proposing the distribution of housing growth.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from employment growth. For example, policies relating to access, design and layout, and environmental protection.

Swaffham Prior housing and employment site options:



Wentworth – housing sites (up to 5 dwellings)

Proposed allocation sites:
Option 1: Land opposite the old Red Lion, Main Street
Option 2: Land east of 1 Main Street

Other sites considered:
Option 3: Land west of Church Road
Option 4: Land east of Church Road
Option 5: Land south of Manor Farm
Option 6: Land south of Strafford House, Main Street
Option 7: Land opposite Sunny Acres, Main Street
Option 8: Land north of School House, Main Street
Option 9: Land west of School House, Main Street

SA Objective	Site option								
	1	2	3	4	5	6	7	8	9
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	~
3.2 Landscape / townscape character	-	-	---	---	---	---	-	-	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++

6.4 Community involvement	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+

Commentary

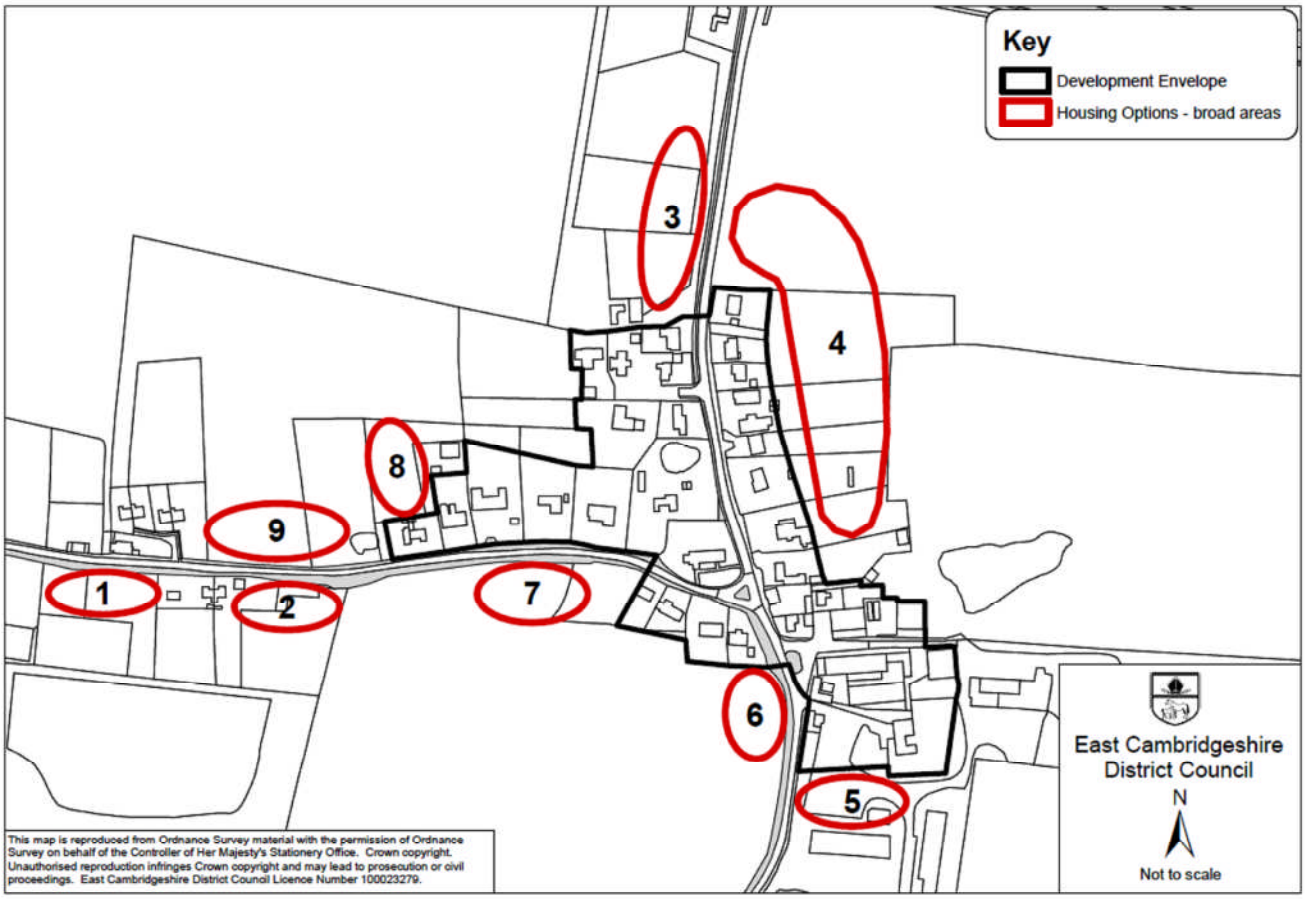
Summary of assessment – All site options have the potential to impact on the character of the village (3.2) so it will be important to ensure a high standard of design for the dwellings. However, options at the entrance to the village are considered to have the potential for greatest adverse impact – options 3, 4, 5 and 6.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Wentworth housing site options:



WICKEN – housing sites (up to 10 dwellings)

Proposed allocation sites:
Option 1: Land northwest of The Crescent
Option 2: Land south of Church Road

Other sites considered:
Option 3: Land opposite Hawe's Lane
Option 4: Land west of Lode Lane
Option 5: Land rear of 7 Lode Lane
Option 6: Land south of Lower Road
Option 7: Land off Chapel Lane
Option 8: Land south of Chapel Lane
Option 9: Land north of Wicken Fen
Option 10: Land at Back Lane
Option 11: Land east of Methodist Church
Option 12: Land north of Chapel Lane
Option 13: Land north of Chapel Lane/Drury Lane junction
Option 14: Land south-east of Hawes Lane
Option 15: Land east of Drury Lane
Option 16: Land north of Church Road

SA Objective	Site option															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1.1 Undeveloped land	-	-	-	~	~	~	~	~	-	~	-	-	~	+/-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	?	?	~	?	?	~	~	~	?	?	~	~	~	~	~	?
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	~	-	-	~	~	~	~	-
3.2 Landscape / townscape character	~	~	--	~	~	--	--	-	--	~/-	~	---	--	--	~	--
3.3 Design and layout	~	~	~	-	-	-	-	-	-	-	-	-	-	~	-	-
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

Summary of assessment – Options 1 and 2 are the most sustainable options, as the only sites which can be developed without adverse landscape character impact, and which are accessible. Options 4-13 and 15 are considered to have unsuitable access to the public highway. Options 3, 5, 6, 8, 9, 12, 13 and 14 could potentially impact on landscape character.

