

East Cambridgeshire District Council**Flood Risk Sequential and Exception Test
Revised Background Paper (March 2014)****1.0 Introduction**

- 1.1 The National Planning Policy Framework (NPPF) requires that Local Plans should be supported by a Strategic Flood Risk Assessment and include policies to manage flood risk from all sources. It also states that Local Plans should apply a sequential, risk based approach to the location of development. The potential for flooding forms part of the site selection criteria in the Council's Sustainability Appraisal (Examination Document SD/27) and the Sites Assessment Technical Background Paper (Examination Document SE/2).
- 1.2 At the Local Plan Examination Hearing session on the 6th February 2014 the Planning Inspector raised concerns that the sequential assessment of sites as required by the NPPF and related Technical Guidance had not been adequately demonstrated in the Council's Flood Risk and Exception Test Background paper (Examination Document OD/27). A request for further evidence was made by the Inspector in his post-hearing note dated 19th February 2014. This note builds on the original Background Paper and is intended to provide further evidence relating to the application of the flood risk sequential test (and where necessary exception test) and how this has been used to inform the identification of allocation sites for inclusion in the pre-submission draft Local Plan.

2.0 Sequential and exception tests

- 2.1 The District Council is required to apply the sequential test as part of the preparation of the Local Plan. The sequential test is used to ensure that areas at little or no risk of flooding are developed in preference to areas of higher risk. The Environment Agency's flood zones for the district provide the basis for applying the test, along with the District Council's Level 1 SFRA. Local Planning Authorities are required to demonstrate that there are no reasonably available and suitable sites in Flood Zone 1 (low probability of flooding) when it proposed to allocate a site in Flood Zone 2 (areas with medium probability of flooding). Similarly sites in Flood Zone 3 (areas with high probability of river or sea flooding) should only be considered where it has been demonstrated that there are no suitable available sites in Flood Zones 1 and 2. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.¹
- 2.2 The Government's Planning Practice Guidance (March 2014) emphasises the need to consider the availability of sites at a lower risk of flooding across the whole local planning authority area when applying the sequential test. Therefore the Council has considered the potential for additional development at all market towns and villages within the district (including those which have not been identified as a focus for growth in the Local Plan). As part of which the District Council has considered the potential risk of flooding, and other matters such as physical constraints, environmental features, infrastructure requirements, and the availability of other land in each settlement for specific types of development. The benefits of development in a particular settlement or location have also been identified (where possible). The Council's approach to applying the sequential test as part of the preparation of the Local Plan is set out in further detail in Section 3 of this paper.

¹ NPPF Paragraph 101

- 2.4 The NPPF also requires that an ‘exception test’ is applied to development proposed in areas of flood risk – but only in certain circumstances. The requirement for an exception test is dependent on:
- the ‘category’ of development proposed (based on its vulnerability to the effects of flooding) and
 - the particular zone of flood risk in which the site is located (e.g. Flood Zone 2 or 3).

2.5 The NPPF guidance on the application of the exception test is set out in table 1 below. The categories of development (based on vulnerability to the impacts of flooding) are set out in table 2 below. It can be seen that the exception test is required for residential dwellings, health facilities, nurseries, educational establishments and transport infrastructure located in Flood Zone 3a, and for residential caravans in Flood Zone 2. However, the test is not required for many types of allocations even where they are in zones of high flood risk - example, employment development, retail development and open space. Table 1 also identifies ‘incompatible’ uses in particular Flood Zones, where development should not be permitted – for example, residential dwellings in the functional flood plain, Zone 3b. None of the housing allocations proposed in the East Cambridgeshire Local Plan fall into this category.

Table 1 – Flood risk vulnerability and flood zone compatibility

Flood risk vulnerability classification	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1	√	√	√	√	√
Zone 2	√	√	Exception test required	√	√
Zone 3a	Exception test required	√	x	Exception test required	√
Zone 3b functional floodplain	Exception test required	√	x	x	x

Table 2 – Flood risk categories (allocations in the draft East Cambridgeshire Local Plan)

Essential infrastructure
Essential transport infrastructure (e.g. Soham Station and Ely Station interchange)
Highly vulnerable
Gypsy and traveller caravan sites
More vulnerable
Housing
Non-residential uses for health services, nurseries and educational establishments
Less vulnerable
Buildings used for retail
Buildings used for financial, professional and other services
Buildings used for light industry
Buildings used for general industry
Buildings used for storage and distribution
Buildings used for leisure

- 2.6 There are two elements to the exception test as set out below. Both elements need to be satisfied for a site meet the exception test:
- The development must provide wider sustainability benefits to the community that outweigh the flood risk informed by a Strategic Flood Risk Assessment (where available); and

- A site specific flood risk assessment (FRA) must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

3.0 **Applying the sequential and exceptions tests**

3.1 **Overview**

3.1.1 The majority of sites which have been proposed for allocation in the draft East Cambridgeshire Local Plan are located in Flood Zone 1, consistent with the requirements of the sequential test for flood risk. However there are 15 allocation sites which are partly or wholly located in areas of flood risk (Flood Zones 2 and 3a) as shown on the Environment Agency's Flood Zone maps. For these sites it has been necessary to consider a range of alternative site options in the application of the sequential test. Details of the alternative sites considered (along with reasons for their rejection) is set out in Appendix 1 to this note.

3.1.2 In some cases the exceptions test has also been applied where sites are classified as 'essential infrastructure' 'highly vulnerable' or 'more vulnerable' and located in Flood Zone 2/3a - in accordance with the requirements of the Technical Guidance to the NPPF. This includes 7 housing allocations, railway station in Soham, Ely transport interchange, the proposed educational campus at Littleport and a Traveller site. As indicated in the table below in all cases the exception test (where required) has been satisfied in accordance with the NPPF and the related Technical Guidance.

3.1.3 The results of the sequential and exceptions work for sites is summarised in table 3 below, with further details of sites located in Flood Zones 2 and 3a set out in the rest of this chapter. The text explains how the risk of flooding was considered in the identification of allocation sites for inclusion in the draft Local Plan. It should be noted that the Environment Agency has stated that they are supportive of the Council's methodology – and they have raised no objections to the proposed allocations.

Table 3 – Summary of sequential and exception test outcomes

Site allocation	Flood Zone(s)	Land use(s)	Flood Risk Vulnerability ²	Sequential test met?	Exception test met?
Barway					
Land east of the Barn, Randalls Farm (Policy BAR 1)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land east of 5 Barway Road (Policy BAR 2)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Bottisham					
Land east of Bell Road (Policy BOT 1)	Flood Zone 1	Housing/ allotments	More vulnerable	Yes – located in Flood Zone 1.	N/A
Extension to Tunbridge Lane business park (Policy BOT 2)	Flood Zone 1	Employment	Less vulnerable	Yes – located in Flood Zone 1.	N/A
Burwell					
Land off Newmarket Road (Policy BUR 1)	Flood Zone 1	Housing/ Outdoor recreation facilities	More vulnerable /Water compatible	Yes – located in Flood Zone 1.	N/A
Land at Reach Road (Policy BUR 2)	Part of the site is in Flood Zone 3a	Employment	Less vulnerable	Yes – other sites unsuitable or unavailable for employment development.	N/A

² As defined in Table 2 of the Technical Guidance to the National Planning Policy Framework (Examination Document NR/2).

Site allocation	Flood Zone(s)	Land use(s)	Flood Risk Vulnerability ²	Sequential test met?	Exception test met?
				Development can be located outside areas at risk of flooding.	
Former DS Smith site, Reach Road (Policy BUR 3)	Part of the site is in Flood Zones 2 and 3a	Employment	Less vulnerable	Yes – other sites unsuitable or unavailable for employment development. Development can be located outside areas at risk of flooding.	N/A
Cheveley					
Land rear of Star and Garter Lane (Policy CHV 1)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land between 199-206 High Street (Policy CHV 2)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Ely					
North Ely (Policy ELY 1)	Flood Zone 1	Housing/ retail/ employment/ community uses/ open space	More vulnerable/ Less vulnerable/ Water compatible development	Yes – located in Flood Zone 1.	N/A
The Grange, Nutholt Lane (Policy ELY 2)	Flood Zone 1	Retail/ housing/ open space	Less vulnerable/ More vulnerable/ Water compatible development	Yes – located in Flood Zone 1.	N/A
Paradise Area (Policy ELY 3)	Flood Zone 1	Housing/ community uses	More vulnerable/ Less vulnerable	Yes – located in Flood Zone 1.	N/A
Waitrose car park area (Policy ELY 4)	Flood Zone 1	Retail and potentially offices	Less vulnerable	Yes – located in Flood Zone 1.	N/A
Land north of Nutholt Lane (Policy ELY 5)	Flood Zone 1	Housing/ leisure/ employment	More vulnerable/ Less vulnerable	Yes – located in Flood Zone 1.	N/A
Station Gateway (policies ELY 7 and 8)	Part of the site is in Flood Zones 2 and 3a	Employment/ public transport interchange/ housing/ retail units and open space	Housing - more vulnerable Interchange - Essential infrastructure Employment and retail - less vulnerable Open space - water compatible development	Yes – other sites unsuitable or unavailable for employment-led mixed use development.	Yes (housing and interchange) – benefits of development of site cannot be achieved elsewhere in the district.
Octagon Business Park (Policy ELY 9)	Part of the site is in Flood Zones 2 and 3a	Retail/ employment	Less vulnerable	Yes – other sites unsuitable or unavailable for retail-led mixed use development.	N/A
Land at Downham Road (Policy ELY 10)	Flood Zone 1	Sports/ leisure	Less vulnerable	Yes – located in Flood Zone 1.	N/A
Lancaster Way (Policy ELY 11)	Flood Zone 1	Employment	Less vulnerable	Yes – located in Flood Zone 1.	N/A

Site allocation	Flood Zone(s)	Land use(s)	Flood Risk Vulnerability ²	Sequential test met?	Exception test met?
Ely Road and rail distribution centre (Policy ELY 12)	Flood Zone 1	Employment	Less vulnerable	Yes – located in Flood Zone 1.	N/A
Fordham					
East of 24 Mildenhall Road (Policy FRD 1)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Between 37-55 Mildenhall Road (Policy FRD 2)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land south of Snailwell Road (Policy FRD 3)	Flood Zone 1	Employment	Less vulnerable	Yes – located in Flood Zone 1.	N/A
Land north of Snailwell Road (Policy FRD 4)	Flood Zone 1	Employment	Less vulnerable	Yes – located in Flood Zone 1.	N/A
Land at Horse Racing Forensic Laboratories (Policy FRD 5)	Small area in Flood Zone 2.	Employment	Less vulnerable	Yes – other sites unsuitable or unavailable for employment development.	N/A
Land north Turners (Policy FRD 6)	Flood Zone 1	Employment	Less vulnerable	Yes – located in Flood Zone 1.	N/A
Land south of Landwade Road (Policy FRD 7)	Flood Zone 1	Employment	Less vulnerable	Yes – located in Flood Zone 1.	N/A
Haddenham					
Land off Rowan Close (Policy HAD 1)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land at New Road (Policy HAD 2)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land at Haddenham Business Park, Station Road (Policy HAD 3)	Flood Zone 1	Employment	Less vulnerable	Yes – located in Flood Zone 1.	N/A
Isleham					
Land south and west of Frances Court (Policy ISL 1)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land at 5a Fordham Road (Policy ISL 2)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land west of Hall Barn Road (Policy ISL 3)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land west of Pound Lane (Policy ISL 4)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land at Church Lane (Policy ISL 5)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land adjacent to Hall Barn Road Industrial Estate (Policy ISL 6)	Flood Zone 1	Employment	Less vulnerable	Yes – located in Flood Zone 1.	N/A
Little Downham					
West of Ely Road (Policy LTD 1)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Littleport					
West of Woodfen Road (Policy LIT 1)	Part of site located in Flood Zones 2 and 3a	Housing/ Employment/ open space	More vulnerable/ Less vulnerable/ Water compatible	Yes – only part of site located in Flood Zones 2 and 3a and allocation is mixed use. More vulnerable development can be located elsewhere on site.	Yes – wider sustainability benefits can be demonstrated.
Highfields (Policy LIT 2)	Flood Zone 1	Housing/ open space	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land west of 150 Wisbech Road (Policy LIT 3)	Part of site is located in Flood Zones 2 and 3a	Employment	Less vulnerable	Yes - other sites unsuitable or unavailable for employment development.	N/A

Site allocation	Flood Zone(s)	Land use(s)	Flood Risk Vulnerability ²	Sequential test met?	Exception test met?
North of Wisbech Road (Policy LIT 4)	Flood Zone 3a	Employment	Less vulnerable	Yes - other sites unsuitable or unavailable for employment development.	N/A
West of Camel Road (Policy LIT 6)	Flood Zone 3a	Education	More vulnerable	Yes - other sites unsuitable or unavailable for educational development.	Yes – wider sustainability benefits can be demonstrated Site specific FRA has been prepared.
Prickwillow					
Land adjacent to Putney Hill Road (Policy PRK 1)	Flood Zones 2 and 3a	Housing	More vulnerable	Yes – no sites available which are at less risk of flooding.	Yes – wider sustainability benefits can be demonstrated. Site specific FRA has been prepared.
Pymoor					
Land north-east of 9 Straight Furlong (Policy PYM 1)	Flood Zone 3a	Housing	More vulnerable	Yes - other sites unsuitable or unavailable for housing development.	Yes – wider sustainability benefits can be demonstrated. Site specific FRA has been prepared.
Soham					
Land off Brook Street (Policy SOH 1)	Part of site in Flood Zones 2 and 3a	Housing/ open space	More vulnerable/ Water compatible	Yes – other sites would not deliver strategic benefits of this scheme. Only part of site located in Flood Zones 2 and 3. More vulnerable development can be located outside of areas at risk of flooding.	Yes – wider sustainability benefits can be demonstrated. Site specific FRA has been prepared.
Land off Station Road (Policy SOH 2)	Part of site in Flood Zones 2 and 3a	Housing/ employment/ rail station	More vulnerable/ less vulnerable/ essential infrastructure	Yes – other sites would not deliver strategic and transport benefits of this scheme.	Yes wider sustainability benefits can be demonstrated. Site specific FRA has been prepared.
Eastern Gateway area (Policy SOH 3)	Part of site in Flood Zones 2 and 3a	Housing/ employment/ retail/health/ open space	More vulnerable/less vulnerable/water compatible	Yes – other sites would not deliver strategic benefits of this scheme. Only part of site located in Flood Zones 2 and 3. More vulnerable development can be located outside of areas at risk of flooding.	Yes – wider sustainability benefits can be demonstrated
Land east of the Shade (Policy SOH 4)	Flood Zone 1	Employment	Less Vulnerable	Yes – located in Flood Zone 1.	N/A

Site allocation	Flood Zone(s)	Land use(s)	Flood Risk Vulnerability ²	Sequential test met?	Exception test met?
Land west of the Shade (Policy SOH 5)	Flood Zone 1	Employment	Less Vulnerable	Yes – located in Flood Zone 1.	N/A
Land east of the A142 bypass (Policy SOH 6)	Flood Zone 1	Employment	Less Vulnerable	Yes – located in Flood Zone 1.	N/A
Budgens (Policy SOH 7)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Church hall area (Policy SOH 8)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Cooperative store area (Policy SOH 9)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Sutton					
Land north of the Brook (Policy SUT 1)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Swaffham Prior					
Land off Rogers Road (Policy SWP 1)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land east of Goodwin Farm, Heath Road (Policy SWP 2)	Flood Zone 1	Employment	Less Vulnerable	Yes – located in Flood Zone 1.	N/A
Wentworth					
Land opposite the old Red Lion, Main Street (Policy WEN 1)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land east of Main Street (Policy WEN 2)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Wicken					
Land north-west of the Crescent (Policy WIC 1)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Land south of Church Road (Policy WIC 2)	Flood Zone 1	Housing	More vulnerable	Yes – located in Flood Zone 1.	N/A
Gypsy and Traveller sites					
Land at Muckdungle Corner, Newmarket Road, Bottisham (Policy HOU 9)	Majority of site is Flood Zone 1 with a small part located in Flood Zones 2 and 3a.	Gypsy and Traveller site	Highly vulnerable	Yes - only part of site located in Flood Zones 2 and 3a. Highly vulnerable development can be located outside areas at risk of flooding.	Yes – wider sustainability benefits can be demonstrated.
Land at Pony Lodge, Grunty Fen Road, Witchford (Policy HOU 9)	Flood Zone 1	Gypsy and Traveller site	Highly vulnerable	Yes – located in Flood Zone 1.	N/A

3.2 Burwell

3.2.1 Most of the village is located in Flood Zone 1. The western edges of Burwell are located in Flood Zone 2 and 3.

3.2.2 The Local Plan includes two employment allocations which have small parts which are located in Flood Zones 2 and/or 3a. The application of the sequential test to these two sites is described below, with further details in Appendix 1. Burwell is the fourth largest settlement in terms of population after the three market towns of Ely, Littleport and Soham, and has a good range of services and facilities. The village also has good access to the A11 and A14. However the village currently experiences a high level of out commuting due to its proximity to Cambridge and Newmarket. There is a need for additional employment development within the village to reduce the current level of out-commuting by providing additional jobs within the village.

Policy BUR 2: Employment allocation, land at Reach Road

- 3.2.3 This site is located adjacent to an established employment area (Meadow View Business Park). This site was previously identified for employment uses in the adopted Core Strategy and it forms part of an existing hub of employment activities located on Reach Road. The development of this site for employment purposes will avoid heavy vehicles having to travel through the centre of the village.
- 3.2.4 Approximately 20% of this site is located in Flood Zone 2 and defended Flood Zone 3a. A total of 14 potential site options located in Flood Zone 1 were considered for employment development at Burwell. However these sites were rejected for a number of reasons including adverse landscape character impact, lack of suitable highway access and potential impacts on a County Wildlife Site and Burwell Conservation Area. In addition the site on Newmarket Road is being proposed for housing development by the landowners and is not available for employment development. Further detail on the other site options is set out in Appendix 1 of this paper. It is therefore considered that there are no alternative sites for employment development at Burwell which are located in Flood Zone 1. Therefore the sequential test has been met for this site. An exception test is not required given that it is proposed to develop this site for employment purposes.
- 3.2.5 It is also worth noting that only a small proportion of the site is located in an area of flood risk, and it will therefore be possible to design the scheme to ensure that main parts of the development are located outside the area at risk of flooding. Policy BUR 2 also requires applicants to demonstrate that flood risk on the site can be adequately mitigated through the preparation of a site specific FRA.