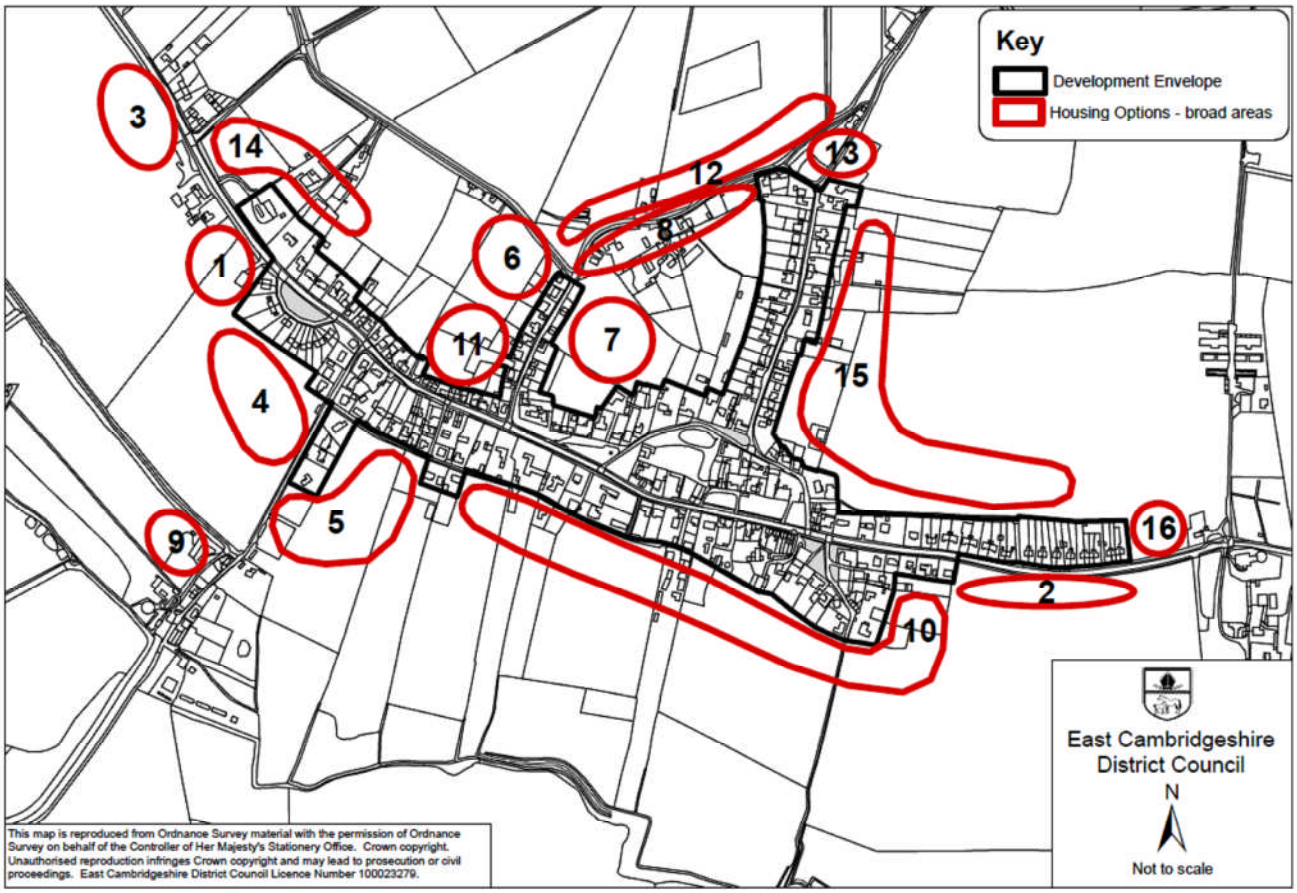
Options 1, 2, 4, 5 9 and 10 are closest to Wicken Fen - the impact on Wicken Fen is not considered to be high, but there is potential for some indirect impacts (e.g. dust /air pollution). These would need to be considered at the planning application stage.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Wicken housing site options:



GYPSY AND TRAVELLER SITES

Proposed allocation sites:

Option 2 – Muckdungle Corner, Newmarket Road, Bottisham (2 pitches)
Option 4 – Land adjacent to Travellers site, Church Road,Wentworth (2 pitches)
Option 5 – Land adjacent to Pony Lodge, Grunty Fen Road, Witchford (2 pitches)

Other sites considered:

Option 1 – Land adjacent to 82 Isleham Road, Fordham
Option 3 – Land north of Travellers site, Church Road, Wentworth
Option 6 – Elmfield, Chewell's Lane, Haddenham
Option 7 – Land east of 82 Isleham Road, Fordham
Option 8 – Builders Yard, Hod Hall Lane, Haddenham
Option 9 – Land east of Goodwin Farm, Heath Road, Swaffham Prior
Option 10 – Land adjacent 4 Long Dolver Drove, Soham
Option 11 – Poplar Drove, Littleport
Option 12 – Mowfen Drove, Littleport
Option 13 – Land west of Meadow Court, Littleport
Option 14 – Still Wheels, Little Thetford
Option 15 – Little Fen Drove, Burwell
Option 16 – Land east of Newmarket Road, Stretham
Option 17 – Former Depot, Brinkley Road, Stretham
Option 18 – Land west of Long Lane, Coveney
Option 19 – Land north of Coates Drove, Isleham
Option 20 – Land between Long Dolver Drove and Hasse Road, Soham
Option 21 – Major development areas
Option 22 – Land adjacent to railway line, Second Drove, Little Downham
Option 23 – Land at Primrose Farm, Sutton Gault
Option 24 – Land adjacent to Shippea Hill railway station