Policy BUR 3: Employment allocation, former DS Smith site, Reach Road

- 3.2.6 This site includes the vacant DS Smith factory and is adjacent to an existing employment area and housing. It forms part of a larger site which was previously allocated for a mix of housing and employment in the East Cambridgeshire Local Plan (2000) with the housing having since been developed. The development of employment uses on this brownfield site is considered to be appropriate as it is a key regeneration site and forms part of an existing employment hub at Burwell. The development of this site for employment purposes will also avoid heavy vehicles having to travel through the centre of the village.
- 3.2.7 Approximately 4% of this site is located in Flood Zones 2 and 3a. A total of 14 potential site options located in Flood Zone 1 were considered for employment development at Burwell. However these sites were rejected for a number of reasons including adverse impact upon landscape character, lack of suitable highway access and potential impacts on a County Wildlife Site and Burwell Conservation Area. In addition the site on Newmarket Road is being proposed for housing development by the landowners and is not available for employment development. Further detail on the other site options is set out in Appendix 1 of this paper. It is therefore considered that there are no alternative sites for employment development at Burwell which are located in Flood Zone 1. Therefore the sequential test has been met for this site. An exception test is not required given that it is proposed to develop this site for employment purposes.
- 3.2.8 It is also worth noting that only a small proportion of the site is located in an area of flood risk. It will therefore be possible to design the scheme to ensure that main parts of the development are located outside the area at risk of flooding. Policy BUR 3 also requires applicants to demonstrate that flood risk on the site can be adequately mitigated through the preparation of a site specific FRA. A FRA for this site has recently been submitted as part of a recent planning application (14/00046/OUM) for a mixed use scheme on this site which has yet to be determined by the District Council.

3.3 Ely

- 3.3.1 Ely is located on an old island in the fen. Parts of the outskirts of the town are therefore in Flood Zone 1, but there are areas of Flood Zones 2, 3a and 3b on the western, eastern and southern edges.
- 3.3.2 The Local Plan includes 3 mixed use allocations in the vicinity of the Station are partly located in Flood Zones 2 and 3a. The application of the sequential test to these two sites is described below, with further details in Appendix 1.
- 3.3.3 Ely is the largest settlement within the district with a good mix of retail, commercial and leisure uses and is well connected to key destinations by road and rail (including Cambridge and London). It is proposed that Ely, Soham and Littleport will be the focus for the majority of additional housing and employment development within the district as outlined in Policy GROWTH 1 of the Local Plan. This is considered to be a more sustainable approach than other potential alternatives including locating further development at villages within the district as outlined in the Council's Sustainability Appraisal (Examination Document SD/27). One of the key challenges for Ely is to promote future commercial and employment growth to reduce the level of out-commuting.

Policies ELY 7 and ELY 8: Employment/mixed use allocation, Station Gateway

- 3.3.4 The area is proposed for employment-led/mixed use development, including business uses (B1, B2 and B8), residential development, transport interchange, hotel and small retail units. Approximately 40% of the proposed allocation area is located in Flood Zones 2 and 3a. However, it should be noted additional areas of Ely could be shown as benefiting from flood defences in the Environment Agency's Flood Zone maps (i.e. less risk) in the event that the proposed Ely Southern Bypass is constructed. The changes which may be required to these maps cannot be defined at this stage in the absence of detailed modelling.
- 3.3.5 The transport interchange can only be provided on this particular site, adjoining the railway station. There are no other viable site options. A total of 8 other potential sites located in Flood Zone 1 were considered for employment-led/mixed use development at Ely. Three of these sites have been allocated for this purpose. The proposed housing led mixed use allocation at North Ely also includes an element of employment and retail uses together with housing and community facilities. The remaining 4 sites in Flood Zone 1 have been rejected due to deliverability issues (in the case of the Willow Walk area) or potential adverse impacts on views of the Ely Cathedral and the character of Ely. These reasons are set out in more detail in Appendix 1 of this paper. Therefore there are no alternative sites for housing, employment and retail development at Ely which are located in Flood Zone 1. Therefore the sequential test has been met for this site.
- 3.3.6 As the allocation includes an element of residential development and a transport interchange (and is partly located in Flood Zone 3a) the exception test also needs to be applied. The Ely Masterplan (Examination Document OD/7) highlights that this area provides a major opportunity for mixed use regeneration which would enhance the existing entrance to Ely, and create a vital transport interchange for the area. This site is currently occupied by a variety of employment uses together with a supermarket and provides a significant opportunity to relocate these uses and provide a more attractive gateway to Ely. The regeneration of this part of Ely and the wider transport and economic benefits it provides cannot be achieved by developing these uses on an alternative site located in Flood Zone 1. Therefore the first part of the exception test has been met for this site.
- 3.3.7 The allocation is for mixed use development and not solely housing. Therefore it will be possible to ensure that more vulnerable uses to flood risk (e.g. residential units) are located in areas not at risk of flooding or where residents would be less vulnerable to flooding. For example residential uses could be located on the upper floors of the proposed buildings. Other design and mitigation measures will also help to reduce flood risk. Applicants will be required to demonstrate that flood risk on the site can be adequately mitigated through the

preparation of a site specific FRA which will be used to inform the strategic masterplan for this site. The Environment Agency has not raised any concerns about the mitigation of flood risk or fundamental objections to this allocation. It is therefore concluded that the second part of the exception test is met for this site.

Policy ELY 9: Retail/employment allocation, Octagon Business Park

- 3.3.8 Approximately two thirds of the site is located in Flood Zone 3a with a narrow band of land classified as Flood Zone 1. However, it should be noted additional areas of Ely could be shown as benefiting from flood defences in the Environment Agency's Flood Zone maps (i.e. less risk) in the event that the proposed Ely Southern Bypass is constructed. The changes which may be required to these maps cannot be defined at this stage in the absence of detailed modelling. A FRA for this site has recently been prepared as part of a recent planning application which has been approved in principle by the District Council (13/00122/ESF) which demonstrates that risk can be mitigated.
- 3.3.9 A total of 8 potential site options located in Flood Zone 1 were considered for employment-led/mixed use development at Ely (of which 3 sites have been allocated for this purpose in the Local Plan). The proposed housing led mixed use allocation at North Ely also includes an element of employment and retail uses together with housing and community facilities. The remaining sites in Flood Zone 1 have been rejected due to deliverability issues (relating to the Willow Walk area) and potential adverse impacts on views of the Ely Cathedral and the character of Ely. These reasons are set out in more detail in Appendix 1 of this paper. It is therefore considered that there are no alternative sites for retail/employment development at Ely which are not allocated and are located in Flood Zone 1. Therefore the sequential test has been met for this site. An exception test is not required given that it is proposed to develop this site for retail and employment uses.
- 3.3.10 This site is adjacent to an established business area (Cambridgeshire Business Park) and is considered to be suitable for both employment and retail uses. The development of employment uses on this site is considered appropriate as it forms part of key regeneration site and is an attractive location for future employment (together with the Ely Station Gateway area).

3.4 Fordham

- 3.4.1 The majority of Fordham is located in Flood Zone 1 with part of the area in the centre of the village located in Flood Zones 2 and 3a. The land to the east of the Fordham employment area on the A142 is located in Flood Zone 2.
- 3.4.2 The Local Plan includes an employment allocation which is partially located in Flood Zone 2. The application of the sequential test to this site is described below, with further details in Appendix 1. The Fordham area has been identified as a key location for additional employment growth in the Local Plan (taking account recent market demand in this area and its strategic location close to the A142/A14).

Policy FRD 6: Employment allocation, land at Horse Racing Forensic Laboratories

- 3.4.3 The site is part of the strategic employment cluster south of Fordham, close to the A14. Part of the site is located in Flood Zone 2.
- 3.4.4 A total of 6 potential site options in this area located in Flood Zone 1 were considered for employment development at Fordham (of which 4 sites have been allocated for this purpose in the Local Plan). The remaining sites are not currently available for development and have other constraints e.g. lack of suitable highway access. The Council's reasons for rejecting these sites are set out in more detail in Appendix 1 of this paper. It is therefore considered that there no other suitable alternative sites which are located close to the

existing employment cluster off the A142 in Flood Zone 1. Therefore the sequential test has been met for this site. An exception test is not required given that it is proposed to develop this site for employment uses.

3.5 Littleport

3.5.1 Littleport is on an old island in the fen and is surrounded by areas of high flood risk (Zones 2, 3a and 3b). Four of the five allocations for development in the draft Local Plan include areas of flood risk (Zones 2 and/or 3a). The application of the sequential and exceptions test to these sites is detailed below, with further information in Appendix 1.

3.5.2 Littleport is the third largest settlement within the district with a historic town centre and a range of community facilities. It is proposed that Ely, Soham and Littleport will be the focus for the majority of additional housing and employment development within the district as outlined in Policy GROWTH 1 of the Local Plan. This is considered to be a more sustainable approach than other potential alternatives including locating further development at villages within the district as outlined in the Council's Sustainability Appraisal (Examination Document SD/27).

Policy LIT 1: Housing/employment allocation, land west of Woodfen Road

3.5.3 A small part of the site is located in Flood Zones 2 and 3a. There are other potential alternative sites to the east of Ely Road and the south of Grange Lane located in Flood Zone 1 which could be allocated for a housing-led/mixed use development as set out in Appendix 1 of this paper. However the allocation is for mixed use development including housing and employment – and it is possible to direct the 'less vulnerable' development, e.g. employment, to the small area of flood risk close to the A10. Housing development would therefore be located in Flood Zone 1. Therefore the development of this site is consistent with the requirements of the sequential test.

3.5.4 The exception test also needs to be applied in relation to the housing element of the scheme. Focusing additional development at Littleport together with the other market towns within the District has clear sustainability benefits as outlined in the Council's Sustainability Appraisal Report (Examination Document SD/27). This site has been identified as it offers an opportunity for mixed use development by providing additional employment close to the centre of the village. It also has wider sustainability benefits including provision of a significant amount of affordable housing, improved vehicular access to the A10 and supporting existing businesses and services within Littleport. Applicants will be required to demonstrate that flood risk on the site can be adequately mitigated through the preparation of a site specific FRA which will be used to inform the strategic masterplan for this site. These documents will be used to ensure that more vulnerable uses to flood risk should be protected or located in areas not at risk of flooding. The Environment Agency has not objected to the allocation of this site. Therefore the two parts of the exception test have been met for this site.

Policy LIT 3: Employment allocation, land west of 150 Wisbech Road

3.5.5 The majority of this site is located in Flood Zones 2 and 3a. A total of 5 potential site options located in Flood Zone 1 were considered for employment development at Littleport. However, most of these sites are not suitable for employment development as they would need to be accessed through residential areas, and/or have no suitable access to the public highway. Similarly the available site options located partially in Flood Zones 2 and 3 have also been rejected by the Council for the above reasons. In addition the proposed mixed use allocation to the west of Woodfen Road (LIT 1) includes an element of employment uses and the land adjacent to the Highfields site is available for housing only. The Council's reasons for rejecting these sites are set out in more detail in Appendix 1 of this paper. It is therefore considered that there are no alternative suitable sites for employment

development at Littleport which are not allocated and are located in Flood Zones 1 or 2. Therefore the sequential test has been met for this site. An exception test is not required given that it is proposed to develop this site for employment uses.

- 3.5.6 It is also important to note that Policy LIT 3 requires applicants to demonstrate that flood risk can be adequately mitigated through the preparation of a site specific FRA – and that a FRA for this site has recently been prepared as part of a recent planning application which has been approved by the District Council (12/00932/FUM). This demonstrates that flood risk can be mitigated on the site.

Policy LIT 4: Employment allocation, land north of Wisbech Road

- 3.5.7 The whole of this site is located in Flood Zone 3a. A total of 5 potential site options located in Flood Zone 1 were considered for employment development at Littleport. Most of these sites are not suitable for employment development as these would need to be accessed from residential areas, and/or have no suitable access to the public highway. Similarly the available site options located partially in Flood Zones 2 and 3 have also been rejected by the Council for the above reasons. In addition the proposed mixed use allocation to the west of Woodfen Road includes an element of employment uses and the land adjacent to the Highfields site is available for housing only. The Council's reasons for rejecting these sites are set out in more detail in Appendix 1 of this paper. It is therefore considered that there are no alternative suitable sites for employment development at Littleport which are not allocated and are located in Flood Zone 1 or 2. Therefore the sequential test has been met for this site. An exception test is not required given that it is proposed to develop this site for employment uses.
- 3.5.8 Policy LIT 4 requires applicants to demonstrate that flood risk on the site can be adequately mitigated through the preparation of a site specific FRA.

Policy LIT 6: Education campus, land west of Camel Road

- 3.5.9 The site is located within defended Flood Zone 3a and is at risk of flooding through a 1 in 100 year fluvial event or 1 in 200 year tidal event in the event of the failure of the Environment Agency maintained defences on the Great Ouse and Ouse Washes.
- 3.5.10 Cambridgeshire County Council has carried out extensive work on potential option sites for the education campus on the edge of Littleport. A number of these option sites are located in Flood Zones 1 and 2 (rather than 3). The development of educational uses on this site is considered to be sequentially appropriate given the lack of suitable and available sites for educational uses at Littleport located in Flood Zone 1 and 2. These reasons are set out in more detail in Appendix 1 of this paper. Therefore the sequential test has been met for this site.
- 3.5.11 As a vulnerable use, the exception test also needs to be applied. The primary, secondary and special schools which will form part of the proposed education campus will provide significant benefits to the local community particularly in relation to the re-provision of secondary provision at Littleport. This site will be located adjacent to the existing Littleport Leisure Centre and therefore provide the opportunity for shared facilities (where possible). There are therefore particular sustainability benefits to this site. In addition, a site specific Flood Risk Assessment (Examination Document OD/21) has been prepared for the site which takes into account the vulnerability of users and demonstrates that there are no significant flood related safety concerns, details flood resilience measures to protect the proposed school buildings and demonstrates that the proposal will not increase off site flood risk. Therefore the two parts of the exception test have been met for this site.

3.6 Prickwillow

3.6.1 Prickwillow is a small village with a number of community facilities including a village hall, play area, church and Sports and Social Club. The need for additional housing to be located at Prickwillow has been identified following consultation with the local community and the relevant Community Council which indicated support for small scale housing development within the village. It is considered that providing this housing elsewhere within the district will not meet the identified housing needs of the village. Prickwillow is wholly located in Flood Zone 3a. The Local Plan housing allocation in Prickwillow is located in Flood Zone 3a. The application of the sequential and exception tests for this site is detailed below, with further information in Appendix 1.

Policy PRK 1: Housing allocation, land adjacent to Putney Hill Road

3.6.2 The site is located within defended Flood Zone 3a and does not form part of the functional floodplain. It is protected by the existing River Lark and River Ely Ouse flood defences. All of the potential housing sites at Prickwillow are located in Flood Zone 3. The development of this site is considered to be sequentially appropriate given the lack of suitable and available sites for housing at Prickwillow located in Flood Zones 1 and 2. Sites elsewhere in the district will not be able to provide for local housing needs in Prickwillow. Therefore the sequential test has been met for this site.

3.6.3 The exception test also needs to be applied. The development of additional housing at Prickwillow will also have sustainability benefits for the village by increasing the availability of affordable housing for local people and supporting local services and businesses. The site specific Flood Risk Assessment (Examination Document OD/26) which has been prepared for this site has demonstrated that the likelihood of flooding as a result of extreme events is very low due to the level of protection provided by the existing flood defences and the standard of existing drainage maintained by the Middle Fen and Mere Internal Drainage Board. However in the event that such an extreme event should occur this could be addressed through flood resilience measures outlined in the FRA for this site. Development of this site is also not expected to increase the off-site risk of flooding due to the proposed use of rainwater harvesting and soakaways. Therefore the two parts of the exception test have been met.

3.7 Pymoor

3.7.1 Pymoor is a small village with a number of community facilities including a hall/sports and recreation Club, recreation ground, chapel and a play area. The need for additional housing to be located at Pymoor has been identified following consultation with the local community and Little Downham Parish Council which indicated support for small scale housing development within the village. It is considered that providing this housing elsewhere within the district will not meet the identified housing needs of the village. The village is located in low-lying fenland, and includes areas in Flood Zone 3a. The Local Plan includes a housing allocation in Pymoor which is located in Flood Zone 3a. The application of the sequential and exception test for this site is detailed below, with further information in Appendix 1.

Policy PYM 1: Housing allocation, land north east of 9 Straight Furlong

3.7.2 The site is located in defended Flood Zone 3a and does not form part of the functional floodplain. It is protected by the existing Hundred Foot flood defences. There are other potential alternative sites at Pymoor located in Flood Zone 1. However the alternative options, as identified in Appendix 1, have landscape and/or highway constraints. The proposed allocation is a partially developed site which would have no adverse impacts on the landscape or any highway constraints. The development of this site is considered to be sequentially appropriate given the lack of suitable and available sites for housing at Pymoor located in Flood Zones 1 and 2. Therefore the sequential test has been met for this site.

- 3.7.3 The exception test also needs to be applied. This site is currently in residential and agricultural use and is therefore partially developed. It is considered to be an appropriate location for housing development as part of the site has been previously developed and will not have negative impacts on the landscape (unlike the other potential option sites). The development of additional housing at Pymoor will also have sustainability benefits for the village by increasing the availability of affordable housing for local people and supporting local services and businesses.
- 3.7.4 The Flood Risk Assessment (Examination Document OD/26) which has been prepared for this site has demonstrated that the potential likelihood of flooding from the Hundred Foot River is low. Development of this site is also not expected to increase the off-site risk of flooding due to the proposed use of soakaways. However in the unlikely event that flooding were to occur on this site a number of flood resilience measures have been proposed in the FRA. Evacuation would also be possible to land in Flood Zone 1 located elsewhere in Little Downham. Therefore the two parts of the exception test have been met.

3.8 Soham

- 3.8.1 Most of Soham is located in Flood Zone 1. However, there are small areas of flood risk from local watercourses in the town, and an area of high flood risk on low-lying areas to the west of the town. The Local Plan includes three housing allocations which include an element of land located in Flood Zones 2/3a. The sequential and exceptions tests for these sites are described in the following sections, with further details set out in Appendix 1.
- 3.8.2 Soham is the second largest settlement within the district with a historic town centre and community facilities including a successful secondary school, two primary schools, a library, sports complex and a drama centre. It is proposed that Ely, Soham and Littleport will be the focus for the majority of additional housing and employment development within the district as outlined in Policy GROWTH 1 of the Local Plan. This is considered to be a more sustainable approach than other potential alternatives including further development at villages within the district as outlined in the Council's Sustainability Appraisal (Examination Document SD/27)

Policy SOH 1: Housing allocation, land off Brook Street

- 3.8.3 Approximately 25% of the site is located in Flood Zones 2 and 3a. It is envisaged that this land would be given over to open space and incorporated into river front improvements, with no development in flood zones 2 and 3a. Updated and refined modelling would be needed to define these areas. There are potential alternative sites to the north and south of Soham wholly located in Flood Zone 1. However, as set out in the Soham strategic objectives, one of the key aims for Soham is to *'avoid further elongation of the town and focus housing growth in the central belt in order to support the town centre.'* The benefits of developing this site which is located close to Soham Town Centre cannot be achieved by developing housing on an alternative site (which are located at a greater distance from the town centre) located in Flood Zone 1. These reasons are set out in more detail in Appendix 1 of this paper. Therefore the development of this site is consistent with the requirements of the sequential test.
- 3.8.4 The exception test also needs to be applied. Focusing additional development at Soham together with the other market towns within the district has clear sustainability benefits as outlined in the Council's Sustainability Appraisal Report (Examination Document SD/27). The site is considered to be an appropriate location for housing development as it is located close to the centre of Soham which will provide a number of benefits including good access to community facilities, encourage walking and cycling and support Soham Town Centre.
- 3.8.5 A site specific FRA was prepared for this site as part of the preparation of the Council's Core Strategy (October 2009). This showed that it was possible to mitigate the potential for

flooding associated with this site. Therefore the two parts of the exception test have been met.