SA Objective	1	2	3	4	5	6	7	8	9	10	11
1.1 Undeveloped land	-	+	+	+	~	+	-	+	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	?	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	~	~	~
3.2 Landscape and townscape character	~	~	~	~	~	~	-	~	-	~	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	--	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	?	~	~	?	~	~	~	~	~	--
5.1 Health	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	+	+	+	+	+	+	+	-	-	+	+
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	~	~	~	~	~	~	~	~	~	~	~
7.3 Local economy	~	~	~	~	~	~	~	~	~	~	~

Summary of assessment – Options 1 – 7 score well in the objectives related to meeting housing need and reducing poverty/social inclusion, with Options 1 and 7 providing significant contributions to site provision. Significant effects are unlikely for Options 1-6 because they are either existing sites or extensions to existing sites. Options 2-6 would also be unlikely to create significant impact due to the small scale of development proposed.

Options 10, 15 and 20 are inaccessible due to highway safety issues. Options 10-13, 14, 8-11, 22-23 score poorly due to their isolation. Options 11, 12 and 23-24 score poorly in terms of reducing vulnerability to the effects of climate change as they are located in high flood risk areas. Sites 8, 9 and 21 are located in close proximity to existing settlements and major development areas, which will not meet the need for a degree of separation requested from the settled community as noted in the Gypsy and Traveller Sub-District Needs Assessment (6.2).

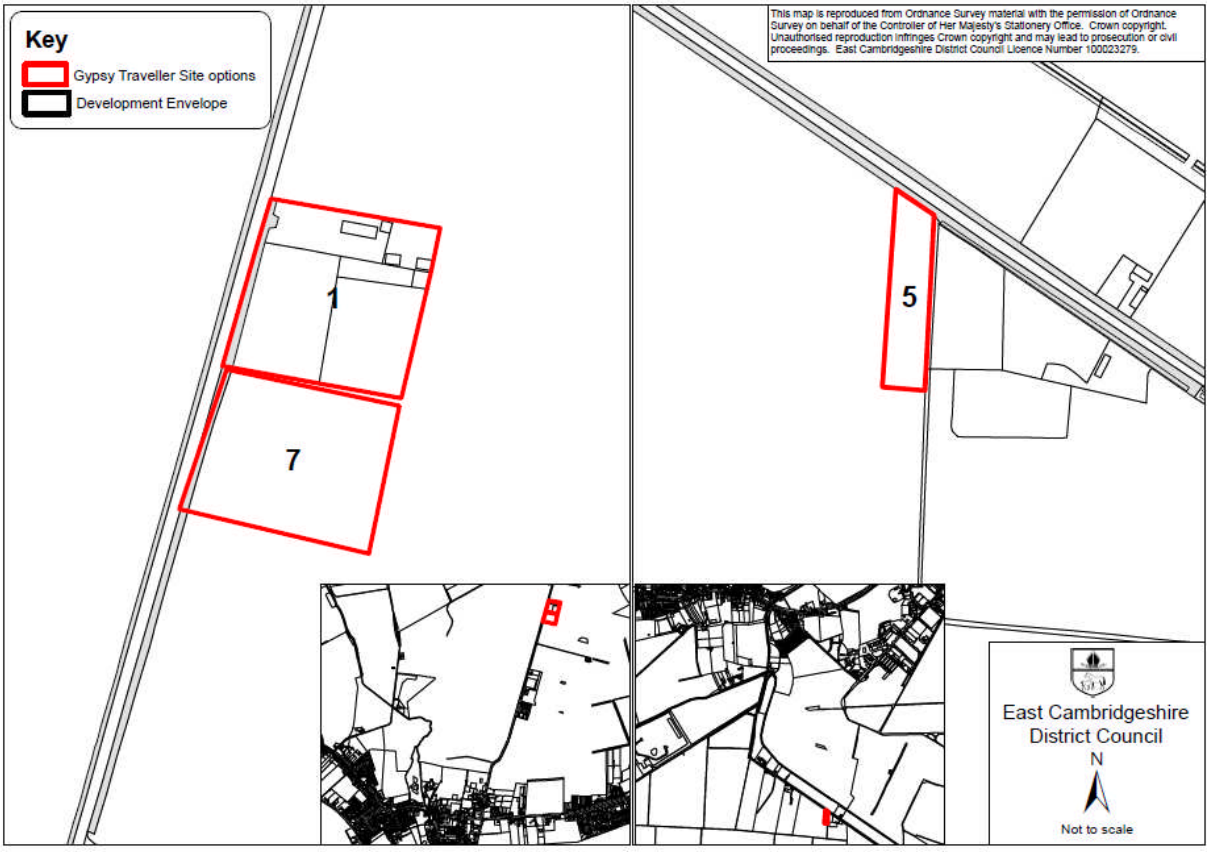
Short/medium/long term impacts – None identified.