Policy SOH 2: Housing-led/mixed use allocation, land off Station Road

- 3.8.6 The allocation is for a mixed use housing/employment scheme to regenerate this part of Soham and provide a new railway station for the town. The majority of the site is in Flood Zones 2 and 3a. The site is the only possible location for railway station – but there are other site options to the north and south of Soham which are technically suitable and available for housing and employment development. However, the unique regeneration benefits arising from re-development of this area could not be replicated elsewhere in the town. As set out above, the strategic objective of focusing growth in the central belt of Soham also applies, as the site will help to support the vitality and viability of the town centre. Further details are set out in Appendix 1. It is therefore considered that development of this site is consistent with the requirements of the sequential test. The site is also situated behind a railway line with limited scope for flood water to actually reach the site in any event.
- 3.8.7 The exception test also needs to be applied in relation to the housing and railway station element of the scheme. Focusing additional development at Soham together with the other market towns within the District has clear sustainability benefits as outlined in the Council's Sustainability Appraisal Report (Examination Document SD/27) – as does the delivery of a railway station for the town. The site is considered to be an appropriate location for housing/mixed use development (when compared to potential alternatives) as it is located close to the centre of Soham which will provide a number of benefits including good access to community facilities, encourage walking and cycling and support Soham Town Centre. It will also have wider regeneration benefits including the re-provision of Soham Rail Station.
- 3.8.8 A site specific FRA was prepared for this site as part of the preparation of the Council's Core Strategy (October 2009). This showed that it was possible to mitigate the potential for flooding associated with this site. Therefore the two parts of the exception test have been met.

Policy SOH 3: Housing-led/mixed use allocation, Eastern Gateway area

- 3.8.9 A very small part of the site is located in Flood Zones 2 and 3a. The majority of this is expected to be given over to allotments and public open space, as outlined in the Conceptual Masterplan for this site (Examination Document OD/11). There are other potential alternative sites to the north and south of Soham located in Flood Zone 1 which could be allocated for open space. However, as set out in the Soham strategic objectives, one of the key aims for Soham is to '*avoid further elongation of the town and focus housing growth in the central belt in order to support the town centre.*' The benefits of developing this site which is located close to Soham Town Centre cannot be achieved by developing housing on an alternative site (which are located at a greater distance from the town centre) located in Flood Zone 1. These reasons are set out in more detail in Appendix 1 of this paper. Therefore the development of this site is consistent with the requirements of the sequential test.
- 3.8.10 The exception test also needs to be applied. Focusing additional development at Soham together with the other market towns within the district has clear sustainability benefits as outlined in the Council's Sustainability Appraisal Report (Examination Document SD/27). This site is also considered to be an appropriate location for housing/mixed use development (when compared to potential alternatives) as it is located close to the centre of Soham which will provide a number of benefits including providing additional land for a primary school and medical centre extension, encourage walking and cycling and support Soham town centre.

3.8.11 Applicants will be required to demonstrate that flood risk on the site can be adequately mitigated through the preparation of a site specific FRA which will be used to inform the strategic masterplan for this site. These documents will be used to ensure that more vulnerable uses to flood risk should be protected or located in areas not at risk of flooding. Only a very small part of the site is located in an area of flood risk, and the Concept Masterplan for the Eastern Gateway site (Examination Document OD/11) identifies these areas as allotments and informal open space. Therefore the two parts of the exception test have been met for this site.

3.9 Gypsy and Traveller sites

3.9.1 Policy HOU 9 of the Local Plan identifies two Gypsy and Traveller site allocations. The site at Pony Lodge, Grunty Fen Road, Witchford is located in Flood Zone 1. However the site at Muckdungle Corner, Newmarket Road, Bottisham is partly located in Flood Zones 2 and 3a. The application of the sequential and exception tests to this site is described below, with further details in Appendix 1.

Policy HOU 9: Gypsy/Traveller site allocation, Land at Muckdungle Corner, Newmarket Road, Bottisham

3.9.3 A small part of the site is located in Flood Zones 2 and 3a. However it is possible to direct the 'highly vulnerable' development to the area which is not at risk of flooding. The development of the two proposed Gypsy and Traveller pitches would therefore be located in Flood Zone 1. Therefore the development of this site is consistent with the requirements of the sequential test.

3.9.4 As part of the preparation of the Local Plan the Council issued a district wide 'call for sites' which provided Traveller families, Parish and Town Councils, and landowners with an opportunity to suggest Traveller sites for inclusion in the Local Plan. A total of 15 potential site options located in Flood Zone 1 were considered for the development as a Traveller site within the district. However these sites were rejected for a number of reasons including adverse landscape character impact, lack of suitable highway access and potential impacts on a County Wildlife Site. These reasons are set out in more detail in Appendix 1 of this paper. Therefore there are no alternative sites for Gypsy and Traveller accommodation which are located in Flood Zone 1. Therefore the sequential test has been met for this site.

3.9.5 The exception test also needs to be applied as it proposed to allocate a Traveller site which is partially located in Flood Zone 2. This site is currently used as a scrapyard and is therefore a previously developed site. It is considered to be an appropriate location for a Traveller site as it is adjacent to an existing Traveller site and within a reasonable travelling distance of the community facilities due to its proximity to the village of Bottisham (which has range of facilities including a GP surgery and primary and secondary school). This site is also expected to have no adverse impacts on the landscape (unlike a number of the other potential option sites). The development of this allocation site will also have sustainability benefits by increasing the available supply of Traveller sites within the district.

3.9.6 Applicants will be required to demonstrate that flood risk on the site can be adequately mitigated through the preparation of a site specific FRA which will be used to inform the preparation of a planning application for this site in accordance with Policy ENV 8 of the Local Plan. This document will be used to ensure that highly vulnerable uses to flood risk are located in areas not at risk of flooding. Therefore the two parts of the exception test have been met for this site. Therefore the two parts of the exception test have been met for this site.

Appendix 1: Rejected allocation sites

This appendix sets out the results of the sequential test, applied to particular uses in each settlement. It lists 'rejected' sites, and does not include the actual allocation sites. The site option numbers in the table are the same as those used in the Council's 'Draft Final Sustainability Appraisal' and 'Site Assessment Results Technical Background Paper' (where maps of the site options can be viewed).

Burwell – Other employment site options

Location	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land off Newmarket Road	1	Flood Zone 1	Available	Site allocated for housing only.	Potentially significant beneficial impact objectives 7.1 and 7.2. Significant beneficial impact objective 7.3.
Land at Judes Hole, North Street	2	Flood Zone 1	Available	Site has unsuitable access to the public highway (capacity issues on North Street and lack of visibility). Not ideal for employment use – would require accessing site from residential area. Presumption against development in this location (WWTW safeguarding area).	Potentially significant beneficial impact objectives 7.1 and 7.2. Significant beneficial impact objective 7.3.
Land rear of 110 North Street	3	Flood Zone 1	Available	Site has unsuitable access to the public highway (capacity issues on North Street). Not ideal for employment use – would require accessing site from residential area.	Potentially significant beneficial impact objectives 7.1 and 7.2. Significant beneficial impact objective 7.3.
Land west of Ness Road	4	Flood Zone 1	Available	Potential for adverse landscape character impact.	Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land east of Barkways	5	Flood Zone 1	Available	Potentially significant adverse landscape character impact.	Potentially significant adverse impact objective 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land south-east of Isaacson Road	6	Flood Zone 1	Unknown	Potential adverse landscape character impact. Site not available for employment development.	Significant beneficial impact objective 7.3.

Location	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land north of Heath Road	7	Flood Zone 1	Unknown	Potentially significant adverse landscape character impact. Site not available for employment development.	Potentially significant adverse impact objective 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land south of Heath Road	8	Flood Zone 1	Unknown	Potentially significant adverse landscape character impact. Site not available for employment development.	Potentially significant adverse impact objective 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land between Reach Road and Swaffham Road	9	Part of the site is in Flood Zone 3a	Available	Part of this area is a County Wildlife Site.	Potentially significant adverse impact objective 2.1. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land north of Scotred Close	10	Part of the site is in Flood Zone 3a	Unknown	Potentially significant adverse landscape character impact. Site not available for employment development.	Potentially significant adverse impact objective 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land west of Church	11	Flood Zone 1	Unknown	Area contains a scheduled monument and is located in Burwell Conservation Area. Potentially significant adverse landscape character impact. Site not available for employment development.	Potentially significant adverse impact Objective 2.1. Significant adverse impact objective 3.1. Potentially significant adverse impacts objective 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land west of Park Road	12	Flood Zone 1	Unknown	Potentially significant adverse landscape character impact. Site not available for employment development.	Potentially significant adverse impacts objective 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land west of Low Road	13	Small area in Flood Zone 3	Available	Site has unsuitable access to the public highway. Not ideal for employment use – would require accessing site from residential area.	Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land west of North Street	14	Flood Zone 1	Part of the site is available	Site has unsuitable access to the public highway.	Potentially significant adverse impacts objective 3.2. Potentially significant beneficial impact objective 7.1.

Location	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
				Not ideal for employment use – would require accessing site from residential area. Potentially significant adverse landscape character impact.	Significant beneficial impact objective 7.3.
Land off Howlem Baulk	15	Flood Zone 1	Unknown	Potentially significant adverse landscape character impact. Not ideal for employment use – would require accessing site from residential area. Site not available for employment development.	Potentially significant adverse impacts objective 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land north east of Ness Road	17	Flood Zone 1	Unknown	Significant adverse landscape character impact. Site not available for employment development.	Significant adverse impact Objective 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land north east of Reach Road	19	Part of the site is in Flood Zone 3	Part of the site is available.	Adjacent to scheduled ancient monument and Burwell Conservation Area.	Potentially significant adverse impact objective 3.1. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Extension of Heath Road Industrial Estate	20	Flood Zone 1	Unknown	Located a considerable distance from Burwell – increasing the need to travel. Site not available for employment development.	Potentially significant adverse impact objective 4.1. Significant beneficial impact objective 7.3.

Ely – Other housing site options

Location	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Roswell Pits and east of Clayway Drove	5	Part of area in Flood Zones 2 and 3	Most of site not available for development	Roswell Pits is a County Wildlife Site and SSSI.	<p>Potentially significant adverse impacts objectives 1.1, 1.2, 2.2 and 4.2.</p> <p>Significant adverse impacts objectives 2.1, 2.3, 3.1, 3.2, 4.1 4.3 and 5.3.</p> <p>Significant beneficial impact objective 6.3.</p> <p>Potentially significant beneficial impact objective 7.3.</p>
Willow Walk	6	Flood Zone 1	Field is available for development (but no access). Rest of site not available for development	Would require relocation of Ely 'Old' WWTW – financial viability issues.	<p>Potentially significant adverse impact objective 7.2.</p> <p>Potentially significant beneficial impact objective 6.3.</p>
Riverside area	7	Flood Zone 3a and 3b	Marina is available for development. Rest of area is not known to be available.	County wildlife site in vicinity of river. Impact on character of locality and views. Flood risk in Zone 3b.	<p>Potentially significant adverse impacts objectives 1.1, 2.1, 2.2, 3.1, 4.1 and 4.2.</p> <p>Significant adverse impacts objectives 2.3, 3.2, 4.3 and 5.3.</p> <p>Significant beneficial impact objective 6.3.</p> <p>Potentially significant beneficial impact objective 7.3.</p>
Golf Course area	9	Flood Zone 1	Not known to be available.	Loss of community facility – golf course.	<p>Potentially significant adverse impacts objectives 1.1 and 7.2.</p> <p>Potentially significant beneficial impact objective 6.3.</p> <p>Potentially significant beneficial impact objective 7.3.</p>
Land between Witchford and Cambridge Road	10	Flood Zone 1	Unknown.	Potential impact on views of Ely Cathedral.	<p>Potentially significant adverse impacts objectives 1.1 and 3.1 and 3.2.</p> <p>Potentially significant beneficial impact objective 6.3.</p> <p>Potentially significant beneficial impact objective 7.3.</p>
Land west of the A10	11	Flood Zone 1	Area adjacent to playing fields and sport fields available for	Potential significant adverse impact on character and setting of Ely.	<p>Potentially significant adverse impacts objectives 1.1, 1.2, 4.1 and 4.2.</p> <p>Significant adverse impacts objectives 3.1 and 3.3.</p>

Location	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
			development (ECDC owned). Rest unknown.		Significant beneficial impact objective 6.3. Potentially significant beneficial impact objective 7.3.
Land south of Angel Drove	12	Part of site is in Flood Zones 2 and 3a	Unknown.	Potential impact on views of Ely Cathedral.	Potentially significant adverse impacts objectives 1.1, 1.2, 4.1 and 4.2. Significant adverse impacts objectives 3.1 and 3.3. Significant beneficial impact objective 6.3. Potentially significant beneficial impact objective 7.3.

Ely – Other employment site options

Location	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Roswell Pits and east of Clayway Drove	5	Part of area in Flood Zones 2 and 3a	Most of site not available for development	Roswell Pits is a County Wildlife Site and SSSI.	Significant adverse impacts objectives 2.1, 2.3, 3.1, 3.2, 4.3 and 5.3. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Willow Walk	6	Flood Zone 1	Field is available for development (but cannot be accessed). Rest of site not available for development.	Would require relocation of Ely 'Old' WWTW – financial viability issues.	Potentially significant adverse impact objective 7.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Riverside area	7	Flood Zone 3a and 3b	Marina is available for development. Rest of area is not known to be available.	County wildlife site in vicinity of river. Impact on character of locality and views. Flood risk in Zone 3b.	Significant adverse impacts objectives 2.3, 3.1, 3.2, 4.3 and 5.3. Potentially significant adverse impacts objective 2.1. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Golf Course area	9	Flood Zone 1	Not known to be available.	Loss of community facility – golf course.	Potentially significant adverse impact objective 7.2. Potentially significant beneficial impact objective 7.1.

Location	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
					Significant beneficial impact objective 7.3.
Land between Witchford and Cambridge Road	10	Flood Zone 1	Unknown.	Potential impact on views of Ely Cathedral.	Potentially significant adverse impacts objective 3.1 and 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land west of the A10	11	Flood Zone 1	Area adjacent to playing fields and sport fields available for development (ECDC owned). Rest unknown.	Potential significant adverse impact on character and setting of Ely.	Significant adverse impacts objective 3.1 and 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.
Land south of Angel Drove	12	Part of site is in Flood Zones 2 and 3a	Unknown.	Potential significant adverse impact on character and setting of Ely. Site not available for employment development.	Significant adverse impacts objective 3.1 and 3.2. Potentially significant beneficial impact objective 7.1. Significant beneficial impact objective 7.3.

Fordham - Other employment site options

Location	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land south-west of Railway line	6	Flood Zone 1	Unknown.	Access likely to be problematic for commercial vehicles and potentially significant adverse impact on landscape character. Site not available for employment development.	Potentially significant adverse impacts objectives 3.2 and 3.3 Potentially significant beneficial impact objectives 7.1 and 7.3.
Land off Snailwell Road	7	Part of site in Flood Zone 2	Unknown.	Site includes a scheduled monument and potentially significant adverse impact on landscape character Site not available for employment development.	Potentially significant adverse impacts objectives 3.1 and 3.2 Potentially significant beneficial impact objectives 7.1 and 7.3.
Land north of HFL	8	Flood Zone 1	Unknown.	Potentially significant adverse impact on landscape character Site not available for employment development.	Potentially significant adverse impacts objective 3.2 Potentially significant beneficial impact objectives 7.1 and 7.3.

Littleport - Other housing site options

Location	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land west of Camel Road	3	Flood Zone 3a	Littleport Parish Council land not available for housing development. Other land unknown.	Adverse impact in terms of landscape and setting.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objective 6.3.
Land west of 150 Wisbech Road	4	Part of site in Flood Zones 2 and 3a	Site is available for employment development (permission granted for business park)	Site not available for residential development.	Potentially significant beneficial impact objective 6.3.
Land north of Silt Road and Back Lane	5	Flood Zone 3a	Unknown.	Adverse impact in terms of landscape and setting.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objective 6.3.
Land west of Lynn Road	6	Part of site in Flood Zones 2 and 3a	Unknown.	Adverse impact in terms of landscape and setting.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objective 6.3.
Land north-east of City Road	7	Flood Zone 3a	Unknown.	Adverse impact in terms of landscape and setting. Located in area of high flood risk.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objective 6.3.
Land south of the Padnal	8	Flood Zone 3a	Unknown.	Accessibility issues. Located in area of high flood risk.	Potentially significant adverse impact objective 4.3.
Land between Hoof Close and Hawthorn Close	9	Part of site lies in Flood Zone 3a	Site is available.	Adverse impact in terms of landscape and setting.	Potentially significant beneficial impact objective 6.3.
Land east of Lynn Road	10	Part of site lies within Flood Zones 2 and 3a	Unknown.	Adverse impact in terms of landscape and setting.	Potentially significant beneficial impact objective 6.3.
Land south of the Coppice	11	Flood Zone 1	Unknown.	Adverse impact in terms of landscape and setting.	Potentially significant beneficial impact objective 6.3.
Land west of Ely Road	12	Flood Zone 1	Part of the site is available.	Adverse impact in terms of landscape and setting.	Potentially significant beneficial impact objective 6.3.
Land south of Grange Lane	13	Flood Zone 1	Site is available.	Proposed housing allocations are considered to be more suitable – given the proximity of these sites to the town centre and to employment (in the case of the land west of Woodfen Road). Site identified as broad location for	Potentially significant beneficial impact objective 6.3.

Location	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
				future housing development to be assessed as part of Local Plan review.	
Land north of Wisbech Road	14	Flood Zone 3a	Site is available for employment development.	Less suitable for housing as site located west of A10 bypass, and would offer poor accessibility to shops and services in the town.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objective 6.3.
Land north of Black Bank Drove	15	Flood Zone 3a	Unknown.	Less suitable for housing as site located west of A10 bypass, and would offer poor accessibility to shops and services in the town. Site not available for residential development.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objective 6.3.
Land south of Wisbech Road (1)	16	Part of site lies within Flood Zones 2 and 3a.	Unknown.	Less suitable for housing as site located west of A10 bypass, and would offer poor accessibility to shops and services in the town. Site not available for residential development.	Potentially significant beneficial impact objective 6.3.
Land south of Wisbech Road (2)	17	Flood Zone 3a	Unknown.	Less suitable for housing as site located west of A10 bypass, and would offer poor accessibility to shops and services in the town. Site not available for residential development.	Potentially significant beneficial impact objective 6.3.
Land south of the Paddocks	18	Flood Zone 1	Site is available.	Site is within development envelope for Littleport and is identified as a potential housing site in Council's Housing Supply Paper (March 2014).	Potentially significant beneficial impact objective 6.3.