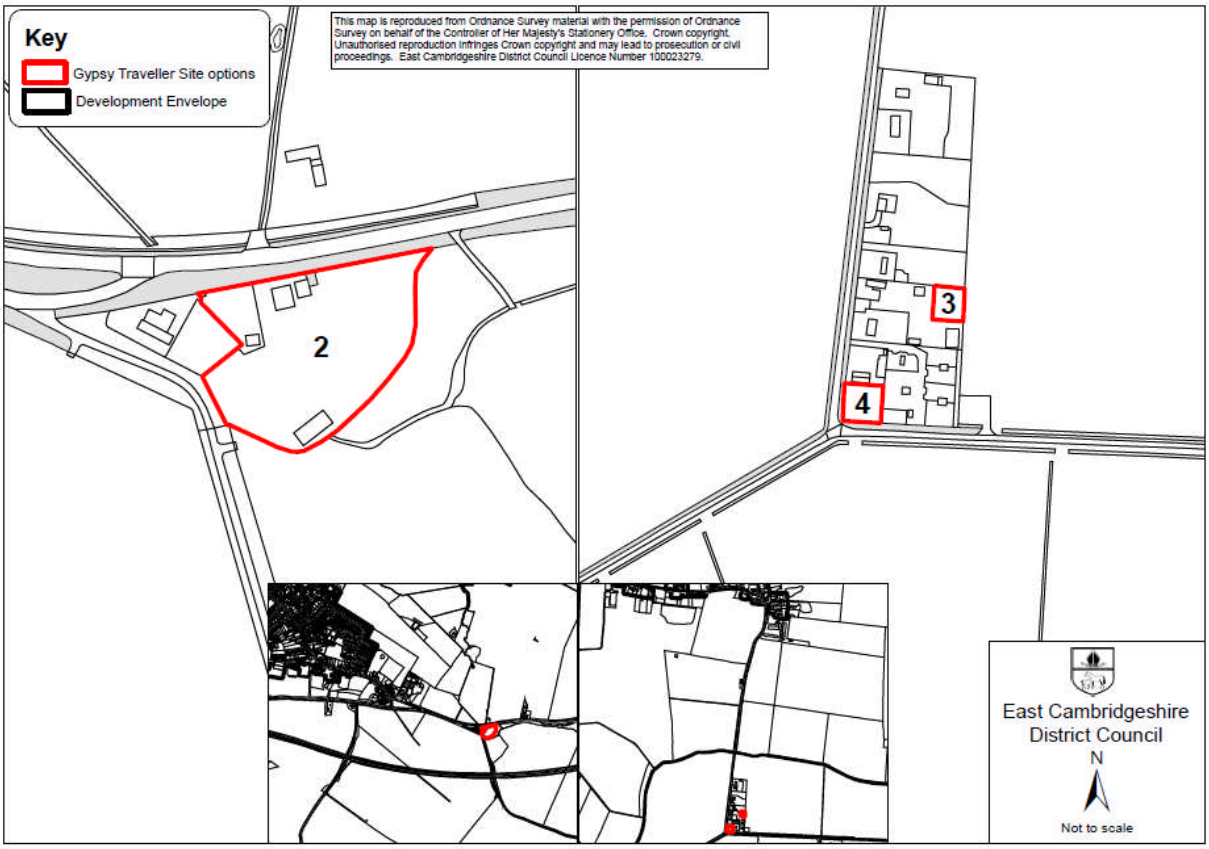
Summary of mitigation measures - Policies in the Local Plan will seek to reduce and mitigate any adverse effects of development. For example, policies relating to design and layout, environmental protection, and access. Applications will need to be determined on their merits.

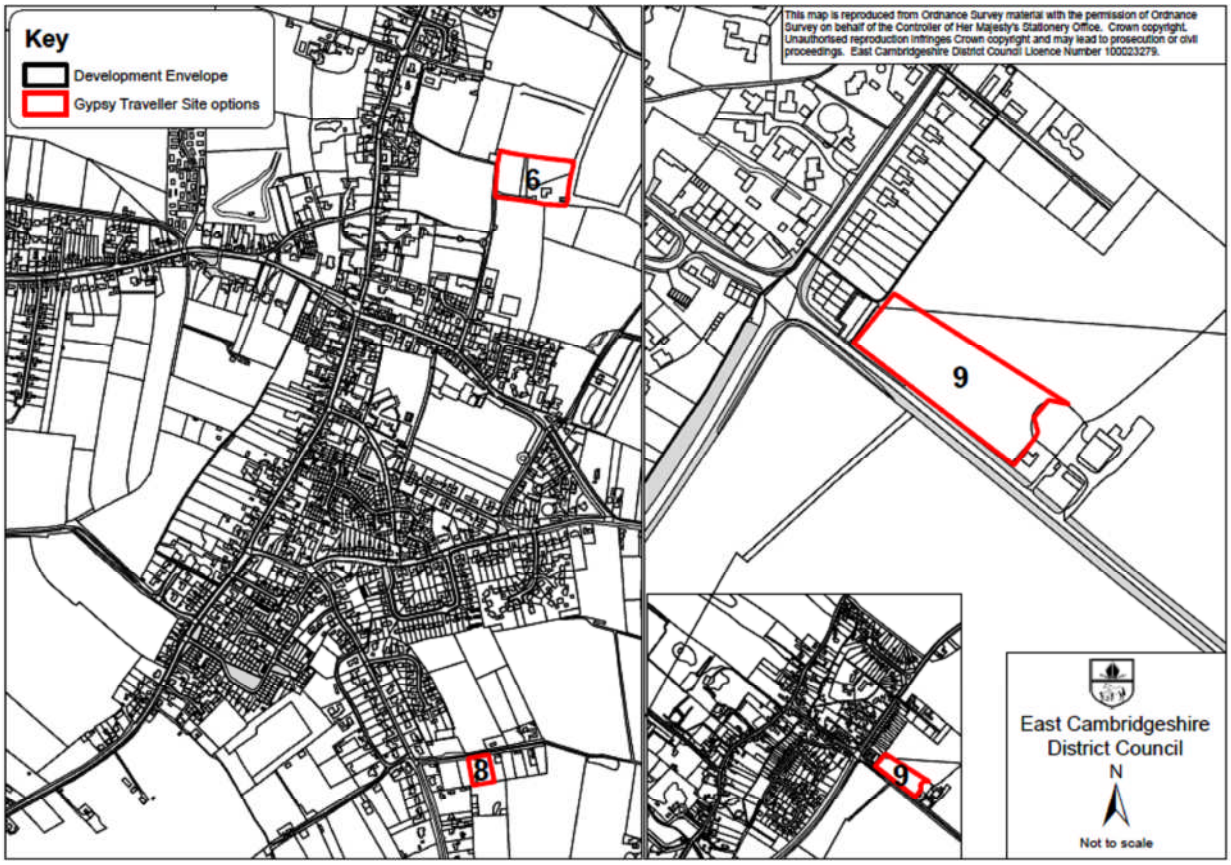
GYPSY AND TRAVELLER SITES (contd)