Littleport – Other employment site options

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land west of Highfields	2	Flood Zone 1	Available for housing only.	Site not available for employment development.	
Land west of Camel Road	3	Flood Zone 3a	Littleport Parish Council land not available for employment development. Other land unknown.	Adverse impact in terms of landscape and setting.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objectives 7.1 and 7.3.
Land north of Silt Road and Back Lane	5	Flood Zone 3a	Unknown.	Site not available for employment development.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objectives 7.1 and 7.3.
Land west of Lynn Road	6	Part of site in Flood Zones 2 and 3	Unknown.	Site not available for employment development.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objectives 7.1 and 7.3.
Land north-east of City Road	7	Flood Zone 3a	Unknown.	Site not available for employment development.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objectives 7.1 and 7.3.
Land south of the Padnal	8	Flood Zone 3a	Unknown.	Less suitable for employment use as would require access via residential areas of town. Vehicular access from Padnal – unlikely to be suitable to lack of highway visibility at Victoria Street. Site not available for employment development.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objectives 7.1 and 7.3.
Land between Hoof Close and Hawthorn Close	9	Part of site lies in Flood Zone 3a.	Site is available.	Existing vehicular access from Padnal – unlikely to be suitable due to lack of highway visibility at Victoria Street.	Potentially significant beneficial impact objectives 7.1 and 7.3.
Land east of Lynn Road	10	Part of site lies within Flood Zones 2 and 3a.	Unknown.	Less suitable for employment use as would require access via residential areas of town. Site not available for employment development.	Potentially significant beneficial impact objectives 7.1 and 7.3.
Land south of the Coppice	11	Flood Zone 1	Unknown.	Less suitable for employment use as would require access via residential areas of town.	Potentially significant beneficial impact objectives 7.1 and 7.3.

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
				Site not available for employment development.	
Land west of Ely Road	12	Flood Zone 1	Part of the site is available.	Less suitable for employment use as would require access via residential areas of town.	Potentially significant beneficial impact objectives 7.1 and 7.3.
Land south of Grange Lane	13	Flood Zone 1	Site is available.	Adverse impact in terms of landscape and setting.	Potentially significant beneficial impact objectives 7.1 and 7.3.
Land north of Black Bank Drove	15	Flood Zone 1	Unknown.	Site not available for employment development.	Potentially significant adverse impact objectives 4.3. Potentially significant beneficial impact objectives 7.1 and 7.3.
Land south of Wisbech Road (1)	16	Flood Zone 3	Unknown.	Site not available for employment development.	Potentially significant beneficial impact objectives 7.1 and 7.3.
Land south of Wisbech Road (2)	17	Part of site lies within Flood Zones 2 and 3a.	Unknown.	Site not available for employment development.	Potentially significant beneficial impact objectives 7.1 and 7.3.

Littleport – Other options for the education campus

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land west of Woodfen Road	1	Part of site is located in flood Zones 2 and 3a	Available for a mix of residential and employment development.	Site not available for educational development.	Potentially significant adverse impact objective 4.1 Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.
Land west of Highfields	2	Flood Zone 1	Available for residential development.	Site not available for educational development.	Potentially significant adverse impact objective 4.1 Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.
Land west of 150 Wisbech Road	4	Part of site in Flood Zones 2 and 3a	Site is available for employment development (permission granted for business park).	Site not large enough to accommodate education campus. Site not available for educational development.	Potentially significant adverse impact objective 4.1 Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.
Land north of Silt Road and Back Lane	5	Flood Zone 3a	Unknown.	Site not available for educational development.	Potentially significant adverse impact objective 3.2 and 4.1. Potentially significant beneficial impact objective 6.2 and 7.2.

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
					Significant beneficial impact objective 6.4.
Land west of Lynn Road	6	Flood Zone 3a	Unknown.	Site not available for educational development.	Potentially significant adverse impact objective 4.1 Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.
Land north-east of City Road	7	Part of site lies in Flood Zone 3a	Unknown.	Site not available for educational development.	Potentially significant adverse impact objectives 3.2 and 4.1 Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.
Land south of the Padnal	8	Part of site lies within Flood Zones 2 and 3a.	Unknown.	Site not available for educational development.	Potentially significant adverse impact objectives 3.2 and 4.1. Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.
Land between Hoof Close and Hawthorn Close	9	Flood Zone 1	Site is available.	Adverse impact in terms of landscape and setting.	Potentially significant adverse impact objectives 3.2 and 4.1 Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.
Land east of Lynn Road	10	Flood Zone 1	Unknown.	Site not available for educational development.	Potentially significant adverse impact objectives 3.2 and 4.1 Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.
Land south of the Coppice	11	Flood Zone 1	Unknown.	Site not available for educational development.	Potentially significant adverse impact objective 4.1. Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.
Land west of Ely Road	12	Flood Zone 1	Part of the site is available.	Only part of the site is available for development. Only part of the site could be developed without an adverse landscape character impact.	Potentially significant adverse impact objectives 3.2 and 4.1 Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.
Land south of Grange Lane	13	Flood Zone 1	Site is available.	Adverse impact in terms of landscape and setting.	Potentially significant adverse impact objectives 4.1 Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land south of the Paddocks	18	Flood Zone 1	Site is available.	Site not large enough to accommodate an education campus.	Potentially significant adverse impact objectives 4.1 Potentially significant beneficial impact objective 6.2 and 7.2. Significant beneficial impact objective 6.4.

Pymoor – Other housing site options

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land at junction of School Land and Pygore Drove	2	Flood Zone 1	Site is available.	Potential for adverse impact on landscape character.	Potential adverse impact objectives 1.1, 1.2, 3.2, 4.1 and 4.2. Minor beneficial impact objective 6.3.
Land south-east of Main Street	3	Flood Zone 3	Site is available.	Potentially significant adverse impact on landscape character	Potential adverse impact objectives 1.1, 1.2, and 4.1 and 4.2. Potential significant adverse impact objectives 3.2 and 4.3. Minor beneficial impact objective 6.3.
Land south-west of Main Street	4	Flood Zone 3	Site is available.	Potentially significant adverse impact on landscape character	Potential adverse impact objectives 1.1, 1.2, 4.1 and 4.2. Potential significant adverse impact objectives 3.2 and 4.3. Minor beneficial impact objective 6.3.
Land south of Pymoor Lane (a)	5	Flood Zone 1	Site is available.	Inadequate highway visibility to the south of junction of Pymoor Lane with Main Street	Potential adverse impact objectives 1.1, 1.2, 3.2, 4.1 and 4.2. Minor beneficial impact objective 6.3.
Land south of Pymoor Lane (b)	6	Flood Zone 1	Site is available.	Inadequate highway visibility to the south of junction of Pymoor Lane with Main Street	Potential adverse impact objectives 1.1, 1.2, 3.2, 4.1 and 4.2. Minor beneficial impact objective 6.3.
Land south of Pymoor Lane (c)	7	Flood Zone 1	Site is available.	Inadequate highway visibility to the south of junction of Pymoor Lane with Main Street	Potential adverse impact objectives 1.1, 1.2, 3.2, 4.1 and 4.2. Minor beneficial impact objective 6.3.
Land north of Pymoor Lane (d)	8	Flood Zone 1	Site is available.	Inadequate highway visibility to the south of junction of Pymoor Lane with Main Street	Potential adverse impact objectives 1.1, 1.2, 3.2, 4.1 and 4.2. Minor beneficial impact objective 6.3.
Land north of Pymoor Lane	9	Flood Zone 1	Unknown.	Inadequate highway visibility to the south of junction of Pymoor Lane with Main Street	Potential adverse impact objectives 1.1, 1.2, 3.2, 4.1 and 4.2. Minor beneficial impact objective 6.3.
Land north of 26 Straight Furlong	10	Flood Zone 3	Unknown.	Potentially significant adverse impact on landscape character. Site not available for residential	Potential adverse impact objectives 1.1, 1.2, 4.1 and 4.2. Potential significant adverse impact objectives 3.2 and 4.3.

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
				development.	Minor beneficial impact objective 6.3.
Land at Pygore Drove	11	Flood Zone 1	Unknown.	Potentially significant adverse impact on landscape character. Site not available for residential development.	Potential adverse impact objectives 1.1, 1.2, 4.1 and 4.2. Potential significant adverse impact objective 3.2. Minor beneficial impact objective 6.3.

Soham – Other housing site options

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land north-east of Fordham Road	4	Flood Zone 1	Mainly available.	Part of site lies within Soham Wet Horse Fen SSSI. Proposed housing allocations are considered to be more suitable – given the proximity of these sites to Soham town centre. Site identified as broad location for future housing development to be assessed as part of Local Plan review.	Potentially significant beneficial impact objective 6.3.
Land south of Cherry Tree Lane	5	Flood Zone 1	Partly available.	Proposed housing allocations are considered to be more suitable – given the proximity of these sites to Soham town centre. Site identified as broad location for future housing development to be assessed as part of Local Plan review Improvements to road between Fordham Road and A1123 required.	Potentially significant beneficial impact objective 6.3.
Land north of Cherry Tree Lane	6	Flood Zone 1	Partly available.	Eastern field can be directly from Fordham Road. Western fields not readily accessible, as Cherry Tree Lane is a historic bridleway, and The Butts has limited capacity.	Potentially significant beneficial impact objective 6.3.
Land west of the Butts	7	Flood Zone 1	Small part available.	Site cannot be easily accessed – without reconfiguration of primary school site.	Potentially significant adverse impact objective 3.3. Potentially significant beneficial impact objective 6.3.
Land off Mereside	8	Part of site is in Flood Zones	Site is available.	Part of site lies within Broadpiece County Wildlife Site	Potentially significant beneficial impact objective 6.3.

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
		2 and 3			
Land north-west of Kingfisher Drive	9	Flood Zone 1	Site is available.	Proposed housing allocations are considered to be more suitable – given the proximity of these sites to Soham town centre Site identified as broad location for future housing development to be assessed as part of Local Plan review	Potentially significant beneficial impact objective 6.3.
Land off Northfield Road	10	Flood Zone 1	Site is available.	Would require significant investment to the junction on the A142 and widening of Northfield Road.	Potentially significant adverse impact objective 3.3. Potentially significant beneficial impact objective 6.3.
Land east of the Shade	11	Flood Zone 1	Site is available.	Site allocated for employment only.	Potentially significant beneficial impact objective 6.3.

Soham – Other employment site options

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land north of the roundabout on The Shade	4	Flood Zone 1	Available.	Potentially significant adverse impacts on landscape character	Potentially significant adverse impact objective 3.2. Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.
Land off Northfield Road	5	Flood Zone 1	Available for residential development.	Site cannot be easily accessed. Access from the Shade not suitable and may be problematic from Northfield Road for commercial vehicles. Site not available for employment development.	Potentially significant adverse impact objective 3.3. Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.
Land north-east of the A142 bypass	6	Flood Zone 1	Unknown.	Potentially significant adverse impacts on landscape character. Site not available for employment development.	Potentially significant adverse impact objective 3.2, 4.1 and 6.1. Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.
Land south-east of the A142 bypass	7	Part of site is in Flood Zones 2 and 3	Unknown.	Potentially significant adverse impacts on landscape character Site not available for employment development.	Potentially significant adverse impact objective 3.2, 4.1 and 6.1. Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.
Brook Street	9	Part of site is in Flood Zones	Site is available for residential	Site allocated for housing only.	Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
		2 and 3	development.		
Land south of Downfields	10	Flood Zone 1	Unknown.	Potentially significant adverse impacts on views of open countryside to the south and west. Site not available for employment development.	Potentially significant adverse impact objective 3.2, 4.1 and 6.1. Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.
Land south of Cherry Tree Lane	11	Flood Zone 1	Partly available.	Access off Wicken Road (A1123) not suitable for employment. Improvements to road between Fordham Road and A1123.	Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.
Land north of Cherry Tree Lane	12	Flood Zone 1	Partly available.	Eastern field can be directly from Fordham Road. Western fields not readily accessible, as Cherry Tree Lane is a historic bridleway, and The Butts has limited capacity.	Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.
Land west of the Butts	13	Flood Zone 1	Small part available.	Area may potentially be accessible via access road to St. Andrews primary school, but would require reconfiguration of part of school site. Less suitable for employment development, as access would pass through residential areas and past primary school.	Potentially significant adverse impact objective 3.3. Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.
Land off Mereside	15	Part of sites is in Flood Zones 2 and 3	Unknown.	Site not available for employment development.	Potentially significant adverse impact objective 4.3. Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.
Land north-west of Kingfisher Drive	16	Flood Zone 1	Available for residential development.	Site not available for employment development.	Potentially significant beneficial impact objectives 7.1, 7.2 and 7.3.

Gypsy and Traveller sites – Other options

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land adjacent to 82 Isleham Road, Fordham	1	Flood Zone 1	Not available for development as Gypsy and	Site not available for development.	Potential adverse impact objectives 1.1, 3.2, 4.1 and 4.2. Beneficial impact objectives 6.1 and 6.2.

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
			Traveller site – to remain in current residential use (existing house).		Significant beneficial impact objective 6.3.
Land north of Travellers Site, Church Road, Wentworth	3	Flood Zone 1	Not available for development as Gypsy and Traveller site	Site not available for development.	Beneficial impact objective 1.1. Potential adverse impact objectives 4.1 and 4.2. Significant beneficial impact objective 6.3.
Land adjacent to Travellers Site, Church Road, Wentworth	4	Flood Zone 1	Available.	Previously an unauthorised development - Retrospective planning permission granted by District Council for 2 pitches (planning application reference 12/00991/FUL).	Beneficial impact objective 1.1. Potential adverse impact objectives 4.1, 4.2 and 6.1. Significant beneficial impact objective 6.3.
Elmfield, Chewell's Lane, Haddenham	6	Flood Zone 1	Available.	Site lies close to Haddenham - does not provide Travelling Community's preferred degree of separation. Site adjoins a County Wildlife Site – potential need for mitigation measures.	Beneficial impact objective 1.1. Potential adverse impact objectives 4.1 and 4.2. Significant beneficial impact objective 6.3.
Land east of 82 Isleham Road, Fordham	7	Flood Zone 1	Available.	Potential adverse landscape character impact.	Potential adverse impact objectives 3.2, 4.1, 4.2 and 6.1. Adverse impact objective 6.1. Significant beneficial impact objective 6.3.
Builder's Yard, Hod Hall Lane, Haddenham	8	Flood Zone 1	Available.	ECDC members resolved that the site was unsuitable as a Traveller site in 2010/2011 following earlier public consultation. Site has benefit of planning permission for 3 pitches for Gypsies and Travellers following recent planning appeal (APP/V0510/A/2181294).	Beneficial impact objective 1.1. Potential adverse impact objectives 4.1 and 4.2. Significant beneficial impact objective 6.3.
Land east of Goodwin Farm, Heath Road, Swaffham Prior	9	Flood Zone 1	Available.	ECDC members resolved that the site was unsuitable as a Gypsy site option in September 2010 following earlier public consultation. Site allocated for employment development.	Potential adverse impact objectives 3.2, 4.1, 4.2 and 6.1. Adverse impact objective 6.1. Significant beneficial impact objective 6.3.

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
Land adjacent to 4 Long Dolver Drove, Soham	10	Flood Zone 1	Available.	Long Dolver Drove is unsuitable for further development due to poor visibility at the Long Dolver Drove / Hasse Road junction. Site has benefit of planning permission for 2 pitches for Travellers following recent planning appeal (APP/V0510/A/13/2198381).	Potential adverse impact objectives 4.1 and 4.2. Potentially significant adverse impacts objectives 5.1 and 6.1. Significant beneficial impact objective 6.3.
Poplar Drove, Littleport	11	Flood Zone 3a	Available.	Site is within Flood Zone 3 (High probability of flooding).	Potential adverse impact objectives 3.2, 4.1 and 4.2. Potentially significant adverse impacts objectives 4.3, 5.1 and 6.1. Significant beneficial impact objective 6.3.
Mowfen Drove, Littleport	12	Flood Zone 3a	Available.	Site is within Flood Zone 3 (High probability of flooding).	Potential adverse impact objectives 1.1, 4.1 and 4.2. Potentially significant adverse impacts objectives 4.3, 5.1 and 6.1. Beneficial impact objective 6.2. Significant beneficial impact objective 6.3.
Land west of Meadow Court, Littleport	13	Northern tip of site in Flood Zone 2/3, rest of site Flood Zone 1	Site available for employment development.	Site has benefit of planning permission for business park (12/00932/FUM) and has been allocated for employment development.	Potentially significant adverse impact objective 3.2. Beneficial impact objective 6.2. Significant beneficial impact objective 6.3.
Still Wheels, Little Thetford	14	Flood Zone 1	Available.	Need for improvement to enable safe pedestrian access to site – located on the opposite side of A10 from Little Thetford (nearest village).	Potentially significant adverse impacts objective 3.2. Potential adverse impact objectives 5.1 and 6.1. Beneficial impact objective 6.2. Significant beneficial impact objective 6.3.
Little Fen Drove, Burwell	15	Flood Zone 1	Available.	The approach roads are unsuitable to provide access due to poor visibility at the junction of Dyson Drove with North Street and the narrow width of Dyson Drove.	Beneficial impact objective 6.2. Significant beneficial impact objective 6.3.
Land east of Newmarket Road, Stretham	16	Flood Zone 1	Site not available.	Site not available for development.	Potential adverse impact objectives 1.1 and 3.2. Beneficial impact objective 6.2.

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
					Significant beneficial impact objective 6.3.
Former depot, Brinkley Road, Dullingham	17	Flood Zone 1	Not available for development as Gypsy and Traveller site	Site not available for development.	Potential adverse impact objectives 1.1, 3.2 and 4.1. Potentially significant adverse impacts objectives 5.1 and 6.1. Beneficial impact objective 6.2. Significant beneficial impact objective 6.3.
Land west of Long Way, Coveney	18	Flood Zone 1	Available.	Detrimental impact on residential amenity of the adjacent dwelling.	Potentially significant adverse impacts objectives 5.1 and 6.1. Significant beneficial impact objective 6.3.
Land north of Coates Drove, Isleham	19	Flood Zone 1	Available.	Adverse impact on character and appearance of the area.	Potential adverse impact objectives 1.1 and 4.1. Potentially significant adverse impacts objectives 5.1 and 6.1. Beneficial impact objective 6.2. Significant beneficial impact objective 6.3.
Land between Long Dolver Drove and Hasse Road, Soham	20	Flood Zone 1	Available.	Long Dolver Drove is unsuitable for further development due to poor visibility at the Long Dolver Drove / Hasse Road junction.	Potential adverse impact objective 4.1. Potentially significant adverse impacts objectives 5.1 and 6.1. Beneficial impact objective 6.2. Significant beneficial impact objective 6.3.
Major development areas	21	Various	Unknown.	Gypsies and Travellers have a desire for some separation from the settled community, to retain privacy and cultural identity.	Beneficial impact objective 6.2. Potentially significant adverse impacts objective 4.1. Significant beneficial impact objective 6.3.
Land adjacent to railway line, Second Drove, Little Downham	22	Flood Zone 3a	Available.	Site is within Flood Zone 3 (High probability of flooding).	Potentially significant adverse impacts objectives 5.1, 5.2 and 6.1 Significant beneficial impact objective 6.3.
Land at Primrose Farm, Sutton Gault	23	Flood Zone 3a	Available.	Site is within Flood Zone 3 (High probability of flooding).	Potential adverse impact objective 3.2. Beneficial impact objectives 5.1, 6.1 and 6.2.

Site allocation	Option No.	Flood Zone(s)	Availability	Reason for site not being taken forward	Sustainability Appraisal results
					Significant beneficial impact objective 6.3.
Land adjacent to Shippea Hill railway station	24	Flood Zone 3a	Available.	Site is within Flood Zone 3 (High probability of flooding).	Potentially significant adverse impacts objective 4.3. Beneficial impact objective 6.2. Significant beneficial impact objective 6.3.