SA Objective	12	13	14	15	16	17	19	20	21	22	23
1.1 Undeveloped land	-	~	~	~	-	-	-	~	~	?	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	?	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	~	~	~
3.2 Landscape and townscape character	-	--	~	~	-	-	~	~	~	?	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	--	-	~
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	--	~	~	~	~	~	~	~	~	~	--
5.1 Health	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	+	+	+	+	+	+	+	+	-	+	+
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	~	~	~	~	~	~	~	~	~	~	~
7.3 Local economy	~	~	~	~	~	~	~	~	~	~	~

Gyspy and Traveller site options:



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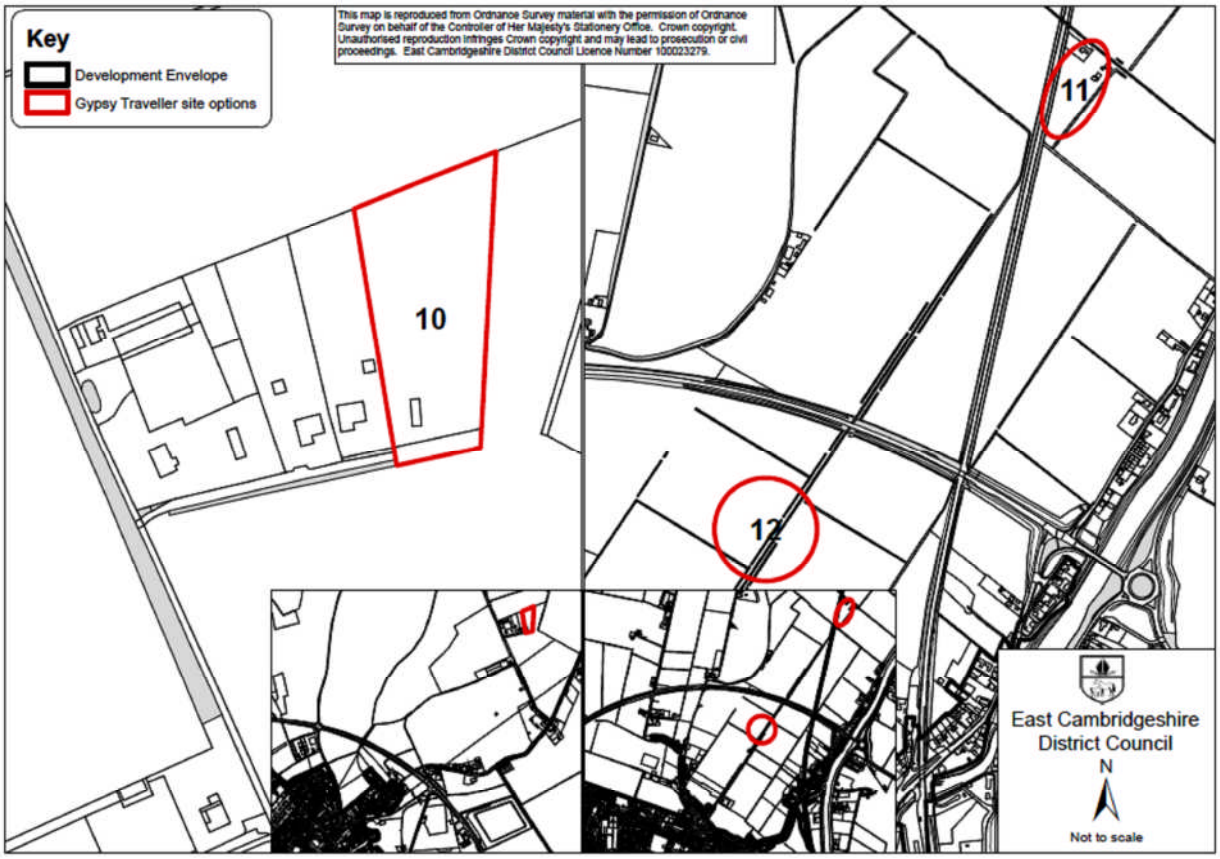
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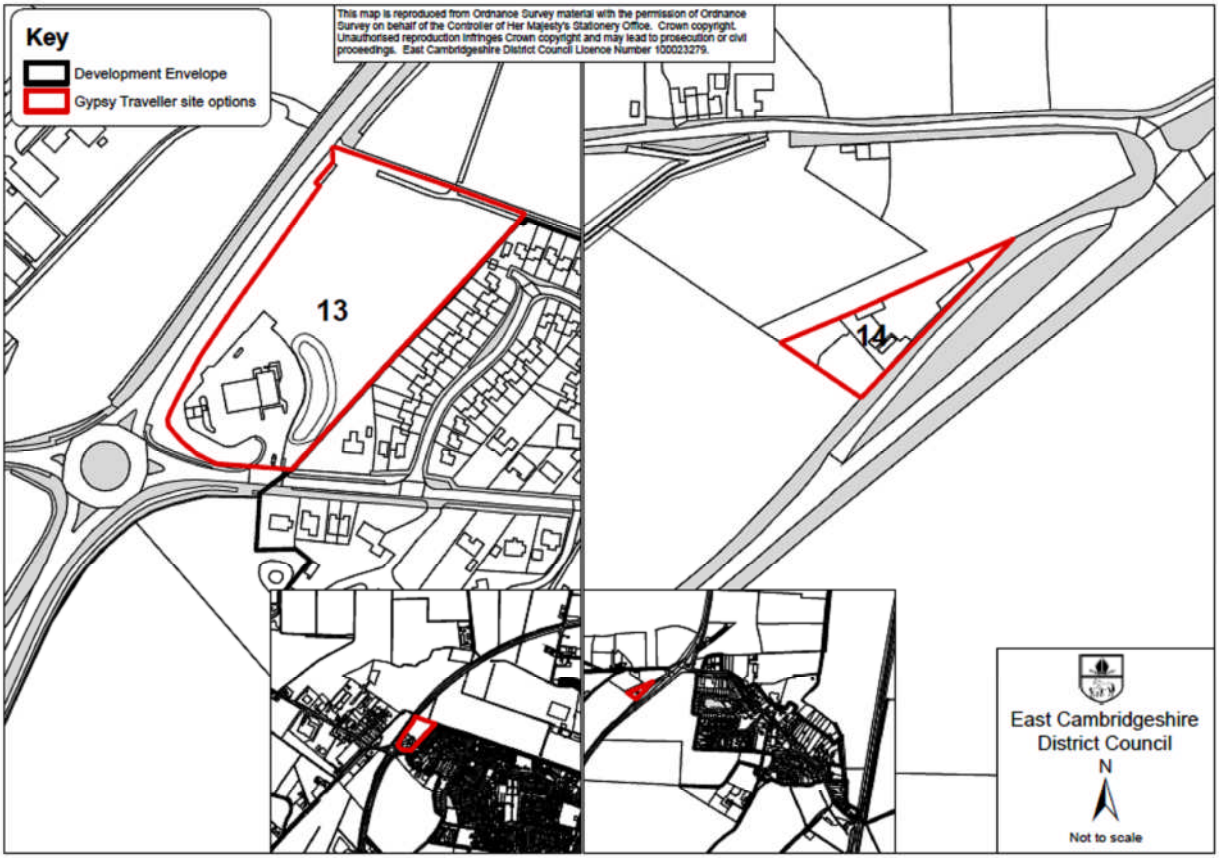
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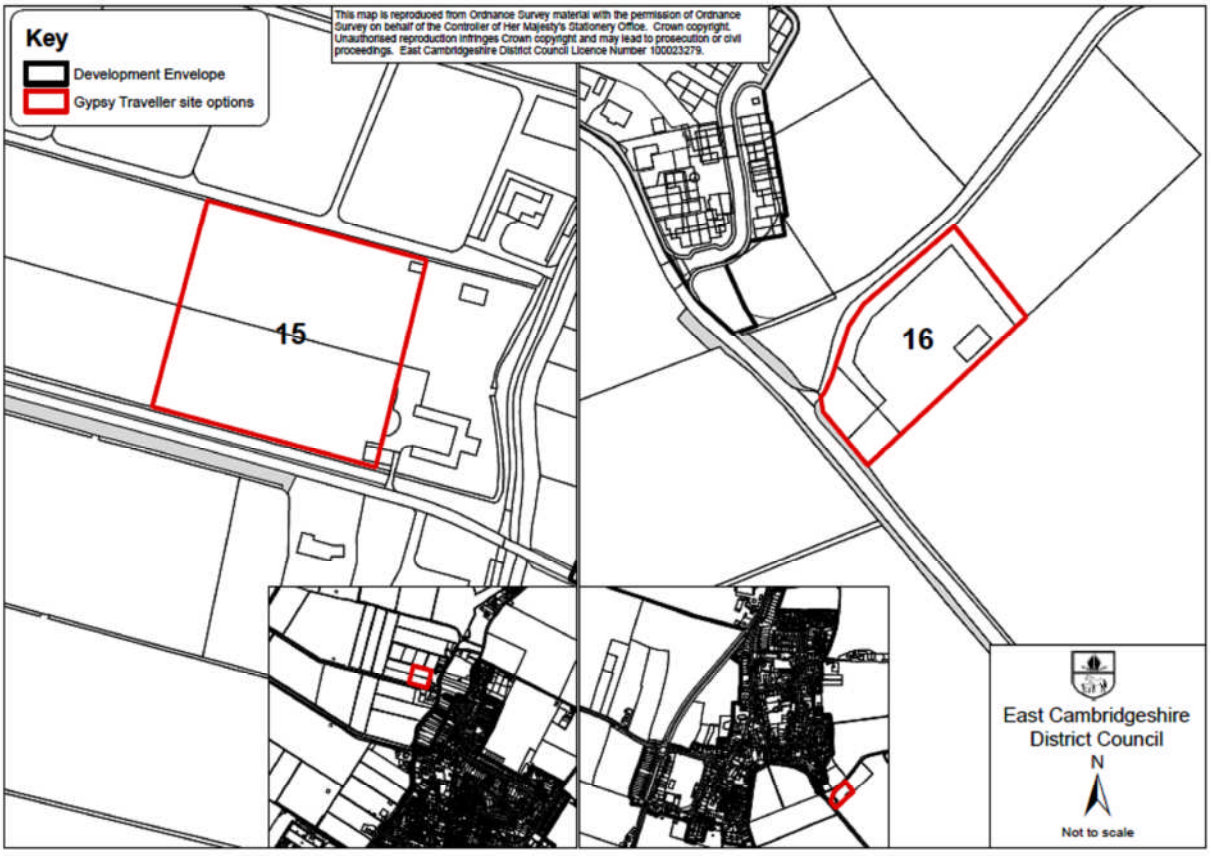
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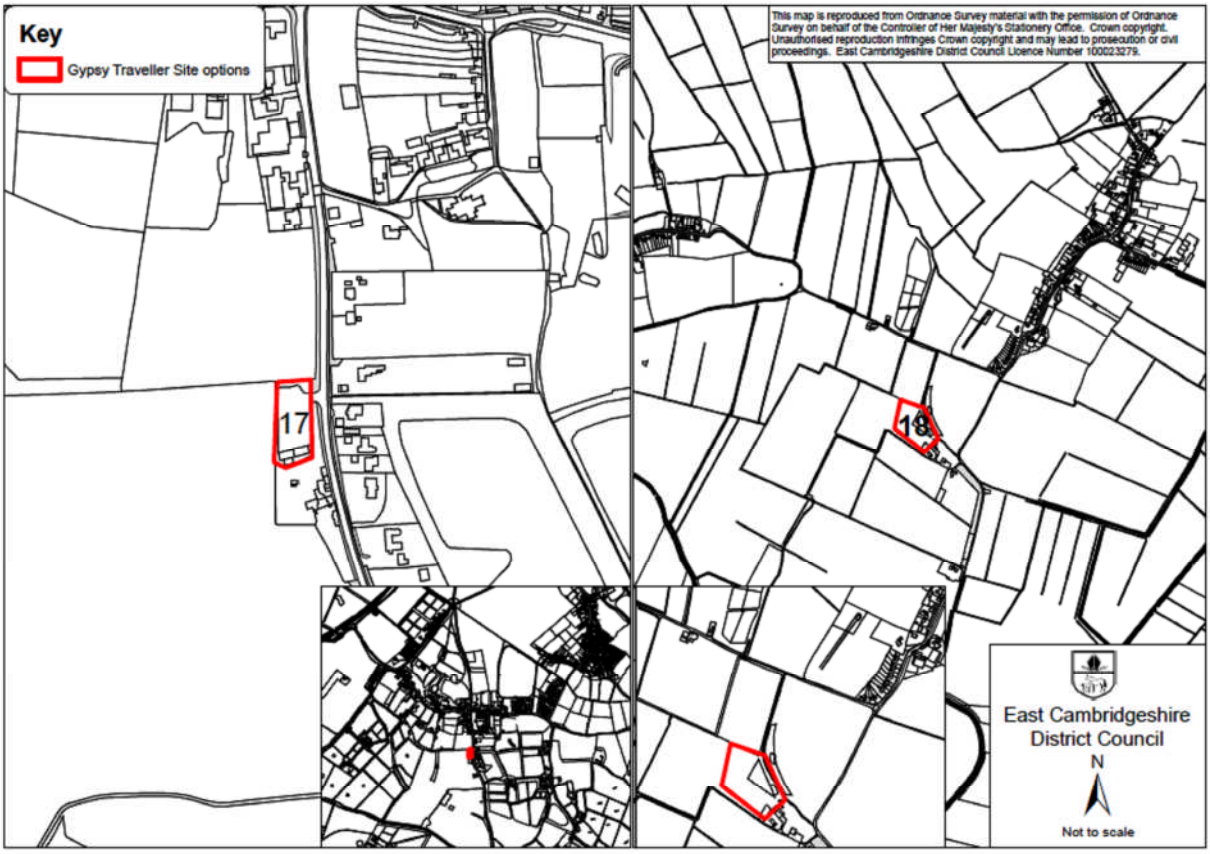
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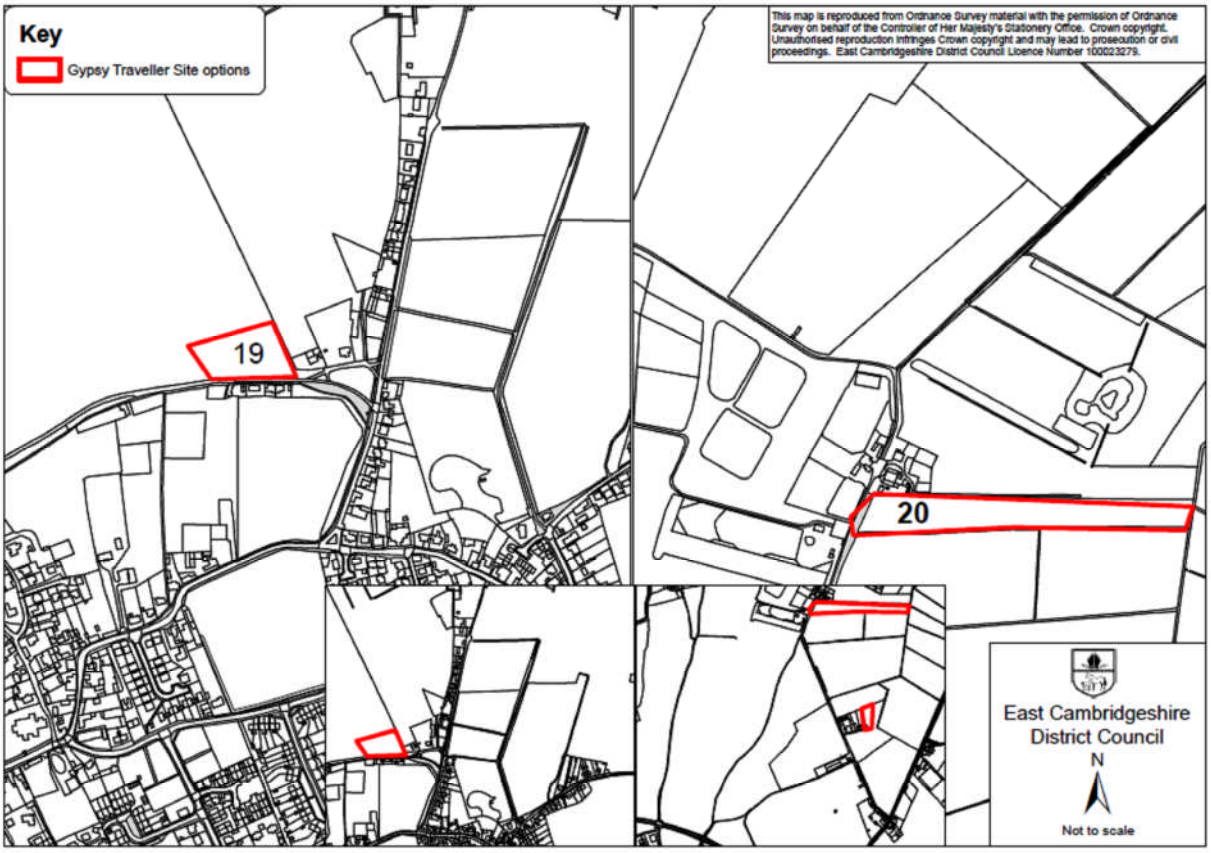
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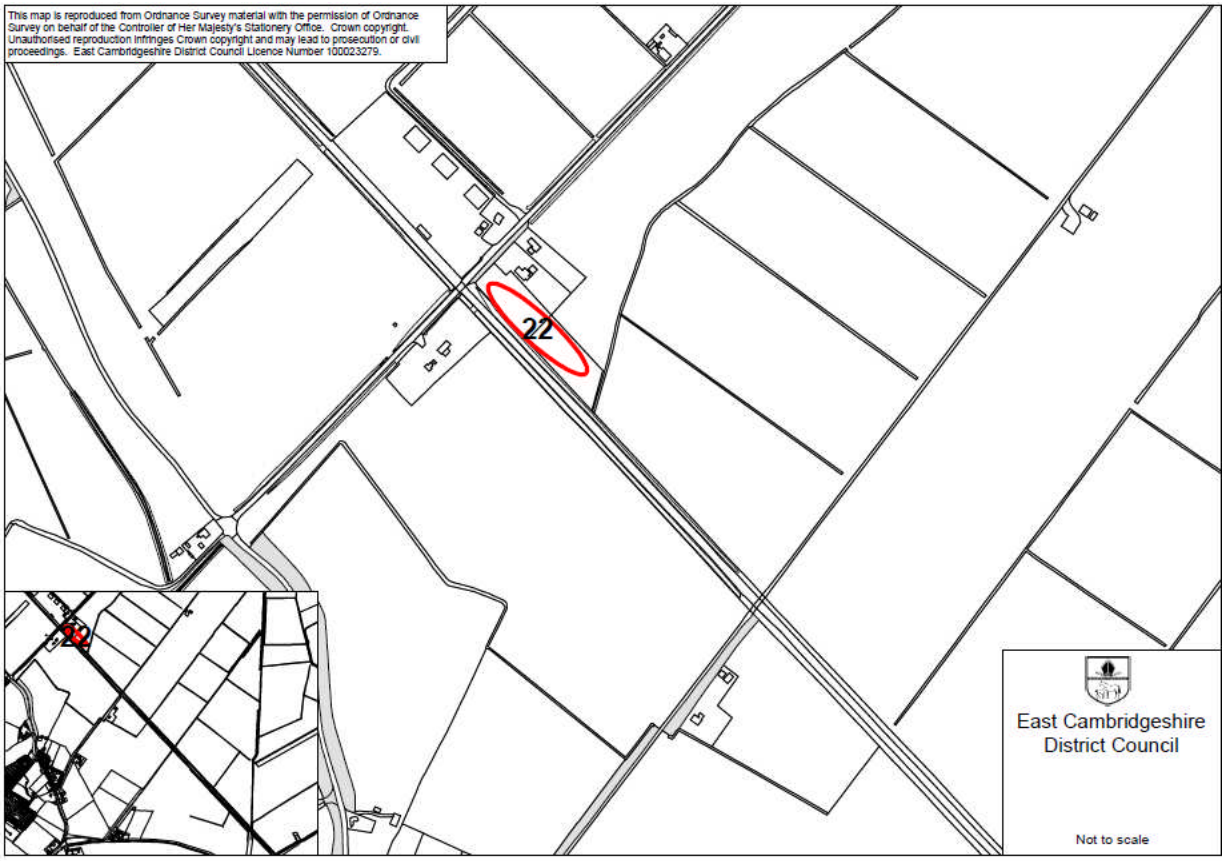
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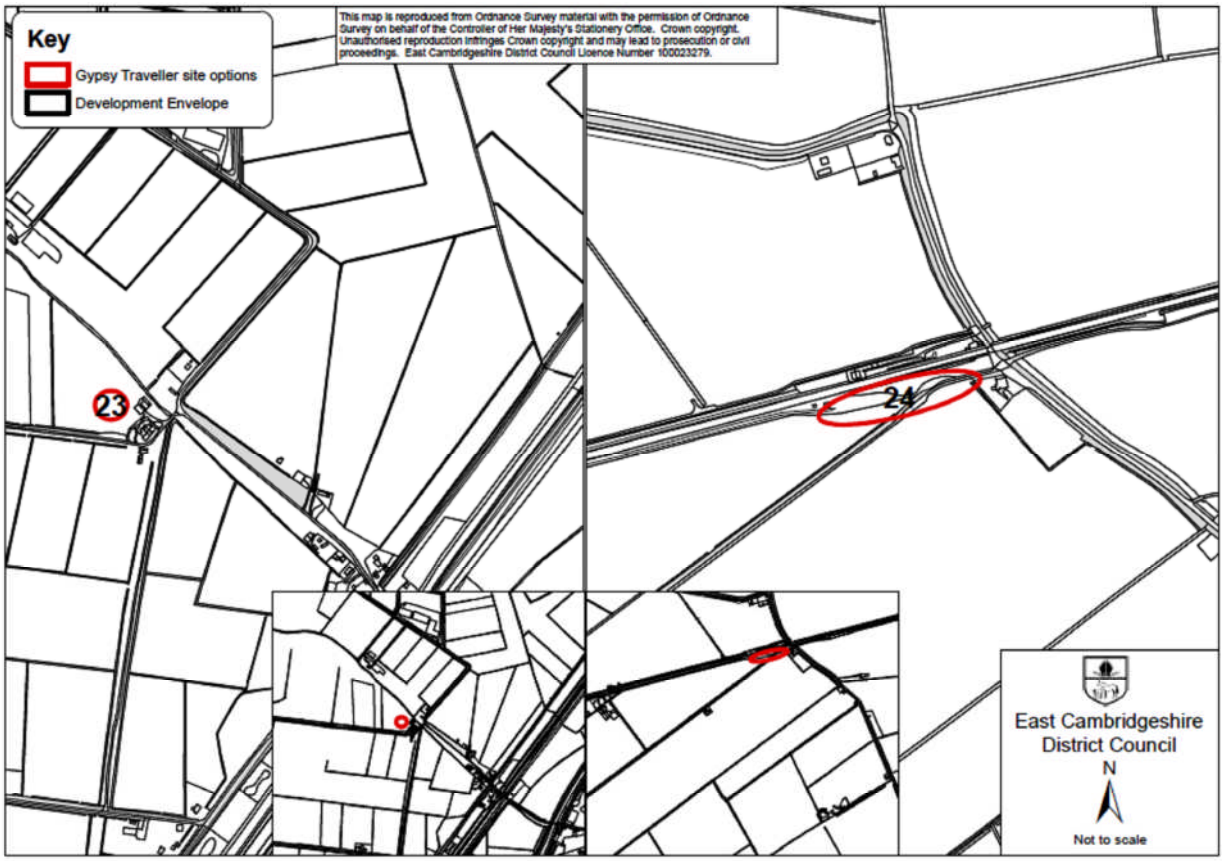
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